

BEAUFORT WEST MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

VOLUME 2

Development Framework

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BEAUFORT-WEST SPATIAL DEVELOPMENT FRAMEWORK VOLUME 2

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BEAUFORT-WEST SPATIAL DEVELOPMENT FRAMEWORK VOLUME 2

1. INTRODUCTION

Whilst **Volume 1** (i.e. the Development Profile) of the Spatial Development Framework study of Beaufort West provides an analysis of the current situation, this Volume, (**Volume 2**) contains the development of the Spatial Framework itself, which is a component / extension of the IDP already developed by Council.

The *vision and objectives* of the current IDP (2002-2003 review) will be adopted but altered slightly to express the same vision and objectives in a spatial sense. SDF *Strategies* will be developed to indicate desired patterns of land use, to address spatial reconstruction and to provide guidance in respect of the location and nature of future development.

The jurisdiction area has been ordered into *functional areas*, which are based on the Spatial Planning Categories (SPCs) of the Bioregional Planning Framework for the Western Cape (V1 Section 2.2.2).

Basic *guidelines for land use management* have been developed for these SPCs and further expanded into individual SDFs for the towns of Beaufort West, Nelspoort and Merweville.

The IDPs *capital investment framework* and *projects for the development* of land (as identified in the IDP) has been assessed, commented on and spatially placed as part of the SDF.

In order to ensure that the proposed SDF is aligned with current policy and legislation a *strategic environmental assessment* of the SDF has been included.

2. TERMS OF REFERENCE

Section 26 of the **Local Government Municipal Systems Act, Act No. 32 of 2000** determines that “a spatial development framework which must include the provision of basic guidelines for a land use management system” and..” should be one of the core components of an Integrated Development Plan of a municipality”. The Beaufort- West Municipality’s SDF will therefore be adopted simultaneously with its IDP.

It is furthermore a requirement that the IDP must provide for “all plans and planning requirements binding on the municipality in terms of national and provincial legislation and be consistent with any other matters which may be prescribed by regulation”.

According to the Government Notice No. R 796 (Department of Provincial and Local Government), the following regulations with respect to SDFs are detailed:

“(4) A spatial development framework reflected in a municipality’s integrated development plan must:

- (a) give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995 (Act No. 67 of 1995);
- (b) set out objectives that reflect the desired spatial form of the municipality;
- (c) contain strategies and policies regarding the manner in which to achieve the objectives referred to in paragraph (b), which strategies and policies must-
 - (i) indicate desired patterns of land use within the municipality;
 - (ii) address the spatial reconstruction of the municipality; and
 - (iii) provide strategic guidance in respect of the location and nature of development within the municipality;
- (d) set out basic guidelines for a land use management system in the municipality;
- (e) set out a capital investment framework for the municipality’s development programs;
- (f) contain a strategic assessment of the environmental impact of the spatial development framework;
- (g) identify programs and projects for the development of land within the municipality;
- (h) be aligned with the spatial development frameworks reflected in the integrated development plans of neighboring municipalities; and
- (i) provide a visual representation of the desired spatial form of the municipality which representation-
 - must indicate where public and private land development and infrastructure investment should take place;
 - must indicate desired or undesired utilisation of space in a particular area;
 - may delineate the urban edge;
 - must identify areas where strategic intervention is required; and
 - must indicate areas where priority spending is required.

3. PURPOSE OF THE SDF

A Spatial Development Framework, as part of an IDP, shall indicate the spatial implications of an integrated development plan and lay down strategies, proposals and guidelines for the future spatial development of the area to which it relates (including, without being limited to, development objectives, proposals for land reform, urban renewal, reconstruction, integration, environmental planning, transport planning, infrastructure planning and urban design) so that the general principles contained on Schedule IV (Section 5 (1) (a-c) of the WCPDA, 1999 (Act 7 of 1999), and the general well-being of the particular community and orderly planning of the area are promoted in the most effective manner.

The purpose of the Beaufort West SDF is threefold. Firstly, it spatially reflects the vision of the Beaufort West Municipality in a broad sense, secondly it reflects the needs identified in the first stages of the IDP process and thirdly it integrates the strategies of the various sectors. The Beaufort West SDF provides a legally binding framework, which promotes sustainable environmental, economic and social development.

The SDF does not deal with every part / element of the municipal area at the same level of detail. Areas that are not of strategic importance have not received the same level of attention as do areas of strategic importance. The Beaufort West SDF is a strategic plan, which addresses short-term capital investments that are closely linked to projects included in the municipality’s budget. It also contains basic principles for the desired longer-term spatial development of the area.

4. APPROACH

4.1 PLANNING PHYLOSOPHY

The SDF will be an indicative plan showing desired patterns of land use, directions of growth, urban edges, special development areas and conservation-worthy areas. It will however be flexible and able to change to reflect changing priorities, it will influence the contents of the scheme as and when required, rather than act as the direct source of rights and controls itself.

It has the legal effect of guiding and informing land development and management and is supported by four components:

- policy for land use and development;
- guidelines for land use management;
- a capital expenditure framework showing where the municipality intends spending its capital budget; and
- a strategic environmental assessment.

Planning is approached to achieve an optimum balance between three inter linking factors to ensure sustainable long term development outcomes. These factors are:

- Human wellbeing
- Economic efficiency; and
- Environmental integrity

Due to economic hardships in the region, the IDP and SDF place a lot of emphasis on developing an environment conducive to economic development and job creation.

Further to this, the SDF adopted the broadly accepted principle in the Western Cape that Bioregional Planning will guide and underpin spatial planning and management. The total municipal area was therefore categorised into Bioregional Spatial planning areas.

All decisions of the municipality relating to the land use, development and planning will be guided and informed by the SDF including:

- directions of growth;
- major movement routes;
- special development areas for targeted management to redress past imbalances;
- conservation of both the built and the natural environment;
- areas in which particular types of land use should be encouraged and others discouraged; and
- areas in which the intensity of land development could either be increased or reduced.

The SDF should not attempt to be comprehensive. It will take the form of a broad framework that identifies the minimum public actions necessary to achieve the direction of the plan. It has sufficient clarity to guide decision-makers in respect of development applications. It should describe the existing and desired future spatial patterns that provide for integrated, efficient and sustainable settlements.

In this regard, the SDF aims to:

- Be a strategic, indicative and flexible forward planning tool that will guide planning and decisions on land development.
- Provide a spatial logic, which will guide private sector investment thus establishing a clear hierarchy of accessibility;
- Supports the social, economic and environmental sustainability of the area;
- Establishes priorities in terms of public sector development and investment;
- Identifies spatial priorities and places where public-private partnerships are a possibility; and
- Deals specifically with natural resource management issues, land rights and tenure arrangements, land carrying capacity, subdivision and consolidation of farms and the protection of prime agricultural land.

4.2 PLANNING PRINCIPLES

Schedule IV of the WCPDA, 1999 (Act 7 Of 1999) provides a list of Integrated Development Planning Principles which have been adopted in this study. These principles are as follows:

GROUP 1: PRINCIPLES OF DEVELOPMENT LEGISLATION, POLICY, ADMINISTRATIVE PRACTICE, REGULATIONS AND BY-LAWS

- 1.1 Laws, regulations, policy and guideline documents on planning and development should:
 - 1.1.1 Be clear and generally available to those who are likely to be affected thereby;
 - 1.1.2 Provide guidelines and information to those affected thereby in addition to serving as regulatory measures;
 - 1.1.3 Be aimed at promoting trust and acceptance among those likely to be affected thereby, and
 - 1.1.4 Give further content to fundamental rights as set out in the Constitution.

GROUP 2: PRINCIPLES OF DECISION-MAKING AND DISPUTE RESOLUTION

- 2.1 Each proposed development should be judged on its merits and no specific land use should be regarded in advance, or in general, as being less important, or desirable, than any other land use, unless a development plan or structure plan indicates that a specific type of land-use should be protected.
- 2.2 Decisions should be taken on the advice of suitably qualified and experienced persons in the employ of the authority concerned and experts in the field of agriculture, planning, engineering,

geology, mining, management of the environment, law, surveying or any other field determined by the Provincial Minister.

- 2.3 Before a decision is taken, the desirability of referring for mediation a dispute about development or planning between parties should be considered.
- 2.4 If the authority concerned considers mediation to be desirable, the dispute should be referred for mediation, but if mediation is undesirable, or if mediation has failed, a public inquiry should be conducted or a decision taken.
- 2.5 Before any important decision is taken in terms of this Act, the desirability of conducting a public inquiry into the matter should be considered.
- 2.6 If a public inquiry is to be conducted before a decision is taken, it should be open to the public, and any person entitled to appear at the inquiry may be presented by any other person.
- 2.7 Reasons in writing for a decision in terms of this Act should be furnished on request.
- 2.8 The department head should keep a record of reasons given for decisions taken by the Provincial Administration of Western Cape, and the chief executive officer for decisions taken by the council concerned.
- 2.9 Such record should be made available for inspection by members of the public, and any person or body should be able to publish the reasons.
- 2.10 A decision taken in terms of this Act should be subject to review by any competent division of the High Court.

GROUP 3: PRINCIPLES OF ROLE-PLAYER PARTICIPATION AND HUMAN RESOURCES DEVELOPMENT

- 3.1 Members of communities affected by planning and development should be actively involved in the planning and development process.
- 3.2 The skills and capacities of all persons involved in planning and development, including the disadvantaged, should be developed.
- 3.3 All sectors of the economy (government and non-government sectors) should be encouraged to contribute toward planning and development so as to maximise the ability of all spheres of government to undertake planning and development, and to this end:
 - 3.3.1 Authorities should endeavour to clearly define and make known the functions and responsibilities of all sectors of the economy with regard to planning and development and the desired relationship between these sectors, and
 - 3.3.2 An authority, which is responsible for the administration of this Act and any other law relating to planning and development, should furnish particulars of the legislation concerned and of the persons responsible for its administration to any person requiring such information.

GROUP 4: PRINCIPLES OF DEVELOPMENT IN GENERAL

- 4.1 Efficient land development administrative practices should be promoted.

- 4.2 Development should result in security of tenure and should provide for the widest possible range of tenure alternatives, including individual and communal tenure.
- 4.3 In the development of land, the rightful interests of any occupants of that land should be duly taken into account.
- 4.4 The various spheres of government should co-ordinate the interests of the various sectors involved in, or affected by development so as to minimise conflicting claims to scarce resources.
- 4.5 The effective functioning of a development market based on open competition between suppliers of goods and services should be stimulated.

GROUP 5: PRINCIPLES OF SPATIAL ENVIRONMENTAL RESTRUCTURING

- 5.1 Provision should be made for rural and urban planning and development, and the development of existing and new formal and informal settlements should be facilitated.
- 5.2 The illegal occupation of land should be discouraged, with due recognition of informal development processes.
- 5.3 Sufficient land for permanent development and temporary reception areas should be identified and developed in accordance with national and provincial policies.
- 5.4 Efficient and integrated planning and development should be promoted by:
 - 5.4.1 The integration of social, economic, institutional, environmental and physical aspects of planning and development.
 - 5.4.2 Integrated development and planning in rural and urban areas with a view to mutual support.
 - 5.4.3 Providing residential and employment opportunities in close proximity to, or integrated with each other.
 - 5.4.4 The optimal utilisation of existing resources, including resources with regard to agriculture, land, minerals, bulk infrastructure, roads, transport and social facilities.
 - 5.4.5 Encouraging a diverse combination of land uses, including mixed land uses.
 - 5.4.6 Discouraging the phenomenon of urban sprawl, protecting the agricultural resource base and encouraging the development of more compact cities.
 - 5.4.7 Contributing towards the correction of historically distorted spatial patterns of settlements in the Western Cape.
 - 5.4.8 Encouraging environmentally sustainable planning and development practices and processes.

GROUP 6: PRINCIPLES OF SUSTAINABLE DEVELOPMENT

- 6.1 Sustainable development must be promoted by:
 - 6.1.1 promoting development within the fiscal, institutional and administrative means of the Province.

- 6.1.2 Promoting the establishment of viable communities.
- 6.1.3 Promoting sustained protection of the environment.
- 6.1.4 Meeting the basic needs of all communities in an affordable manner.
- 6.1.5 Ensuring the safe use of land, with regard to factors such as geological formations, dangerously undermined areas and flood plains.

GROUP 7: PRINCIPLES OF ENVIRONMENTAL PROTECTION

- 7.1 Development should harmonise with the ecological characteristics of the environment.
- 7.2 Development should heed the natural processes, which control any specific environment.
- 7.3 Development in unsuitable environments, such as areas with a high water table, swamps, flood plains, steep slopes and areas sensitive to drift-sands, should be discouraged.
- 7.4 Development planning should heed carrying capacity restrictions, especially with regard to water shortages.
- 7.5 Development planning should heed the aesthetic properties of landscapes and the environment.

