

3.4 URBAN SETTLEMENTS AND HIERARCHY

3.4.1 Hierarchy and Role of the Settlements

The Beaufort West Local Municipality is situated within the Central Karoo District Municipality. This local municipality is also the largest municipality within the district and home to the main administrative town in the district, Beaufort West. The Beaufort West Municipality was established in 1837 and is consequently the oldest municipality in South Africa.

The main urban areas within the Beaufort West Municipality are:

- **Beaufort West**
The town is the main/regional administrative centre for the district and local municipality. The town is centrally located within the Beaufort West Municipality along the N1 national road.
- **Merweville**
The town used to be an agricultural service centre situated in the west of the municipality providing basic services to the surrounding rural and agricultural areas. This role has however significantly reduced resulting in the town being mostly a rural residential settlement with limited agricultural activities.
- **Murraysburg**
The historical town of Murraysburg is situated in the east of the municipality and used to function as an agricultural service centre. This role has drastically decreased with the town currently only offering very limited activities and opportunities. The town has stronger functional linkages to Victoria West (some 90km north of it) and Graaff-Reinet (some 90km east of it) than to any settlements in the municipality itself as it is located some 150km from Beaufort West.
- **Nelspoort**
The town is situated along a loop road off the N1 national road north of Beaufort West. The town has very limited facilities and mainly functions as a rural residential settlement. A hospital, for the treatment of tuberculosis and later also psychiatric patients, was established here and was one of the main economic drivers in the town. Today the hospital is still in operation but with very low occupancy. At present there are limited agricultural activities on the outskirts of the town offering some economic opportunities.

The national and arterial movement routes through the municipality are:

- N1 national road – running diagonally through the municipality and the town of Beaufort West. This route is the main movement route between Cape Town and Johannesburg.
- N12 arterial – running in a southerly direction from Beaufort West to Oudtshoorn.

A number of main roads link with the N1 national road and facilitate movement to rural areas in the Beaufort West Municipality and nearby towns in adjacent municipalities. These main roads are as follows:

- R353 – cuts across the western corner of the municipality and the link between Leeu-Gamka and Fraserburg.
- R381 – between Beaufort West and Loxton in the north.
- R61 – between Beaufort West and Aberdeen in the east.
- R306 – between Beaufort West and Rietbron in the south east.
- R63 – link between the N1 and Murraysburg which further extends to Graaff-Reinet in the east.

The railway line between Cape Town and Johannesburg diagonally traverse the municipality and is used for the transportation of freight and passengers. Popular commuter services along this route are offered by the Shosholoza Meyl and Blue Train. Within the Beaufort West Municipality a number of railroad stations are located along this line (Luttig, Letjiesbos, Renosterkop).

The following sections provide a more detailed description of the main settlements in the municipality.