4.3 SECTORAL PLANNING

The spatial development pattern of the Beaufort West area is characterised by four distinct areas each with its own characteristics. It was decided to plan on a sectoral basis, i.e. planning for the rural areas, Beaufort West, Nelspoort and Merweville and is summarised as follows:

Table 1: Sectoral Planning approach of the Beaufort West Municipal Area

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

Further demarcation of the rural areas into sub-sectors could be based on areas currently covered by rural agricultural associations in the Beaufort West Region. The rural agricultural associations already forms the backbone of the consultation and planning structure of the area and it follows naturally that these would be valuable in forming the basis for future planning.

Individual demarcation should be embarked on following this study with the view of establishing Neighbourhood Advisory Committees (NACs).

4.4 PLANNING PROCESS

The process of compiling an IDP is made up of 5 phases, namely:

- Phase 1: Analysis
- Phase 2: Strategy Formulation
- Phase 3: Projects
- Phase 4: Integration
- Phase 5: Approval

The compilation of the SDF is executed concurrently to the IDP. The SDF however, is finalised in the Fourth phase, namely during "Integration". Although the SDF is completed in the "Integration Phase" the compilation of the SDF should start during the first phase of the IDP process. The IDP process in Beaufort West, including the analysis, strategy development, project identification, description and integration have been completed. The IDP was submitted to the Provincial Administration of the Western Cape (PAWC), for approval, without the SDF being part thereof. The SDF although in line and integrated with the IDP, will be submitted as a separate document to the Province.

5. VISION AND MISSION

The most important challenge facing the Beaufort West Municipal area is to ensure that an environment conducive to sustainable economic development is created and managed. This will support service delivery and improve the current status quo regarding social problems.

In recognition of this, and on the basis of the analysis and through the appraisal of the identified issues and opportunities, a vision and goals and objectives were articulated which underpin the formulation of the policy framework, policy proposals and projects and implementation priorities that would ultimately inform decision-making.

During the IDP process, meetings and workshops held with the public, IDP Representative Forums, the IDP Steering Committee, project task team, sectoral role-players, municipal officials and Councillors, the following vision was developed for the Beaufort West Municipality:

THE VISION

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

In order to achieve this vision for the Beaufort West Municipal area, the following goals for were identified:

THE GOALS (MISSION)

To reflect the will of the South African People as reflected by the Constitution and Parliament;
 An effective municipal system, maintained with the highest standards;
 To create affordable and sustainable infrastructure for all residents and tourists;
 To introduce business initiatives and to optimise tourism (South African and foreign);
 To empower personnel, management and council members for effective service delivery;
 To create and maintain an effective financial management system;
 To develop the region as a sport and recreation Mecca of the Karoo;
 To create a crime free, safe and healthy environment;
 To develop agricultural business to improve job creation potential;
 To create employment thereby reducing unemployment to acceptable levels
 To reduce poverty and to promote the empowerment of women;
 To involve HIV/ AIDS sufferers in economic and household responsibilities

The vision and goals (mission) of the Beaufort West Municipal area are well integrated with the vision and mission statements of the Central Karoo District Municipality and those of Laingsburg, Prince Albert and Murraysburg.

6. OBJECTIVES AND PLANNING STRATEGIES

The IDP is divided into 8 key performance areas, each having an overall objective and supportive development objective or otherwise stated - strategies.

The following objectives have been developed for various Key Performance Areas (KPAs) to direct the Beaufort West Municipality to achieve its goals (mission):

THE OBJECTIVES

KPA: LOCAL ECONOMIC DEVELOPMENT

To stimulate, strengthen and improve the economy for sustainable growth

KPA: INSTITUTIONAL AND GOVERNANCE

To facilitate, develop and maintain sustainable municipal institutional capacity

KPA: HEALTH

To facilitate and maintain accessible and affordable medical services for all residents within the jurisdiction area

KPA: LAND AND HOUSING

To support ad co-ordinate equal and sufficient access to land and housing

KPA: INFRASTRUCTURE AND BASIC SERVICE DELIVERY

To provide applicable infrastructure and maintenance thereof

KPA: ENVIRONMENT AND CONSERVATION

To create and maintain a clean healthy natural and built environment

KPA: SOCIAL DEVELOPMENT

To create a stable social environment conducive to empowerment, social development and community care

KPA : FINANCIAL MANAGEMENT

To implement sound and transparent financial management to improve efficiency and delivery

The IDP objectives” and “sub-objectives” (development objectives) with a spatial dimension / impact have been extracted and summarised in **Annexure A**.

The vision, goals (mission) and objectives provide the Council's policy in respect to future spatial development in the Beaufort West area of jurisdiction and is the basis from which the SDF proposals, land use management guidelines and additional projects are developed.

7. DESIGNATION OF BIOREGIONAL SPCS AND FRAMEWORK PLANNING

7.1 PURPOSE AND BASIS OF DESIGNATION / CLASSIFICATION

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

7.2 DESIGNATION OF BIOREGIONAL SPCS– RURAL AREAS

The BPF Spatial Planning Categories listed in Volume 1: Development Profile, have been applied to the Beaufort West Municipal to designate specific bioregional planning and management areas. This designation process resulted in the Bioregional SPC Framework Plan (**Plan No. 01**) attached hereto.

In Volume 1 (Development Profile) the natural characteristics of the farming regions (rural areas) 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 made on the designation of SPC's. The balance of the rural areas was classified as Extensive Agriculture. The designation of Beaufort West is based on the municipal demarcation as per the Local Government Structures Act and the Local Government Demarcation Act (refer to Section 1.3 in Volume 1 - Development Profile).

Table 2 below summarises the designation of SPCs for Beaufort West.

Table 2: Designation of Bioregional SPCs for Beaufort West

CHARACTERISTICS USED AS BASIS FOR DESIGNATION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
Karoo National Park	A.b	Core Area	Statutory Conservation area	a) To conserve biodiversity b) To monitor and research	a) Has statutory conservation status b) Is of sufficient size

CHARACTERISTICS USED AS BASIS FOR DESIGNATION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
				<ul style="list-style-type: none"> undisturbed ecosystems c) To provide for eco-tourism opportunities d) To provide environmental education e) To provide environmentally planned and controlled outdoor recreation opportunities f) To utilise sustainable resources i.e. game capturing 	<ul style="list-style-type: none"> c) Has pristine and rare natural biological features i.e. various succulents, endangered species namely the riverine rabbit and the black rhinoceros, indigenous buck, mountain zebra, wild ostrich and five tortoise species. d) Has exceptional palaeontological and fossil material.
Statutory conservation areas, e.g. national parks, provincial and private reserves (zoned Open Space II), providing for biodiversity conservation, outdoor recreation and limited sustainable resource use.	A.b	Core Area		<ul style="list-style-type: none"> g) To conserve biodiversity h) To monitor and research undisturbed ecosystems i) To provide for eco-tourism opportunities j) To provide environmental education k) To provide environmentally planned and controlled outdoor recreation opportunities l) To utilise sustainable resources i.e. game capturing 	None identified at present. To be identified as part of a separate study / EMP
Rurally located burial sites, and churches, archaeological sites.	B.a.	Buffer Zones	Public Conservation area	a) To provide effective buffers between Core areas and Transitional areas	Has conservation worthy archaeological and cultural-historic sites National monuments, public

CHARACTERISTICS USED AS BASIS FOR DESIGNATION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
				<p>Transitional areas</p> <p>b) To provide environmentally planned and controlled outdoor recreation opportunities.</p> <p>c) To protect heritage conservation worthy areas.</p>	conservation areas with statutory conservation status not qualifying for A.a. status.
Established private conservancies (refer Annexure B).	B.b	Buffer Zones	Private Conservation areas	<p>d) To provide effective buffers between Core areas and Transitional areas</p> <p>e) To provide environmentally planned and controlled outdoor recreation opportunities.</p> <p>f) To protect heritage conservation worthy areas.</p>	None identified at present. To be identified as part of a separate study / EMP
Escarpments (and rock formations), hills, rivers, water bodies, natural dams, Danthonia Mountainveld, Mountain Renosterbosveld and Western Mountain Karoo	B.c	Buffer Zones	Ecological Corridors	<p>a) To protect biodiversity through ecological corridors (natural networks that facilitate the migration of plants and animals and assist with the functioning of natural processes)</p> <p>b) To promote public interest, awareness, and environmental ethic with local communities</p> <p>c) To promote the visual quality of landscapes</p>	<p>a) Has rivers and riverbeds</p> <p>b) Has continuous tracts of natural vegetation</p> <p>c) Will assist in promoting the visual quality of the environment</p> <p>d) Protects the Karoo National Park (Core area).</p> <p>e) Has conservation worthy rock formations.</p>
Balance of rural areas	C.a.	Transition zones	Extensive agricultural	a) To support low-impact and	a) Areas are in private ownership

CHARACTERISTICS USED AS BASIS FOR DESIGNATION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
			areas	<p>sustainable agriculture and other land uses</p> <p>b) To promote water conservation through catchment management practices.</p>	<p>and zoned for agricultural purposes</p> <p>b) The area is large and has a low carrying capacity.</p> <p>c) It is largely covered with natural vegetation.</p> <p>d) Due to the “openness of the area” and the natural vegetation present it has exceptional aesthetic quality.</p>
Beaufort West Town	D.a	Urban Related area	District Town	<p>a) To accommodate the capital town of a Category C municipality (i.e. District Town).</p> <p>b) To provide residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development.</p>	a) Beaufort West Town is regarded as the Capital of the Karoo and is a major transport and administrative node in the District.
Merweville Settlement	D.d.	Urban related area	Rural Settlement	<p>a) To provide housing and essential community services to communities employed within, or associated with the agriculture and tourism sectors;</p> <p>b) To utilize the town for filmmaking.</p>	a) Typical rural nodal settlement which never had municipal status.
Nelspoort Settlement	D.e.	Urban	Institutional	a) To provide	a) The reason for

CHARACTERISTICS USED AS BASIS FOR DESIGNATION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
		related area	Settlement	<p>appropriate locations for institutions, which due to the nature of their functions, need to be located in a rural setting</p> <p>b) To provide housing, infrastructure and essential services to communities employed within, or associated with institutional complexes and agriculture.</p>	<p>the town's existence is the Nelspoort Sanatorium.</p> <p>b) It is foreseen that the urban agriculture will play an increasing important role in Nelspoort in the future.</p>

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7.3 LAND-USE MANAGEMENT GUIDELINES (RURAL AREAS)

7.3.1 General Guidelines

The following guidelines serve to manage, direct and control spatial growth within the Beaufort West Municipal area. The land use guidelines proposed in **Table 3** below, form the basis of the evaluation of land use planning proposals within the **rural areas** (Spatial Planning Category A to D), but excludes urban areas i.e. Beaufort West.

Table 3: General Land Use Management Guidelines for Rural Areas (SPC A to D)

Scale of development
The scale of development relates to the size of the site the development is planned for. The rural character of the rural areas in the Beaufort West Municipal area should be maintained in all instances – scale should therefore not be too large, compared to the rural character of the environment.
Subdivision of land
The subdivision of agricultural land should be based on the principle of sustainable development, and should provide for the development of alternative agricultural use. The formation of “small rural towns” must however be prevented. With alternative agricultural use is meant developments that would make a positive contribution to sustainable economic growth of rural areas and include:
<ul style="list-style-type: none"> – Promoting tourism orientated developments, including resorts and other on-farm ventures; – Promoting developments supporting the agricultural industry i.e. packing facilities, farming related processing units, etc; – providing housing (agri-villages) and social facilities i.e. creches etc. for farm labourers; and – Establishing small-scale farming and intensive agricultural projects (Category C.b).
Existing statutory guidelines for the subdivision of agricultural land should be aligned with the guidelines for SPCs to ensure environmental sustainability. The following guidelines are applicable:
<ul style="list-style-type: none"> – each land-unit should be appropriately managed, in an integrated manner to ensure its sustainability; – each land unit should contribute to the landscape of which it forms a part; and – no land-unit should be managed in isolation but should form vital natural linkages with its adjacent units.
No township establishment should be allowed. Agri-villages with supporting uses should be encouraged.
Protecting the Environmental Integrity
Comply with the Environmental Management Act (Act 107 of 1998) and National Environmental Management Act (Act 107 of 1998) – thus be accompanied by an Environmental Impact Assessment (EIA) and an Environmental Management Plan (EMP) (if required in terms of the study);
Give preference to the protection of water resources in all instances.
Development should be aesthetically adapted to the natural environment in respect to scale, design, materials and colour.
All development proposals should be in accordance with site specific design- and planning guidelines. Environmental bodies should formally endorse applications / designs
Low densities should be maintained and shall be determined according to site specific carrying capacity of the natural environment.

The impact on sensitive areas should be minimised and if damaged / negatively impacted on, be rehabilitated.
Planning of all hiking routes and 4 x 4 trails should be in accordance with best conservation practices.
No development should be allowed in: <ul style="list-style-type: none"> - Areas with high water tables or aquifers; - Poorly drained areas; - Geological unstable areas; - Areas with steep gradients (>1:4); - Areas within floodlines; - on top of skylines or escarpments.
Maximise the re-use of old structures / development in areas where old structures were located should be supported;
Maximise the use of existing infrastructure.

7.3.2 Special Conditions for Rural Areas (SPC A to C)

The following conditions serve to manage, direct and control spatial growth within the Beaufort West Municipal area. The land use conditions proposed in **Table 4** below, must be complied with when planning proposals are evaluated within the **rural areas** (Spatial Planning Category A to D), but excludes the urban areas i.e. Beaufort West.

Table 4: Special Conditions for Bioregional SPCs - Rural Areas

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
CATEGORY A : CORE AREAS		
A.b (Statutory Conservation Area)	<ul style="list-style-type: none"> a) Small scale, sustainable eco-tourism related accommodation and facilities. b) Low impact hiking routes. c) Facilities for the sustainable utilisation of resources i.e. game capturing. 	<ul style="list-style-type: none"> a) General conditions for Rural areas apply. b) No subdivision of land. c) Managed in accordance with an Environmental Management Plan (EMP).
CATEGORY B : BUFFER ZONES		
General Conditions for Buffer Zones		
<p>Be declared a Special Management Area (SMA) with an Environmental Management Committee which should consider the impact the scale of the development would have on the environment, as well as to determine mitigation measures which should be taken up should the impact be negative. These mitigation measures should be taken up as part of the EMP.</p> <p style="text-align: center;">Or</p> <p>An alternative would be the establishment of a Conservancy in accordance with the Cape Nature Conservation Guidelines for the Establishment of Conservancies, which would provide the necessary inputs to the EIA process and the compilation of an EMP. (Refer to Annexure B.)</p>		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
B.a (Public Conservation Area)	<ul style="list-style-type: none"> a) Small scale, sustainable 	<ul style="list-style-type: none"> a) General conditions on Buffer

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
	eco-tourism accommodation and facilities. b) Small scale supporting land-use i.e. conference facilities and recreational facilities. c) Low impact hiking routes and 4 x 4 trails. d) Resort I and II. e) Open space III. f) Facilities for research purposes.	zones apply. c) General conditions on Rural areas apply. d) Site visits should only take place under the following conditions <i>Visits only with permission, a guide should accompany visitors, and visitors fees should be charged.</i>
B.c (Ecological Corridor)	a) Eco-tourism development, accommodation and facilities. b) Development of hiking routes and 4 x 4 trails. c) Small scale supporting land-use i.e. conference facilities and recreational facilities. d) Sustainable utilisation of resources i.e. harvesting of plant products, game farming - and extensive agriculture. e) Open space III. f) Resort I and II.	a) General conditions on Buffer zones apply. c) General conditions on rural areas apply.
CATEGORY C : TRANSITION ZONES		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
C.a. (Extensive Agricultural Areas)	a) Sustainable extensive agricultural development and supporting infrastructure. b) Resort I and II. c) Agricultural industry related development. d) Housing, infrastructure and services required for extensive farming and management thereof. e) Open space III.	a) General conditions on Rural areas apply. b) Subdivision allowed for rezoning to SPC Zone C.b. (intensive Agricultural Areas). c) Subdivision allowed for rezoning to SPC Zone B areas. d) Development applications have to be submitted for rezoning to SDC Zone D.f, D.g. and D.h. e) Commonage as well as specific areas earmarked for such purposes to be utilised exclusively for small farmer

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
		settlement. f) A Framework plan has to be submitted for resort developments.
CATEGORY D : URBAN RELATED AREAS		
General Conditions		
From the Development Profile analysis, it can be seen that the rural areas within the Beaufort West Municipal area is changing from being a purist agricultural area, to an eco-tourism and game farming area. This change in the use of land will result in increased development applications for urban related uses such as resort developments, guest houses, road and farm stalls which includes curio shops and other tourism related retail uses, hotels and motels and backpacker accommodation, on-farm settlements (agri-villages) and farmsteads.		
Development applications should provide the following information:		
<ul style="list-style-type: none"> – Site development details; – Density, coverage and height; – Architectural design; – Materials used; – Fencing (if any); – Open space and landscape planning – Civil services and infrastructure – Provision of entrances and parking facilities – Provision extent and location of advertising boards. – Nature and extent of the development's impact on the natural environment as well as mitigation measures followed (if any). 		
The scale, form and character of the development may not compromise the esthetical quality of the area.		
The character of the development should be a reflection of the surrounding areas and the local structure. Developments should thus be compatible with and complement the building style of the area and the biophysical make-up of the environment.		
Development should be planned in accordance with place –specific development designs.		
The development should adhere to the requirements of the road authorities with special reference to the conditions and standards of access and traffic movements on national and provincial roads		
An indication should be given of the extent that the engineering services will influence the natural surroundings and the prescribed rehabilitation measures if necessary.		
The destruction of existing vegetation and trees should be minimised. Applicable landscaping strategies should be included in the development proposals and approvals.		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
D.f. (On farm settlements)	a) Settlement Nodes (Agri-villages) may be allowed b) Institutional Uses e.g. education facilities; correctional institutions and religious institutions may be considered in rural areas.	Agri-villages or institutional housing shall be developed in accordance with national and provincial policy (refer Annexure C).
D.g. (Farmsteads)	Farmsteads	The development of farmsteads should comply with current zoning requirements.

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
D.h. (Resorts & Tourism Related Areas)	<ul style="list-style-type: none"> a) Resorts b) Bed-and Breakfast Establishments c) Guest Houses d) Supporting Business uses e) Garage / Filling Stations f) Road / Farm Stalls g) Restaurants and Curio Shops h) Informal commercial areas / arts and craft markets 	<ul style="list-style-type: none"> a) Resort developments have already taken off in the Beaufort West area. Developments of this nature should be carefully considered to ensure that it is sustainable and that it contributes towards the upgrading and enhancement of the surrounding environment. b) The municipality should assess the merit and desirability of the resort development. c) The primary purpose of the resort development should be to provide access to the natural environment. d) Higher densities should be allowed in Transition Zones directly adjacent to Category D areas (urbanised areas). e) The available infrastructure and services, as well as the sustainable provision thereof should be considered in evaluation to resort density.
	Bed-and Breakfast Establishments & Guest Houses	<ul style="list-style-type: none"> a) Tourism accommodation is becoming more and more prominent in the Beaufort West area and many agricultural uses are becoming more sustainable due to these uses. This is also a very important growth area in the Karoo and should be enhanced and supported to contribute to job creation in the region. b) Tourism accommodation, other than resorts stipulated above encapsulates bed-and-breakfast type accommodation and is envisage to be provided, within the current zoning limitation on agricultural land.
	Supporting Business Uses Business uses in rural areas is focused on the provision of essential services for tourists and	<ul style="list-style-type: none"> a) No supermarkets should be allowed, however provision should be made for the traditional "farm stall".

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
	rural populations. These uses play an important role in the sustainability of tourist accommodation and agriculture since it contributes to higher levels of convenience (and thus quality of life) for the user.	b) All tourism related businesses should be compatible to SPC Category D.h (tourism related) areas.
	Garage / Filling Stations	a) Tourism value is one of the major considerations in the location of a garage / filling station in the non-urban / rural area. The design and scale of the structure should not be disturbing and should blend in with the environment and local architecture. b) Tourism facilities e.g. picnic facilities lawns and lookout points should be considered for tourists and travellers.
	Road / Farm Stalls, Restaurants and Curio shops	All development proposals, site plans and building plans should comply with regulations of the road authorities.
	<p>Informal commercial areas / arts and craft markets. Although this form of trade is not well developed in the Beaufort West region these entrepreneurs in the informal sector create employment opportunities for the unemployed and extend the economic base of the local community. These activities can become a valuable asset to the Municipality if they are well planned and managed</p> <p>Informal trading should be dealt with in the revision of the zoning scheme as consent uses to ensure the sustainability and protection of the integrity of the environment.</p>	<p>a) Only moveable structures may be utilised.</p> <p>b) Sufficient parking for visitors should be provided.</p> <p>c) Informal business areas should be developed in co-operation with the Municipality i.e. market stalls</p> <p>d) The establishments should comply with all current legislation i.e. the Occupational Health and Safety Act etc</p>
D.a – D.c (Urban areas)	See Beaufort West SDF	
D.d (Rural Settlement) - Merweville	<p>a) Subdivision is allowed subsequent to the inclusion of Merweville in the Beaufort West Town Planning Scheme (as amended).</p> <p>b) Provide for housing and tourism related</p>	The town may only densify and may not be expanded further except for SPC Zone C uses and small farmer settlement.

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
	<p>tourism related accommodation, supporting infrastructure, facilities and services.</p> <p>c) Provide for developments required by the film making industry.</p> <p>d) See Merweville SDF</p>	
<p>D.e. (Institutional Settlement) - Nelspoort</p>	<p>a) Subdivision allowed subsequent to the inclusion of Nelspoort in the Beaufort West Town Planning scheme (as amended)</p> <p>b) Provide for housing, infrastructure and essential services.</p> <p>c) Unutilised / under utilised portions of the Nelspoort Sanatorium to be utilised as:</p> <ul style="list-style-type: none"> - Post Harvest Processing Units (POST HARVEST PROCESSING UNITS) <ul style="list-style-type: none"> - Selected wings to be converted to processing units associated with intensive agriculture and small farmer settlement. - Establishing a local clinic - Establish a community library - Convert a wing into a recreational hall and job creation service centre; - Establish ABET classrooms. <p>Thus converting the entire Sanatorium into a multi-purpose centre.</p> <p>d) See Nelspoort SDF</p>	<p>The town may only densify and may not be expanded further except for SPC Zone C uses and small farmer settlement.</p>
<p>D.g (Farmsteads)</p>	<p>a) Subdivision allowed under special conditions.</p> <p>b) Provide for housing,</p>	<p>a) To provide for security of tenure for farm workers. Rezoning should be applied</p>

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
	infrastructure and services required for effective farming and management.	<p>for to Category D.f should the required number of erven exceed those specified in the current zoning scheme.</p> <p>b) Preference should be given to densification i.e. upgrading of old farm buildings.</p> <p>c) Application to be made for rezoning to D.h only for land that is marginal in respect of agriculture and conservation. Where the Resort will contribute to:</p> <ul style="list-style-type: none"> – the economic base of the area; and/or – provide opportunities for increasing the value of land; and/or – provide opportunities to diversify land-uses or convert to more sustainable land-uses.

7.4 DEMARCATION OF ENVIRONMENTAL MANAGEMENT AREAS

Based on the analysis in Volume 1, four environmental management areas should be established for the management and monitoring of sustainable environmental practices. These areas are summarised in **Table 5** below:

Table 5: Environmental Management Areas

Environmental Management Area	Agricultural Region	Water Management Area	Agricultural Unions
Beaufort West - Merweville(excluding the Karoo National Park)	The Koup	Gouritz	Koup District Union
			Koup Nr. 4 Union
			Merweville Union
Karoo National Park	The Koup	Gouritz	Not applicable
	Nuweveld Mountains	Lower Orange	
Nelspoort	Rietbron Plateau	Fish to Tsitsikamma	Rietbron Union
	Nelspoort Ridge		Nelspoort Union
Beaufort West - Loxton	Nuweveld Plateau	Lower Orange	Beaufort West District Union
	Nuweveld Mountains		Beaufort West Service Centre

The environmental management areas should be administered via the agricultural unions (or a combination of these as proposed above).

7.5 BIOREGIONAL PLANNING PROJECTS AND INVESTMENT FRAMEWORK

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

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

8.1 DESIGNATION OF PLANNING ZONES FOR BEAUFORT WEST TOWN

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

Table 6: Beaufort West Planning Zones

ZONE	SUBURBS	NATURE OF LAND USE
Zone 1	Historical Town Centre	Central Business District, mixed land-use
Zone 2	Hospital Hill, Die Lande	Residential (app. 800 – 2500m ² erven) - low density
Zone 3	Kwa-Mandlenkosi	Residential (app. 250m ² erven) – high density
Zone 4	Rustdene, Newlands, Essopville, Prince Valley, Nieuveltdtpark, Hooivlakte and Newtown	Residential (app. 270 m ² erven) –medium to high density
Zone 5	Hillside, Barakke, Toekomsrus	Residential (Not proclaimed, originally used to house rail workers) – medium density
Zone 6	Noord Einde	Residential – low density
Zone 7	Industrial Area	Industrial

8.2 FORM GIVING ELEMENTS

The major form giving elements of the town of Beaufort West is indicated on **Plan No. 02**. These provide the basic structure that should guide future planning and contain those elements that are deemed fixed. These elements will be used to enhance the unique character of the town and to create a 'sense of place'.

Beaufort West is located on the N1 highway route which bisects the "Historical Town Centre" on a North/South axis. The route turns on the southern side of the Historical Town Centre and exits the town to the east adjacent to the Industrial Area.

Spoornet's railway lines are located to the West of the N1 and exit the town to the east in close proximity of the Industrial Area. Many railway sidings are located in the vicinity of "Hooivlakte and Newtown". This whole area is therefore industrially orientated. The railway line is a barrier and fragments the town i.e. east west linkage is poor. The bridge crossing the railway line is insufficient to allow proper integration of the eastern and western quadrants of the town.

The Gamka and Kuils rivers run north-south, on either side of the "Historical Town Centre" and the Springfontein Dam is located to the North. Hills stretch from east to west on the northern side of the town with the golf course, dam and "Noord-Einde" located to the north of these. The river is perennial and mostly dry. This is however the only "green" belt and should be enhanced from an environmental and recreational perspective. The most vegetated section of the river is located close to the Springfontein Dam.

The residential developments in the south-eastern quadrant of the town are the largest, and have the highest densities. Space for housing expansion exists to the northwest and southeast.

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8.3 COMMUNITY ISSUES IDENTIFIED

The following community issues have been identified as part of the IDP process and have spatial relevance (note that only community issues with a spatial relevance identified in the IDP are listed):

Table 7: Beaufort West Community Issues

IDP - Key Performance Area	IDP - Issue	Priority
Economic Development	No clear investment and incentive policies exist	1
Institutional and Governance	Projects do not reach the poorest of the poor	2
Health	HIV clinics for Rustdene, Kwa-Mandlenkosi	1
Land and Housing	Limited open space in Kwa-Mandlenkosi	2
	Shortage of business sites in Rustdene and Kwa-Mandlenkosi	1
	Land for urban agricultural purposes	4
	No plan to distribute land for emerging farmers	3
	Housing shortages in Nieuweveldt Park, Rustdene and Kwa-Mandlenkosi	5
Infrastructure and basic services	Sport facilities are not on same standard	3
	Damming of water in residential plots in Parravlei, Makoekoe Hill and Great Rustdene due to stormwater run-off and insufficient drainage	1
	Stormwater in Pieter and Brander Street	2
Environment	None	
Social Development	No tertiary opportunities	5
	Police facilities in Nieuweveldt Park, no facilities in Kwa-Mandlenkosi	2
	Develop a public pool in Kwa-Mandlenkosi	

8.4 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

The following spatial planning strategies for Beaufort West Town is proposed (refer to the Beaufort West SDF **Plan No 10**):

Table 8: Beaufort West SDF Planning Strategies

Reference No.	Strategy	Motivation
BFW A	KPI: Economic Development <i>Objective: Stimulate, strengthen and improve the economy for sustainable growth</i>	
BFW A1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and	Beaufort West's prosperity is heavily influenced (together with agriculture) by through traffic and freight transport services. Currently the N1 takes up the full length of the HTC (via Donkin Street) and the potential exists to maximise the benefits of tourism

Reference No.	Strategy	Motivation
	subsequent investment	for economic development and job creation. Through the identification of focus areas (zones), specific function / s can be attributed to each zone, which in turn will provide suitable and custom-made developments and other initiatives. This should kick-start the HTC development in a sustained, expanding and safe manner (refer to Plan No. 03). Three zones are proposed and discussed below. This is a “carrot” approach whereby the various zones will be enhanced for the specific function which has been identified for it, resulting in the users benefiting in increased use, and in the longer term an upward spiral of investment and development.
BFWA1.1.1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Tourism Orientated Development Zone	Selected due to the current use of the area by tourists and the prevalence of many historical buildings. Development should focus on tourism, accommodation and supporting uses.”. Tourism signage, the upgrading of the streetscape (according to proposals made in the Beaufort West Structure Plan) and the registration of historical buildings with SAHRA should receive attention.
BFWA1.1.1	Prepare a heritage register	A comprehensive register will allow Beaufort West Municipality to prioritise initiatives for the renovation and upgrading of buildings, sites and elements associated and having potential for tourism development, as well as to formally submit an inventory of all such buildings, sites and elements for registration on the National Heritage Register.
BFWA1.1.2	Relocation of the “old jail” and changing of land-use rights of the site to allow for business and office use (focusing on facilities and services for the tourist).	The "Old Jail" should be used as an anchor project i.e. "Gateway since it is the gateway to Beaufort West from the North and lies within the proposed Tourism Orientated Zone. It is highly visible, has historical architectural ambiance and has enough space to be developed specifically for tourism purposes. It would be an ideal catalyst for the development of the Tourism Orientated Zone and can accommodate <i>inter alia</i> a proper and visible tourist information office. It further supports the idea of Beaufort West being the “Entrance to the Western Cape”.
BFWA1.1.3	Investigate access to the proposed "old jail"	Access to and from the facility should however be further investigated due to expected increased traffic volumes and the location of the site.
BFWA1.1.4	Establishment of a “themed” small-scale development focussed on the needs of children.	This strategy has been successfully developed by fast-food outlets such as MacDonaldis, namely to capture the child in order to capture the adult. A theme park development should encourage passenger transport to stop over to allow the children (who have been sitting in the vehicle for hours) to play and investigate the theme (in view of the paleanthological surroundings a theme along the lines of “Jurassic Park” might be appropriate). This park could be established as part of the "Gateway" development and could also include some interesting information on angora and sheep farming (possibly allowing visitors to experience sheep shearing).
BFWA1.1.5	Investigate the feasibility for the construction of a new correctional service facility	The new correctional service facility site proposed in the Beaufort West Structure Plan is not supported. The agricultural potential of the land in this area is much higher than in any other area in

Reference No.	Strategy	Motivation
		Beaufort West. An alternative site (also 100 hectares in size) is proposed to the north west of the town, adjacent to the industrial area (refer to Plan No.04). The feasibility of such a location should be further investigated.
BFWA1.2	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Business and Sports Orientated Development Zone	Selected since it is located adjacent to the town's major sports facilities, it contains most of the municipal offices and is located between the Tourism Orientated Development Zone and the Transport Orientated Development Zone. Focus should be placed on mixed land-use providing for office, education and sports uses.
BFWA1.2.1	Develop the Business and Sport Orientated Zone - by upgrading the sport facilities to regional facilities.	It is proposed that the sport facilities to the west of the HTC be developed into regional sport facilities. These facilities are centrally located in the town and directly adjacent to the HTC. It would complement the holistic approach for upgrading and redevelopment of the HTC to ensure economic development and job creation (refer to Plan No. 04).
BFWA1.2.2	Develop the Business and Sport Orientated Zone - by providing a Tertiary Education Facility.	A suitable facility for the location and development of a Tertiary Education Facility and a centralised municipal office should be considered within this zone
BFW1.2.3	Develop the Business and Sport Orientated Zone - by providing a suitable centralised Municipal office and civic centre	The Municipality's offices are scattered throughout the HTC. To build on the Central Place function (i.e. Beaufort West as capital of the Karoo) the development of a central municipal office and civic centre is proposed.
BFWA1.3	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Passenger Transport Orientated Development Zone	The Passenger Transport Orientated Development Zone contains most of the major retail chain stores, supermarkets and public transport facilities.
BFWA1.3.1 BFWA1.3.2	Maximise the potential of the existing transport orientated developments by improving access to the Arts and Crafts Market and complimenting it with a petrol station.	Plan No. 04 indicates the location of the Arts and Craft Market. Some operational problems are being experienced and it is proposed that this facility should be privatised. If combined with a petrol station and with improved access to Donkin Street, this facility will further develop into the job creation asset it is intended to be.
BFWA1.3.3	Maximise the potential of the existing passenger transport orientated developments by utilising the Caravan Park to promote business opportunities i.e. meat emporium	It is further proposed that the Caravan Park located directly to the South of the Passenger Transport Orientated Development Zone be rezoned to "Business" specifically for the sale of meat and related products - i.e. a Meat Emporium. Concentrating the sale of local mutton and game meat on this site (attracting most of the retailers, butchers and farmers) will create economy of scale and clear market definition (visitors and local residents will know where to buy).
BFWA1.4.1	Eliminate the negative impact heavy vehicles have on the HTC renewal by redirecting	Historically (when unemployment was not yet such a major problem), most of the freight was transported via the rail alignment. The Donkin Street (N1) alignment was therefore mainly used for

Reference No.	Strategy	Motivation
	such traffic to a special National Freight Transport axis	<p>local and national passenger transport purposes.</p> <p>High accessibility to business ventures existed which became less as heavy vehicle road freight transport increased. This resulted in traffic congestion, noise pollution, negative visual impact, higher levels of exhaust emissions, a shortage of parking, and the prevalence of vagrants, prostitutes and street children in the HTC – known as urban degeneration.</p> <p>To reverse these circumstances without losing the economic contribution that the road freight industry makes to the town, it is proposed that heavy vehicle freight transport be) to a special National Freight Route redirected still within the boundaries of the town. This is the so-called “stick” approach.</p> <p>It is also true that passengers travelling long distances i.e. from Gauteng to the Cape and <i>vice versa</i>, would in fact <i>want</i> to stop in Beaufort West (providing that it is pleasant to do so). An alternative route would therefore not deter them from wanting to stop (since it is not perceived to be pleasant to stop). Currently many travellers drive straight through town (or only stop for short periods). The proposed change in the heavy vehicle route through town should pose very little risk for losing business from travellers, in fact it should increase business from this source considerably.</p>
	Other alternative alignments for the N1 / alternatively heavy vehicles only	<p>Alternative alignments for the N1 within the "Historical Town Centre" (HTC) were investigated and proposals in this regard have been made. These included:</p> <ul style="list-style-type: none"> – Widening of Donkin Street; – Developing a one way system along Donkin and Nuwe Streets; – Developing a dual road system along Donkin and Nuwe Streets; – Alternative "B" Beaufort West Structure Plan – Department of Transport and PAWC proclaimed bypass (Major Route 55, Section - proclamation 247 of 1970). <p>Widening of Donkin Street: Maintaining the N1 along Donkin Street, as a passenger transport route is advantageous since it provides for maximum visibility of businesses and services. The road should be rehabilitated and maintained for this purpose. The redirection of heavy vehicle traffic should be sufficient to relieve Donkin Street of congestion and provide adequate capacity and access for passenger vehicles. The upgrading (widening) of Donkin Street is therefore not recommended. The rehabilitation of the road surface for longer-term passenger vehicle use, in combination with a strategy to redirect freight traffic away from Donkin Street is recommended. The Beaufort West Structure Plan also supports this argument, stating that the historical irrigation</p>

Reference No.	Strategy	Motivation
		<p>channels and Pear Trees have great significance for heritage conservation. The widening of Donkin Street could jeopardise these assets. It is further expected that the widening of Donkin Street, without redirecting heavy vehicle traffic, would not solve capacity problems currently being experienced in the HTC.</p> <p>Nuwe Street alternatives: The continuous presence of heavy freight traffic, and the accompanied noise pollution, visual impact, vehicle emissions and the presence of vagrants and prostitutes, as well as decreased access due to limited parking space in the HTC, should be addressed to allow for investment, economic development and job creation. The Nuwe Street alternatives provide a short term solution for the redirection of heavy vehicles away from Donkin Street (solving congestion and to a certain extent parking problems), but do not solve the other longer-term problems mentioned.</p> <p>Nuwe Street has some historical value since many old houses align the street and add to, or have the potential to add to, the ambiance of the Town. Nuwe Street is approximately 8m in width and provides enough space for one direction traffic. It is however too narrow for unlimited use by heavy freight vehicles and additional impact on residences is not ideal.</p> <p>National Freight Axis along the Rail Reserve: By re-routing the heavy vehicles along the rail alignment, the following advantages are created (in addition to resolving congestion in Donkin Street):</p> <ul style="list-style-type: none"> – The HTC is totally relieved from heavy vehicle noise pollution; and – Most of the vagrants and prostitutes associated with some heavy vehicle operators would out of own choice relocate to the freight orientated development zone and would thus not be in conflict with tourism and local HTC users. <p>Alternative B Beaufort West Structure Plan: Alternative B (Beaufort West Structure Plan) can be viewed as a direct alternative to the National Freight Transport Axis proposed as part of this study (refer for Plan No.05). This proposal was made in 1990 and circumstances have changed significantly during the past 13 years. Apart from the proposed new road being too close to the HTC (thus not relieving the HTC from heavy vehicle noise pollution, vehicle emission pollution and undesirable elements), it would be costly to construct since it crosses the Gamka river twice. Should the road be aligned east of the Gamka river, it would traverse a major sport and recreation zone of the town. It is also located within the 1:50 year floodline area, posing a potential</p>

Reference No.	Strategy	Motivation
		<p>problem during peak flood periods. This alignment would furthermore not capitalise on the opportunity created by the freight transport facility already developed adjacent to the industrial zone (Zone 7).</p> <p>Proclaimed bypass: For economic development reasons the proclaimed bypass (refer to Plan No. 05) is not supported in the short to medium term. This matter is extensively discussed and motivated in the Beaufort West Structure Plan (October '02).</p>
BFWA1.4.2	Allow for the short term (temporary) redirection of heavy vehicles along Nuwe Street to assist in the urban renewal of the HTC whilst the special National Freight Transport axis is being planned and constructed	The short term (temporary) redirection of heavy vehicles along Nuwe Street will however assist in the urban renewal of the HTC while the Special Freight Route is being planned and constructed. By following this approach, passenger transport will be encouraged to make better use of the new and existing tourism orientated businesses in Donkin Street. When the freight route is completed, road passengers would already have had the opportunity to experience the positive aspects of the renewed HTC and might include an overnight stay (or spending more time) as part of their future travel plans.
BFWA1.5	Maximise the income generating potential of the freight industry for the town by establishing of a Freight Transport Orientated Development Zone	<p>The establishment of a Freight Transport Development Zone will ensure that the town maximises the income generating benefits from the freight transport industry. This zone is proposed to be located at the existing truck stop adjacent to the Industrial Area (refer to Plan no. 05) and will cater for rail and road freight transport. The necessary supporting land uses should be encouraged within this zone i.e. provision should be made for the facilities and services required by heavy vehicle operators (drivers). These include OTMs, take-aways, cafes, overnight facilities, heavy vehicle servicing and retail facilities, AIDS information offices, fuelling and restroom facilities and other supporting uses. The establishment of these additional uses would be a natural progression / growth based on the current land-use in the area. It is important that these facilities and services are developed to the highest standards to ensure that it caters for the specific requirements of this target market.</p> <p>Although the development of such a special National Freight Transport Axis would be costly, the project should not be viewed as purely a transport project (i.e. relieving congestion problems). It should rather be viewed as an economic development project since the scale of the project could be the much-needed catalyst for economic development of the area. Many jobs will be created during the construction phase of the project, which could further be sustained in the longer term by complimentary tourist development projects (which should be implemented simultaneously).</p>
	Increase the access to the HTC and promote integration of the town by allowing increased access along the full length of Donkin Street	To realise and maximise the economic development potential of the N1 (via Donkin Street), access to and from this route should be extended to cover the full length of the town.

Reference No.	Strategy	Motivation
	Donkin Street	<p>This is an ideal opportunity for the NDoT, PAWC, SANRAL and the Beaufort West Municipality to form a partnership to increase the benefits to all. In this proposed model the NDoT, BWM and PAWC will take responsibility for the special Freight Transport Axis while the SANRAL will maintain their responsibility for the N1 along Donkin Street, but allow increased accessibility to Donkin Street (route is made more passenger orientated).</p> <p>This opportunity will also improve the integration of the town since the Southern suburbs will be better integrated with the Northern areas and the HTC (the Donkin Street extension will be less of a barrier). In essence the N1 would be “developed for maximum economic utilisation”.</p>
BFW1.6.1	Increase the access to the HTC and promote integration of the town by improving the parking facilities both with respect to on and off-street parking along Donkin Street as per IDP (review 2003-2004).	With improved parking facilities, access to businesses would be increased and both local residents and tourists would be encouraged stop in the HTC (refer to Plan No. 05). The provision of off-street parking is supported although the integrity of the Pear Trees and historical irrigation channels should be protected at all times. The potential of providing off-street parking arcades should also be investigated. These arcades would increase access to businesses and provide a more relaxed retail environment. This concept has been successfully implemented in larger towns (many new neighbourhood shopping complexes are developed in this manner).
BFW1.6.2	Increase the access to the HTC and promote integration of the town by improving the east west Local Distribution Axis - upgrade local distribution axis and road-over-rail bridge.	In view of housing expansion to the north west of Beaufort West, access to the HTC should be improved. The road-over-rail bridge crossing the river and the rail reserve is dilapidated and very narrow. In view of the proposed freight transport axis, the bridge and local distribution axis should be upgraded / widened (refer Plan No. 05 and Plan No. 07).
BFW A2	Cape Karoo Macro Economic Strategy: <i>Development of existing market potential</i>	
BFW A2.1	Maximise the benefits of the existing HTC by implementing the detail urban design proposals for the HTC as contained in the Beaufort West Structure Plan	<p>As proposed in the Beaufort West Structure Plan, council should provide crucial urban design elements such as sufficient shading, improved walkways, colonnades, enhancing the appearance of historical buildings and improving the facades of unsightly buildings. The urban design proposals as per the Beaufort West Structure Plan are supported, however a more detailed survey and urban design plan should be compiled with the main purpose of identifying:</p> <ul style="list-style-type: none"> – Buildings to be renovated; – Buildings for which new facades should be planned; – Pedestrian walkways linking historical attractions and paving / shading thereof. – General landscaping requirements; and – General maintenance requirements.

Reference No.	Strategy	Motivation
	Improve access to business areas by renewing the current business plaza in Kwa-Mandlenkosi	As per IDP (review 2003-2004). The existing business plaza is centrally located within Kwa-Mandlenkosi and the further expansion thereof is supported.
	Improve access to business areas by providing neighbourhood nodes within in walking distance from residential areas by supporting additional business ventures	A 0,5 km and 1 km catchment area review of currently zoned business sites indicates that additional small Neighbourhood Business Nodes are required between Rustdene and Newtown, to the south end of Kwa-Mandlenkosi and to the east towards Hospital Hill (refer to Plan No. 04).
BFW A3	Cape Karoo Macro Economic Strategy: <i>Utilisation of natural resources</i> Beaufort West IDP: <i>Optimal usage of the natural environment to promote the economy</i>	
BFWA3.1	Establish a wind power generation farm,	As per IDP (review 2003-2004). The proposed site is to the North West of Beaufort West town and was selected on technical grounds (refer to Plan No. 04). The selection of the site as proposed is supported.
BFWA3.1.1	Establish a Recreational Orientated Development Zone adjacent to the Tourism Development Zone.	There is an ideal opportunity, to the east of the current HTC, to provide infrastructure for open space enjoyment. The location of the zone as proposed in the Beaufort West Structure Plan is supported (refer to Plan No. 03). The Zone is suitably located adjacent to the Tourism Development and Business and Sports Zone and is mostly a green area with trees and water. It would be accessible to tourists and local residents alike. This zone will also form part of the larger open space system proposed for the town. Specific proposals made in the Beaufort West Structure Plan are supported and recommended, namely: <ul style="list-style-type: none"> – The establishment of a caravan park and camping sites; and – The development of a recreational zone.
BFWA3.1.2	Investigate the potential for utilising the Springfontein (Beaufort West) Dam for development purposes	In the longer term it is proposed that the Springfontein Dam be considered for resort and sport development purposes. One of the major problems in utilising the dam for these purposes is the fluctuation of the water level. Evaporation causes the level to drop significantly in dry seasons. The possibility of increasing the depth and / or the capacity of the dam should be investigated.
BFWA3.1.3	Investigate the upgrading and marketing of the proclaimed bird sanctuary	Many international and local tourists would be interested to visit and spend time at the proclaimed bird sanctuary. Bird viewing facilities should be developed and marketed as a “must-see” tourist attraction.
BFW A4	<i>Creation of permanent and sustainable employment</i> <i>Recycling of material/waste</i> <i>Import replacement through local production</i>	
BFWA4.1	Replace imported goods through local production by expanding the dairy and feeding farm to include a vegetable garden	As per IDP (review 2003-2004). This project is currently located on suitable agricultural land and it's expansion should be supported. Due to the close proximity of the sewerage works, as well as the proposed compost processing plant (adjacent to the solid waste dumpsite) a vegetable garden could also be established. This

Reference No.	Strategy	Motivation
	garden	project should be viewed as an urban agriculture / emerging farmer settlement project.
BFWA4.2.1	Capitalise on the benefits and "lessons learnt" of successful emerging farmer settlement projects in the area by improving access to the hydroponics tunnels	As per IDP (review 2003-2004). Tunnels have been erected to the eastern entrance of the Town, situated between the railway line and the N1. Access from this site to the Town could be improved. It is proposed that access to the N1 be established across the N1 Industrial Area as indicated on Plan No. 05 . It is recommended that any future hydroponics projects be implemented as an expansion of the current infrastructure. Considering the substantial funding requirements of tunnel structures, it is proposed that alternative emerging farmer settlement projects be investigated as an urgent priority.
BFWA4.2.2	Capitalise on the benefits and "lessons learnt" of successful emerging farmer settlement projects in the area by expanding the production capacity of the essential oils project and combining this with a value adding facility to be developed at Nelspoort (i.e. Post-Harvest Oil Processing Unit).	<p>Large commonage lands are situated to the north of Beaufort West, including the area taken up by the Springfontein Dam. Beaufort West Hydroponics is currently developing an open-air production plot in this area, utilising water from an existing borehole. There might be good possibilities for large-scale urban agricultural projects in this area if reliable, good quality water supply could be secured (there is a water pipeline not too far away). It is recommended that this possibility be investigated further. The disadvantage of this area is that it is quite distant from the townships where the labour force for the agricultural developments should be coming from. Providing a public transport service could possibly resolve this problem.</p> <p>Oil from flora used in cosmetics could be locally produced and value adding / mass reduction could also take place prior to transportation. Nelspoort provides unique opportunities for growing and value adding should portions of the Sanatorium be converted to a POST HARVEST PROCESSING UNIT. Also see Nelspoort SDF.</p> <p>It is also proposed that the production capacity of the existing essential oils project be expanded further since this project has proved to be economically viable for fresh herbs. Such an expansion should be strengthened and supported by all levels of government.</p>
BFWA4.3	Create permanent and sustainable employment through the recycling of material / waste by establishing a composting and plant	Open areas to the east of town in the vicinity of the show grounds, the sewerage plant and the cemetery have potential for the establishment of a compost plant utilising solid waste from the nearby dump site and the sewerage sludge from the sewerage plant. The site is in close proximity to most of the townships.
	Create permanent and sustainable employment through the establishment of a recycling plant.	As per IDP (review 2003-2004). The facility is currently operated from the old abattoir site adjacent to the railway line. The improvement of the east-west local distribution axis will further improve accessibility to this facility (refer to Plan No. 04).
	Expand the "Arts and Crafts" initiative to include eight more	As per IDP (review 2003-2004). The current accessibility of the market poses a problem from a spatial planning perspective. It is

Reference No.	Strategy	Motivation
	facilities and a restaurant. Improve access to the facility.	proposed that improved access to the facility be investigated, prior to embarking on further expansion initiatives (refer to Plan No. 04)
	Establish mini-market in Kwa-Mandlenkosi to complement the "Arts and Crafts" initiative.	As per IDP (review 2003-2004). The expansion of the Arts and Crafts initiative is supported, provided that access to the site is improved (refer to Plan No. 04).
BFW A5	<i>Utilisation of Central Place Function</i>	
	Complete of phase 1 of sport facilities.	As per IDP (review 2003-2004) - refer to Plan No 04 .
BFW B	<p align="center">KPI: Institutional and Governance</p> <p align="center"><i>Facilitate, develop and maintain sustainable municipal institutional capacity</i></p>	
BFWB1.1	Implement effective, aligned and updated land use management by conducting a complete land use survey and upgrading and aligning the town planning schemes of Beaufort West, Nelspoort and Merweville	The town planning schemes for Beaufort West, Nelspoort, Merweville and the Rural Areas must be updated and aligned. Land use management plans should be biased towards the applications related to manufacturing, business development, tourism-related uses, and the establishment of informal markets
BFWB1.2		The updating of the Town Planning Scheme should be accompanied by a land-use survey to determine the current status of development.
BFW B2	Provide and implement sufficient institutional capacity for effective Land Use management	Effective land use management should be implemented to ensure that development applications comply with relevant legislation and are in accordance with the updated Town Planning Scheme. This will ensure that sites are not haphazardly allocated (open spaces utilised for the building of churches etc.).
BFW C	<p align="center">KPI: Health</p> <p align="center"><i>Facilitate and maintain accessible and affordable medical services for all residents within the jurisdiction area</i></p>	
	Establish an HIV / AIDS clinic to serve the communities of Rustdene and Kwa-Mandlenkosi	As per IDP (review 2003-2004). The clinic is proposed in Kwa-Mandlenkosi adjacent to the current Business Plaza. The site is accessible to both Zone 3 and Zone 4 residents, is of sufficient size and is serviced.
BFW D	<p align="center">KPI: Land and Housing</p> <p align="center"><i>Support and co-ordinate equal and sufficient access to land and housing</i></p>	
	Identify and investigate under utilised and suitable land within urban areas for emerging farmer settlement	A sub-contracted consultant conducted a fairly comprehensive audit of the potential areas for urban agriculture in February 2004. Existing initiatives were identified, resources in respect of agricultural inputs were briefly investigated and market potential was assessed. Proposals in this regard are presented under KPI: Social Development.

Reference No.	Strategy	Motivation
BFWD1	Increase understanding of urbanisation dynamics by conducting an urbanisation study to determine the impact of the settlement of farm workers on urban infrastructure.	The patterns and extent of urbanisation are not well understood. Once the extent is determined, the impact on the provision of land, housing and infrastructure must be re-assessed and programmed.
BFWD2.1	Improve access to land and subsequently additional public open space and facilities through the de-densification of Kwa-Mandlenkosi	The densities in Kwa-Mandlenkosi are such that slum circumstances will prevail if these densities are not reduced. The total re-planning and de-densification of Kwa-Mandlenkosi is proposed. The re-planning of the area (taking cognisance of existing development, streets and infrastructure) should include provision for the correct balance of non-residential uses (Refer to Plan No. 06)
BFWD2.2	Improve access, facilities and services to land by de-densifying areas where current densities result in slim circumstances by reserving land for low cost housing to the north-east of the Town	It is proposed that high-density housing expansion be focussed to the north-western quadrant of Beaufort West Town. This will ensure a more balanced development around the Town Centre, allowing all residents improved access to employment opportunities. In Volume 1 (Development Profile) it was estimated that approximately 52 ha land would be required to provide in the housing needs (for higher density housing) up to 2015.
BFWD2.3	Improve access, facilities and services to land by improving local distribution road infrastructure thus integrating townships better with the other parts of the town	In view of future housing expansion in the north-western quadrant of the town and large scale development in the south-western quadrant, access to the HTC (and other parts of the town) should be improved. The major local distribution routes have are indicated on Plan No. 05 . Road infrastructure upgrading would imply improving road surfacing, a total reconstruction of the current decaying road-over-rail bridge between the HTC and Toekomsrus.
	Limit housing expansion to the most appropriate locations as determined by resource availability, infrastructure and services.	Economically marginal settlements i.e. Nelspoort and Merweville have limitations with respect to the sustained availability and maintenance of resources, infrastructure and services. These threats to sustainable development should be critically assessed prior to embarking on further housing expansion.
BFW E	KPI: Infrastructure and Basic Services <i>Provide applicable infrastructure and the maintenance thereof</i>	
BFW E1	Identify priority investment areas	Areas of greatest need must be identified and prioritised. These priorities should assist in guiding decisions the BWM make in respect to future infrastructure investments (refer to Plan No. 07)
	Develop a public pool in Kwa-Mandlenkosi	As per IDP (review 2003-2004)
BFW F	KPI: Environment and Conservation <i>Create and maintain a clean healthy natural and built environment</i>	
BFW F1	Prepare an Environmental Management Plan	Include all environmental and open space systems as well as the proposed Biosphere Framework Plan in an Environmental Management Plan (refer to projects / programmes identified under the Biosphere Framework Plan – Section 4.2.) - Refer to (Plan No. 01 and Plan No 08)

Reference No.	Strategy	Motivation
BFW F2	Improve environmental awareness	Establish an environmental awareness committee to prepare an Environmental Awareness and Education Program.
BFW F3	Ensure effective law enforcement	Include regulations in municipal by-laws to prevent illegal dumping, littering and environmental protection measures.
	Update land-use management measures	The town planning schemes for Beaufort West, Nelspoort, Merweville and the Rural Areas should be updated and properly aligned in order to improve environmental conservation and management.
BFW G	KPI: Social Development Create a stable environment conducive to empowerment, Social development and community care	
BFWG1.1	Plan and implement agricultural empowerment projects in Areas 1, 5 and 6 (refer to Plan No. 09) to maximise the potential of agriculture to empower poor communities to care for themselves	It is widely accepted that agricultural development could provide one of the most cost-effective ways to create sustainable jobs, to improve food security, to address poverty at grass-root level, to improve quality of life through a healthier diet and to stimulate local economic growth.
		Current initiatives in Beaufort-West include Beaufort-West Hydroponics (an herb-producing project originally funded by the Department of Economic Development) and the Masakhane 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. The contact persons and telephone numbers are Keith Muller 083 4155 083 (Beaufort West Hydroponics) and 023 415 1608 (Masakhane and Masipilisane). Institutional involvement is spearheaded by Mr. Frikkie Smit of the Department of Social Services (Tel 023 414 2282).
BFWG1.2	Maximise the potential of agriculture to empower poor communities to care for themselves through the implementation of agricultural empowerment projects	The public open spaces as were indicated (see Plan No 09) were evaluated, as follows:
		Area 1 open areas to the east of town in the vicinity of the show grounds, the sewerage plant and the cemetery); by far the most suitable area for urban agricultural development due to the soil quality, the access to treated sewerage water, the possibility of compost from the solid waste dump site and the sewerage sludge, the short distance to most of the townships, the existing

Reference No.	Strategy	Motivation
		Masakhane project, relatively good security situation, and accessible open land for expansion. Most of the land is owned by the municipality.
		Area 2 lies within a power line servitude and is about 4 hectares in size. It is adjacent to schools and residential houses and is relatively flat. Agricultural potential is low and security and water supply would be problematic. Current use is for a soccer field and walking through. Not recommended for agricultural development.
		Area 3 is a big open area of approximately 7 hectares adjacent to schools, a police station and residential houses. Infrastructure consists of a dilapidated cycling track, an irrigation dam in reasonable condition, and old ablution block/clubhouse facilities that need serious renovation. The area is mostly flat and the soils are very shallow. Soccer fields (gravel surface) and old netball fields are present, but other than that the open space only serves as area to walk through. Agricultural potential is and therefore not recommended for agricultural development.
		Area 4 lies on the edge of the urban area and is approximately 10 hectares in size. There is no infrastructure, and a portion has been used extensively as a dumping site for construction rubble. The area is extremely rocky, uneven and the soils are shallow. Agricultural potential is low and security and water supply would be problematic. Not recommended for agricultural development. Some areas may be suitable for the planting of indigenous succulent species or prickly pears (see attached article on a potential project with <i>Dactylopius coccus</i> , or cochineal farming, being operated at Fraserburg) (Annexure D).
		Area 5 is the site at the southern entrance to the town where the Beaufort West Hydroponics project is situated. It is a few hectares in size but the soils are very shallow (< 300 mm deep), and it has been earmarked for future expansion of the herb tunnel farming activities of the existing project. Agricultural potential is low and security and water supply would be problematic. Not recommended for agricultural development apart from expansions of Beaufort West Hydroponics.
		Area 6 - Large commonage lands are situated to the north of Beaufort West, including the area taken up by the Springfontein Dam. Beaufort West Hydroponics is currently developing an open-air production plot in this area, utilising water from an existing borehole. There might be good possibilities for large-scale urban agricultural projects in this area if reliable, good quality water supply could be secured (there is a water pipeline not too far away). It is recommended that this possibility be investigated further. The disadvantage of this area is that it is quite distant from the townships where the labour force for the agricultural developments should be coming from. Providing a public transport service could possibly resolve this problem.
		In general, urban agricultural development in Beaufort West should focus on primary production through water-wise irrigation systems,

Reference No.	Strategy	Motivation
		<p>value adding and mass reduction through secondary processing, labour-intensive methods to create sustainable new job opportunities, "import" substitution of fresh produce, and products aimed at the passing tourist trade. New developments in the Cape Metropole to stimulate land reform and the emerging farming sector (like the new Philippi Market) is probably too far in distance from Beaufort West to have a significant effect. Nonetheless, all well-presented agricultural development initiatives, from home food gardens, community gardens, semi-commercial projects to commercial initiatives should be encouraged and supported, providing that no laws or by-laws would be transgressed, and that there would be equal and transparent access to public funds and facilities.</p>
<p>The Integrated Spatial Development Framework for Beaufort West is attached as Plan No. 10.</p>		

PLAN NO. 03

PLAN NO. 04

PLAN NO. 05

PLAN NO. 06

PLAN NO. 07

PLAN NO. 08

PLAN NO. 09

PLAN NO. 10

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

The character of the rural nodes forms an integral part of the general rural character. It is therefore important to protect the inherent visual, aesthetic and location qualities of the rural nodes. Heritage Conservation studies should be undertaken to identify these particular elements which need to be conserved.

9.1 DESIGNATION OF PLANNING ZONES FOR NELSPOORT

It is proposed that the zonings, as submitted by Makroplan as part of the Township Establishment application be adopted. These planning zones will underpin additional spatial strategies proposed as part of this SDF.

Table 9: Nelspoort Zoning

PROPOSED ZONE	ERVEN	AVE ERF SIZE	TOTAL AREA	% AREA
Res I	1 -159	768 m ²	126 742 m ²	26.6%
Res IV	160 -161	10146 m ²	20 292 m ²	6.4%
Business II	162 - 165	564 m ²	2256 m ²	0.5%
Institutional I	166 - 167 (school)	5715 m ²	11 429 m ²	7.6%
Institutional II	168 -169 (church)	3524 m ²	7047 m ²	1.5%
Institutional III	170 (Institution)	46213 m ²	92426 m ²	16.5%
Open Space I	171 -174	7234 m ²	28937 m ²	6.1%
Open Space II	175 - 178	22628 m ²	104910 m ²	9.5%
Authority	179 - 185	3989 m ²	23931 m ²	5.0%
Industrial	186	10269 m ²	10269 m ²	2.7%
Transport II			77910 m ²	16.3%
Undetermined	187	6303 m ²	6303 m ²	1.3%
TOTAL			477 317	100%

Source: Nelspoort Township Establishment Application - Makroplan 2002

9.2 ISSUES IDENTIFIED BY THE COMMUNITY

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

Table 10: Nelspoort Community Issues

	KEY PERFORMANCE AREA	ISSUE
A	Economical	Creation of a business centre for formal and informal business
B	Institutional	None
C	Health	None
D	Land and Housing	– Township establishment has not been finalised. No planning and project implementation can take place prior to the completion of the township establishment project

	KEY PERFORMANCE AREA	ISSUE
		– Construction of houses on vacant erven in Town and Kort Streets.
E	Infrastructure and basic services	Establishment of a community library.
F	Social Development	– Establishment of: <ul style="list-style-type: none"> – a community recreational complex. – Community Hall – Service Centre

Source: Beaufort West IDP 2002-2003

9.3 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

Table 11: Nelspoort Planning Strategies

	Strategy	Motivation
Nels A		<p>KPI: Economic Development</p> <p><i>Optimise tourism and business development for sustainable economic growth</i></p> <p>Aggressive Tourism Development</p> <p><i>Optimal usage of natural environment to promote the economy</i></p>
Nels A1	Establish a Rock Art Tourism Route	<p>Nelspoort is home to one of the world's richest rock-art traditions. Most of this rock art dates back several thousand years and most was done by the "San" or "Bushmen". The Nelspoort Rock Art Site, archaeologically known as "The Klipkraal Engraving Site" is between 50 and 10 000 years old. There are at present eleven different rock art sites at Nelspoort (Klipkraal) each immense in its value and for this reason this site should be declared a National Heritage site and elevated to Biosphere SPC B.a.. A full site report containing descriptions of each engraving and as far as possible the meaning and symbolic significance of each site has been prepared and each site has a GPS marking so that it can be easily located.</p> <p>The condition of the Klipkraal Site complex of rock engravings and gong rocks varies from fair to excellent.</p> <p>The site should be more widely marketed and a nominal visitor's fee should be payable. An information board with relevant details should be placed near the site and at all local tourist offices at the new "Gateway".</p>
Nels A2	Establish Flora Tourism Routes	<p>The Karoo has the largest variety of succulents found anywhere on earth. Over 900 species of plants are found in the Karoo biome, which is three times more than is found in the whole of Great Britain. Walking trails should be designed to provide maximum exposure to the Rock Art Tourism Route and the Flora Tourism Route to add maximum value to each tourist's visit to Nelspoort.</p>
Nels A3	Establish and upgrade facilities for Tourism Accommodation	<p>Tourist accommodation should be provided in Nelspoort, e.g. Bed and Breakfast venues, cottages (self catering) and budget-priced rooms (also self catering). Even accommodation in private homes should be provided for tourists and tourist groups. Vacant houses in Nelspoort, the homestead on the farm and vacant wards in the hospital could be renovated and transformed to accommodate larger tourist groups.</p>

Project: Beaufort West Municipality Spatial Development Framework – Development Framework (Volume 2)

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Status: Final Draft

Prepared by: BKS (Pty) Ltd

	Strategy	Motivation
Nels A4	Launch a tourism training and accreditation scheme	There is a general lack of professionalism, management, training and expertise in the tourism industry in the Karoo, and particularly in Nelspoort. Professionally accredited tourist guides and tourist accommodation management is needed. A training and accreditation scheme should be launched with the assistance of an accredited trainer.
Nels E2	Expedite Township regulation	Delays in the registration of Nelspoort as a township, as well as delays in the registration of the state farmland in the name of the community trust make planning proposals very difficult.
Nels A6	Convert the Sanatorium to a multi-purpose centre	The existing infrastructure of the sanatorium should be utilised to the fullest. Communities project proposals, such as the creation of a library, community hall service centre and business centre should be accommodated in the existing buildings of the Sanatorium. The design and layout of the sanatorium lends itself to the use of a multi-purpose centre.
	Emerging farmers and community-based development gardens	Planning proposals are restricted by the delays in the registration of the farm in the name of the community trust. According to the latest IDP, the Department of Social Services: Poverty Alleviation: PAWC is currently engaged in planning for feasibility studies in poor communities in all towns for the development of community vegetable gardens. Ample commonage land is available for small-scale farming and food gardens, in addition to the adjacent farm that was once a flourishing agricultural unit and experimental farm.
Nels A7	Establish an "essential oils" project as part of an intensive agriculture / emerging farmer projects and combines it with a value-adding facility to be established at Nelspoort (commercial oil extraction unit).	As per IDP (review 2003-2004). Essential oils used in cosmetics can be locally produced and value adding/mass reduction can take place that will increase the product value prior to transportation. The Nelspoort Sanatorium provides unique opportunities for value adding should portions of the Sanatorium be converted to a POST HARVEST PROCESSING UNIT. The oil extraction plant could possibly be shared with Beaufort West Hydroponics, who is currently in the process of expanding their production capacity.
Nels B	KPI: Institutional	
	Not applicable from a spatial planning perspective	
Nels C	KPI: Health <i>Expand and maintain medical facilities to improve access to affordable and accessible medical services</i>	
Nels C1	Streamline the functionality of the existing hospital facilities.	Maintain the primary health care clinic as part of the multi-purpose centre.
Nels D	KPI: Infrastructure and Basic Services	
	Developing and construction of bus and taxi parking, shelter and pavements.	As per IDP (review 2003-2004)
Nels E	KPI: Land and Housing	
Nels E1	Housing on vacant erven (101, 15, 126 - 133, 155 and 156) in town and 18 vacant erven in Kort Street.	As per IDP (review 2003-2004)

	Strategy	Motivation
Nels F	KPI: Social Development <i>Create a stable environment conducive to empowerment, social development and community care</i>	
Nels F1	Encourage en stimulate urban agricultural projects on suitable commonage land whilst ensuring equitable access to such land.	The Nelspoort experimental farm has good quality infrastructure for farming which is largely neglected. The Vuyani Development Trust has been established and currently awaits the transfer of land to start restoration of the farm and farming activities. The actions of the Trust are supported. Improvements to the water sources, and funding for the restoration of the neglected infrastructure would however be required. CASIDRA made practical proposals for various projects at the experimental farm and it is proposed that they be implemented. A suitable well-qualified farm manager should be appointed to manage and co-ordinate the development of the farm and the projects envisaged.
The Integrated Spatial Development Framework for Nelspoort is attached as Plan No. 11.		

PLAN NO. 11

10. MERWEVILLE SPATIAL DEVELOPMENT FRAMEWORK (CATEGORY D.D)

10.1 DESIGNATION OF PLANNING ZONES FOR MERWEVILLE TOWN

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

Table 12: Merweville Zoning

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

These planning zones will underpin all proposals made.

10.2 COMMUNITY ISSUES IDENTIFIED

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

Table 13: Merweville Community Issues

	Key Performance Area	Issue
A	Economic Development	Upgrading of bakery required Lack of sustainable business initiatives
B	Institutional	Credit control Management of town is not a transparent process.
C	Health	None
D	Land and Housing	None
E	Environment	Planting of trees in residential areas Upgrading of play parks
F	Infrastructure and basic services	Storm water Upgrading: Ds Pienaar and Skema Street. Street lights town area
G	Social Development	Increase in substance abuse : adults and youth

	Training for crèche teachers
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10.3 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

Table 14: Merweville Planning Strategies

	Strategy	Motivation
Merw A	KPI: Economic Development	
Merw A1	Establish an Urban agricultural project and recycling of bio-degradable waste into compost	Most of the fresh produce (mostly vegetables) consumed in Merweville is currently trucked in from Worcester. An urban agricultural project should be developed whereby residents could become involved in fresh food production for own use and for selling surplus produce to replace the imports into the town.
Merw A2	Poverty alleviation	<p>Spending of External Agencies:</p> <p>Dept of Social Services (PAWC) is currently conducting feasibility studies in poor communities in all towns for the development of community vegetable gardens.</p> <p>Dept of Agriculture (PAWC) provided R350 000 for community gardening in their 2004/2005 budget and R500 000 for pasture utilization by livestock.</p> <p>Dept of Land Affairs (National) accepted 38 LRAD land reform subsidy applications worth R775 000.</p>
Merw A3	Develop a tourism strategy	An aggressive tourism strategy is needed to bring external funds into the local economy and to break the poverty cycle and associated social problems. The characteristics that make Merweville unique e.g. guest farms, 4 x 4 routes, hiking trails, horse rides and night rides should be further developed and promoted.
Merw B	KPI: Institutional	
	Not applicable from a spatial planning perspective.	
Merw C	KPI: Health	
	Not applicable from a spatial planning perspective.	
Merw D	KPI: Land and Housing	
	Not applicable from a spatial planning perspective.	
Merw F	KPI: Infrastructure and Basic Services	
	Upgrading of stormwater in Ds Pienaar and Skema Street	As per IDP (review 2003-2004)
Merw E	KPI: Environment	
Merw E1	Planting of trees	Planting of trees in all residential areas
Merw E2	Clean up action	Cleaning of "kaaphuis" area
Merw G	KPI: Social Development <i>Create a stable environment conducive to empowerment, Social development and community care</i>	
Merw G1	Encourage and stimulate urban agricultural projects on suitable commonage land whilst	Suitable land for an agricultural empowerment project has been identified adjacent to the airstrip and soccer field in Merweville (refer to Plan No.12). This area may be suitable for vegetable

	Strategy	Motivation
	ensuring equitable access to such land.	gardens or the planting of prickly pears. The establishment of a vegetable garden is however dependent on the availability of good quality irrigation water.
Merw G2	Provide good quality water for the proposed urban agriculture project	As mentioned above, the critical issue that needs to be addressed is the availability of good quality irrigation water for a community-based vegetable project. Funds need to be sourced and allocated to bore for water, and to equip the borehole with pump and storage facilities for water. Fencing would also be a priority, since there may be a problem with goats and sheep roaming in the area.
Merw G3	Establish a mentoring programme	Another concern is the willingness of the local population to become involved in a project where hard labour and perseverance are involved, especially through the hot summer months. The identification, development and long-term involvement of strong leadership would be crucial, and the inputs of committed local mentors would also be highly beneficial.
The Integrated Spatial Development Framework for Merweville is attached as Plan No. 12 .		

PLAN NO. 12

11. LAND USE MANAGEMENT GUIDELINES (URBAN AREAS)

11.1 GENERAL GUIDELINES

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

- Urban sprawl should be limited through densification;
- Land within urban areas should be effectively used and higher residential densities promoted;
- Developments should be sustainable;
- The integrity of the environment should be protected and mitigating measures introduced where necessary;
- Conservation focus areas or green belts should be protected;
- Developments adjacent to or in close proximity of urban conservation worthy areas should be reviewed to ensure that any unsightly designs or designs not in aligned with the character of the Beaufort West town is prevented. Developments adjacent thereto should compliment and enhance these areas both in character and landscaping.
- Economic development should be optimised through nodal development. Clustering of supporting uses should be promoted and counter-productive clustering prevented;
- Developments with steep gradients (1:4) in 1:50 year floodlines and within ecologically sensitive areas should be avoided as far as possible.
- The utilisation of existing infrastructure should be optimised.
- Development should promote the social and economic integration of the town;
- All development should comply with current environmental and heritage conservation legislation.

11.2 HOUSING

Housing is viewed as a basic need and the effective planning and provision thereof is in the best interest of any Municipality. Formal housing should be developed in private ownership should be encouraged. Housing developments should be provided with adequate supporting basic service infrastructure, facilities and access to employment to ensure that it is sustainable.

11.2.1 General Guidelines

The following general guidelines should be applied for housing developments:

- Planning for housing development should in all instances precede demand to ensure that residents have uninhibited access to suitably serviced land for housing;
- Development should be in line with current National and Provincial Housing legislation, policy and standards;
- All residents should have equal access to housing and shelter;
- The provision of quality housing should be facilitated by the Municipality, but essentially driven by the community themselves;
- No free housing should be provided and all beneficiaries should provide some form of contribution; and
- Housing projects should be structured to assist in the skills transfer and capacity building.
- Esthetical standards and quality control practices should be applied.
- Sufficient and landscaped public open space should be provided;

11.2.2 Low-density Housing

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

- Additional land should be developed only if the percentage vacant erven fall below 15%.
- Lower densities than what is currently the norm in Beaufort West should not be allowed. Higher densities should in fact be promoted whilst complying to the density character of the surrounding environment;
- Conventional sewerage systems should be used. Developers applying to use septic tanks should submit proof that the prevention of ground water pollution is ensured;
- Permitted land -use are:

Table 15: Land use Management Guidelines for Low Density Residential Development

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

11.2.3 Medium-density Housing

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

- Additional land should be developed only if the percentage vacant erven fall below 30%.
- Housing should be provided in close proximity to collector roads and activity nodes such as schools, businesses etc.

- Densities and height should be in accordance with the Beaufort West Town Planning Scheme and current National and Provincial standards. It should be selected to compliment the character of the surrounding environment;
 - Conventional sewerage systems or alternative environmentally sound systems should be used;
 - A site development plan should be submitted and assessed in context of the surrounding environment;
 - All site development plans should include a landscaping strategy / proposal;
- Permitted land -use are:

Table 16: Land use Management Guidelines for Medium Density Residential Development

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

11.2.4 High-density Housing

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

- Additional land should be developed only if the percentage vacant erven fall below 40%;
- Sufficient access to employment and facilities should be provided. Housing should therefore be provided in close proximity to collector roads and activity nodes such as schools, businesses etc.
- Densities and height should be in accordance with the Beaufort West Town Planning Scheme and should compliment the character of the surrounding environment;
- Conventional sewerage systems or to alternative environmentally sound systems should be used;
- Sufficient bulk services have to be provided within the parameters of environmental legislation;
- A site development plan should be submitted and assessed in context of the surrounding environment;
- All site development plans should include a landscaping strategy / proposal;

Permitted land -use are:

Table 17: Land use Management Guidelines for High Density Residential Development

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

11.3 HISTORICAL TOWN CENTRE

Through the demarcation of various Zones within the HTC the focussed development of these zones could be achieved thus presenting the benefits of economy of scale. This does not mean that the zones are mutually exclusive in terms of land use but rather that these zones should become focus areas for the establishment of specific land uses.

11.3.1 General Guidelines

General guidelines applicable to the HTC:

- All developments should comply with current environmental legislation;
- The HTC should be strengthened by converging business uses and increasing access from other parts of Beaufort West to the HTC (providing sufficient public transport);
- Historical and heritage conservation buildings / areas should be protected,
- All developments should be strictly within the Karoo character and architecture;
- Intensity and scale should be in relation to the size of Beaufort West (should therefor not be too dense or buildings not too high);
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;
- Site development plans should be submitted for any new developments or for major reconstruction / upgrading of existing developments.
- Schools should not be allowed.

11.3.2 Tourist Orientated Development Zone Guidelines

Guidelines for the Tourist Orientated Development Zone:

- Uses related to the tourist sector should primarily be accommodated within this zone. These uses include tourist accommodation of any kind, any supporting uses such as curio shops, restaurants and tourist orientated entertainment.
- Specified and demarcated areas should be provided for informal traders. Only informal trade related to the tourism industry should be allowed;
- Historical buildings or heritage areas / elements should be available to the tourist industry.
- Medium density residential development will be permitted.

11.3.3 Business and Sport Orientated Development Zone Guidelines

Guidelines for the Business and Sport Orientated Development Zone:

- Municipal, office, retail, tertiary education and sport uses should primarily be accommodated within this zone.
- It is proposed that the eastern portion of this zone be developed to promote regional sport and sport related uses;
- Existing infrastructure and facilities should be utilised as far as possible;
- No informal trade should be allowed;
- Medium density residential development should be permitted.

11.3.4 Transport Orientated Development Zone Guidelines

Guidelines for the Transport Orientated Development Zone:

- All types of business use should be permitted;
- Businesses supporting the transport and public transport industry should be focussed within this zone. i.e. filling stations, take-away etc.
- Informal trade areas should be clearly demarcated and controlled.
- Medium density residential development should be permitted.

11.4 BUSINESS USE IN SUBURBS

- Business use in suburbs should be restricted to small convenience type uses;
- All developments should be designed strictly within the Karoo character and architecture;
- Neighbourhood centres should be central within existing and new residential development and be located at major road intersections.
- Business activities should not be conflicting to those provided in the HTC;
- Heights and densities should be in accordance with the Town Planning Scheme;
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;
- Suitable landscaping should be included in all developments.

Table 18: Land use Management Guidelines for Business Nodes in Suburbs

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

11.5 INDUSTRIAL

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

Table 19: Land use Management Guidelines for Industrial Development

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

11.6 INSTITUTIONAL

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

11.7 MUNICIPAL AND GOVERNMENT

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

Table 20: Land use Management Guidelines for Government Uses

Government Permitted land-use	
Government	Municipal-, district- and central government buildings and associated facilities aimed at providing basic services. This should include municipal offices, libraries, regional government offices, testing facilities, fire stations and emergency service centres.
Service facilities	Any service facilities under government control including sewerage and water works, solid waste dump sites, reservoirs, water towers, sub-stations etc.
Business	Any offices associated with government service delivery
Transportation	Bus- and taxi hold areas, lay-bye's and associated facilities
Temporary structures	Any temporary structure - on merit and approval of the Municipality.

11.8 SPORT AND RECREATION

- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Sports facilities should be optimised and duplication prevented. Sharing of facilities should be considered when applications are evaluated;
- All current environmental legislation should be complied with;
- Both active and passive recreation should be given attention when sport and recreation facilities are provided;
- Safety and security should be considered;
- Equal accessibility should be allowed for special needs users;

- Public private partnerships should be considered and creative funding options and business plans should be developed;
- The provision of facilities should be based on real demand (not only on request);
- Sport and recreation facilities should be standardised for the entire town,
- The multiple use of facilities should be promoted;
- Facilities should be centrally positioned with respect to the area it should serve;
- Facilities should as far as possible be combined with local business uses;
- Quality facilities should be established to ensure a balanced input between short term capital expenditure (development cost) and longer term maintenance costs;
- The development of sport and recreation facilities should promote the skills development and capacity building of local disadvantaged communities;
- An operational plan should be prepared to curb losses. Creative solutions to should be sought i.e. operations and management to be combined.

11.9 RESORTS

- Due to the urgent need for economic development and the potential for tourism development, the Beaufort West Municipality should consider applications on merit. Developers should be supported as far as possible with their initiatives;
- All current environmental legislation should be complied with;
- Resort developments should be assessed to ensure their long term sustainability;
- Design should compliment and be aligned with Karoo architecture and the ambiance of the town;
- The safety and security of the user should be considered;
- Designs should accommodate users with special needs;
- A site development plan should be submitted and should make provision for sufficient landscaping;
- The availability of infrastructure should be considered;
- The impact on the current road network and the availability of sufficient parking should be assessed;
- Public private partnerships should be considered for the development, maintenance and operation of caravan parks and camping areas;

Table 21: Land use Management Guidelines for Resort Developments

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

11.10 PUBLIC OPEN SPACE (P.O.S)

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

11.11 CONSERVATION FOCUS AREAS

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

11.12 URBAN AGRICULTURE

- Beaufort West has a scarcity of water and fertile land. The most fertile land is located between the Gamka and Kuils rivers to the south of the HTC. This area should therefore be maximised for the development of urban agriculture and other land-uses limited.

- Urban agricultural projects should be monitored and regulated in terms of the Agricultural Resources Act, (Act 43 of 1983);
- Water and compost from sewerage works should be utilised for agricultural purposes and the irrigation of POSs. Safety standards should however be adhered to.

11.13 BULK SERVICES

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

12. PROJECT IDENTIFICATION AND INVESTMENT FRAMEWORK

The following projects are identified in addition to those already registered as part of the IDP process (refer **Annexure A**):

Table 22: Project and Investment Framework

Reference Number	Strategy	Project	Estimate
Bioregion			
BioR 1	Determine potential for establishment or formalising of Conservation Areas by focussing on areas zoned B.c. (Ecological Corridors). Utilise these conservation areas to boost the tourism industry	Conservation Areas Study	
BioR2		Identification and upgrading of heritage areas (zoned Public Conservation areas)	
BioR 2	Increase the quality of the Buffer Zone around the Karoo National Park	Rehabilitation areas study - improve Karoo National Park Buffer Zone	
BioR3	Improve the quality of the both conservation and extensive agriculture through identifying areas for rehabilitation with specific focus in the eradication of invader plants	Rehabilitation areas study - eradication of invader plants	
BioR4	Protect areas SPC A and B areas	Compile a fire management plan	
Beaufort West			
KPI: Economic Development			
Objective: Stimulate, strengthen and improve the economy for sustainable growth			
BFWA1.1.1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Tourism Orientated Development Zone	Historical building renovation survey	
BFWA1.1.2		Feasibility study for the relocation of the "old jail" and changing of land-use rights of the site to allow for business and office use (focusing on facilities and services for the tourist) I.e "Gateway"	

Reference Number	Strategy	Project	Estimate
BFWA1.1.3		Investigate access to the "Old Jail" / "Gateway".	
BFWA1.1.4		Investigate the feasibility of providing a "theme park" as part of the proposed "Gateway" development	
BFWA1.1.5		Feasibility study for the construction of a new correctional services facility	
BFWA1.2.1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Business and Sports Orientated Development Zone Also Utilise the Central Place Function	Feasibility study for upgrading of sport facility to a regional facility	
BFWA1.2.2		Investigation into the establishment and development of a Tertiary Education Facility	
BFWA1.2.3		Investigation into a suitable property for a centralised Municipal office	
BFWA1.3.1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Transport Orientated Development Zone	Improve access to the Arts and Crafts market	
BFWA1.3.2		Issue tender for the development of a petrol station adjacent to the arts and crafts market.	
BFWA1.3.3		Issue tender for the conversion and development of the caravan park into a "meat emporium"	
BFWA1.4.1	Eliminate the negative impact heavy vehicles have on the HTC renewal by redirecting such traffic to a special National Freight Transport axis	Short term: Investigation into the development of a dual road system, Donkin and Nuwe Street	
BFWA1.4.2		Longer Term: Feasibility study and business plan for the development of a freight transport route including the route alignment, two interchanges, one road-over-rail-bridge and development of a freight transport node	
BFWA1.5	Maximise the income generating potential of the freight industry for the town by establishing a Freight Transport	Longer Term: Feasibility study and business plan for the development of a	

Reference Number	Strategy	Project	Estimate
	Orientated Development Zone	freight transport development zone along the freight transport axis	
BFWA1.6.1	Increase access to the HTC and promote integration of the town	Investigate the potential of providing off-street parking arcades	
BFWA1.6.2		Upgrade the east -west local distribution axis	
BFWA2.1	Maximise the benefits of the existing HTC by implementing the detail urban design proposals for the HTC as contained in the Beaufort West Structure Plan	Prepare a detail urban design framework and business plan as per BFW Structure Plan	
BFWA3.2.1	Optimise the use of the natural environment to promote the economy by establishing a Recreation Orientated Development Zone	Investigate the feasibility of providing a caravan park, and camping site and developed walkways	
BFWA3.2.2	Optimise the use of the natural environment to promote the economy	Study of the development opportunities of the Springfontein dam for sport and recreational purposes	
BFWA3.2.3		Investigate the tourism potential of the bird sanctuary	
BFWA4.1	Import replacement through local production by expanding the dairy and feeding farm to include a vegetable garden	Feasibility of the establishing a vegetable garden adjacent to the solid waste dump site	
BFWA4.2.1	Capitalise on the benefits and "lessons learnt" of successful emerging farmer settlement projects in the area	Improve access to the hydroponics tunnel project.	
BFWA4.2.2		Investigate the feasibility of expanding the production capacity of the essential oils project	
BFWA4.3	Create permanent and sustainable employment through the recycling of material / waste by establishing a composting and recycling plant	Feasibility of an establishing a compost and recycling plant between the sewerage works and the solid waste dump site.	
KPI: Institutional and Governance			
Objective: Facilitate, develop and maintain sustainable municipal institutional capacity			
BFWB1.1	Implement effective, aligned and updated land use management by conducting a complete land use survey and upgrading and aligning the town	Revise, update and align Town Planning schemes for Beaufort West, Nelspoort and Merweville.	

Reference Number	Strategy	Project	Estimate
BFWB1.2	planning schemes of Beaufort West, Nelspoort and Merweville	Land-use survey - all towns, including confirmation of state owned land.	
BFWB2	Provide and implement sufficient capacity for effective land use management	Capacitate an official to update the revised town planning schemes on a continuous basis	
KPI: Land and Housing Objective: Support and co-ordinate equal and sufficient access to land and housing			
BFWD1	Increase understanding of urbanisation dynamics	Initiate an urbanisation study on farm workers	
BFWD2.1	Improve access, facilities and services to land by de-densifying areas where current densities result in slim circumstances.	Re-plan Kwa Mandlenkosi (layout planning) - de-densification	
BFWD2.2		Reserve land and initiate layout planning of Toekomsrus expansion area (including supporting land-uses)	
BFWD2.3		Improve / upgrade local distribution axis and upgrade the road-over-rail bridge between the HTC and Toekomsrus	
KPI: Infrastructure and Basic Services Objective: Provide applicable infrastructure and the maintenance thereof			
BFWE1	Focus infrastructure investment on areas of highest need	Identify priority spending areas through further SDF revisions	
BFWE2	See BFWD2.3 above.	See BFWD2.3 above.	
KPI: Environment Objective: Create and maintain a clean healthy natural and built environment			
BFWF1.1	Create and maintain a clean healthy natural and built environment	Prepare and EMP for Beaufort West, Nelspoort and Merweville	
BFWF1.2		Establish an environmental awareness committee	
BFWF1.3		Amend municipal by-laws	
KPI: Social Development Objective: Create a stable environment conducive to empowerment, social development and community care			

Reference Number	Strategy	Project	Estimate
BFWG1.1	Maximise the potential of agriculture to empower poor communities to care for themselves through the implementation of agricultural empowerment projects	Prepare a business plans for agricultural empowerment projects in Area 1(vegetable garden), and Area 6 (Essential oils)	
BFWG1.2		Feasibility study for a prickly pear plantation in Area 4	

Nelspoort			
KPI: Economic Development			
Objective: Stimulate, strengthen and improve the economy for sustainable growth			
NelsA1.1	Optimal usage of the natural environment to promote the economy	Upgrade existing rock-art site to accommodate tourists	
NelsA1.2		Develop marketing material and signage for rock-art site	
NelsA1.3		Develop flora hiking trails	
NelsA1.4		Develop marketing material and signage for flora trails	
NelsA2.1	Optimise tourism and business development for sustainable economic growth	Plan and implement tourism training programmes	
NelsA2.2		Revise, update and align Town Planning schemes for Beaufort West, Nelspoort and Merweville (refer BFW above)	
KPI: Social Development			
Objective: Create a stable environment conducive to empowerment, social development and community care			
NelsF1.1	Maximise the potential of agriculture to empower poor communities to care for themselves through the implementation of agricultural empowerment projects	Re-plan / design the Nelspoort Sanatorium to function as a multi-purpose centre	
NelsF1.2		Expedite the finalisation of township establishment and the transfer of the Nelspoort farm to the Community Trust	
NelsF1.3		Implement a management support programme for the Nelspoort farm	

Reference Number	Strategy	Project	Estimate
NelsF1.4		Improve water delivery to the farm (investigation into provision of an additional borehole)	
Nels1.5		Feasibility study into the establishment of a Post Harvest Processing Unit (PHPU) in the Nelspoort Sanatorium	
NelsF1.6		Implement CASIDRA farming proposals	

Merweville			
KPI: Economic Development			
Objective: Stimulate, strengthen and improve the economy for sustainable growth			
MerwA1	Optimal usage of the natural environment to promote the economy	Develop a tourism route between Merweville and the SALT telescope	
MerwA2.1	Optimise tourism and business for sustainable economic growth	Conduct a historical building restoration survey	
MerwA2.2		Develop a tourism strategy	
KPI: Social Development			
Objective: Create a stable environment conducive to empowerment, social development and community care			
MerwF1.1	Maximise the potential of agriculture to empower poor communities to care for themselves through the implementation of agricultural empowerment projects	Feasibility study for an agricultural empowerment project adjacent the soccer field, including the provision of an additional borehole and windbreakers	
MerwF1.2	And Import replacement through local production		Implement a mentoring programme for the Merweville agricultural empowerment project

13. FUTURE STATUS OF THE SPATIAL DEVELOPMENT FRAMEWORK

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

Furthermore “a spatial development framework contained in an integrated development plan prevails over a plan as defined in section 1 of the Physical Planning Act, 1991 (Act No. 125 of 1991).

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

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