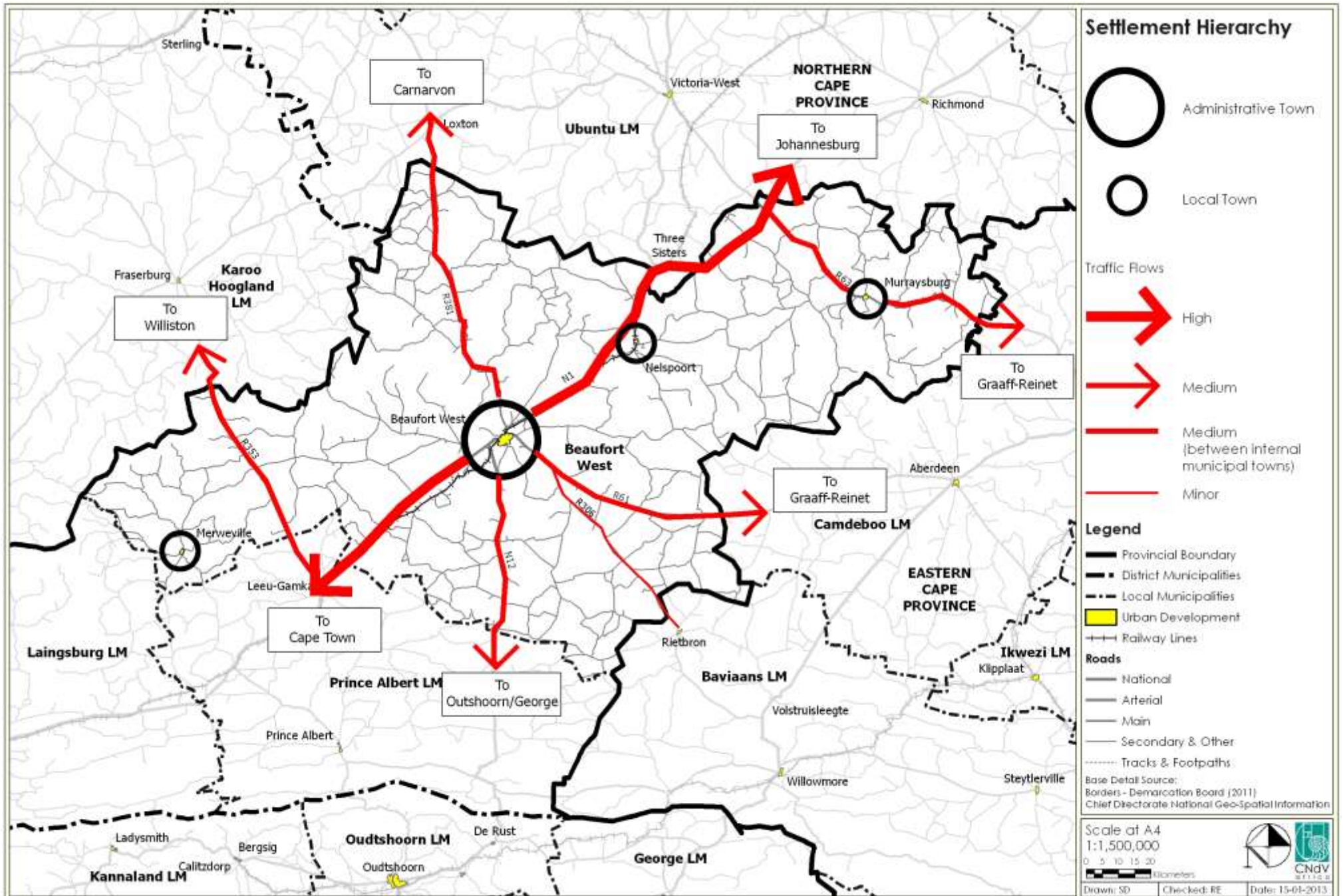


Figure 3.4.1 Hierarchy of Settlement, Linkages and investment priority

3.4.1.1 Beaufort West (± 34,069 people) Census 2011

- The town Beaufort West was founded in 1818 on the farm Hooyvlakte. This was seen as an ideal location due to the availability of water and it being close to the Nieuveveld Mountains.
- The town was initially called Beaufort, so called by Lord Charles Somerset in honour of his father, the fifth duke of Beaufort. The name of the town was changed to Beaufort West in 1861 to eliminate confusion with Fort Beaufort and Port Beaufort
- The first town hall in South Africa, constructed in 1864, still stands here today.
- Many examples of old Karoo architecture are still found in the town today.
- Professor Chris Barnard who performed the world's first heart transplant was born here. He was the son of Reverend Adam Barnard who preached in the little church next to the town hall. The Barnard family lived in the house adjacent to the town hall. Both these buildings form part of the Beaufort West Museum.
- One of the main economic drivers for the town today is its location on the N1 national route between Cape Town and Johannesburg. Large amounts of trucks and motor cars travel through the town, along Donkin Road, on this route. A number of shops, restaurants and accommodation types have established in Beaufort West to serve the passing commuters.
- The town offers many business and shopping opportunities which include two shopping centres, one located in the south of the town and another in the centre of town. Beaufort West is also home to the Central Karoo District Municipal offices.
- Facilities offered here include: Primary and high schools, sports facilities, museums, a library, a hospital and a 9 hole golf course.
- The town serves as service centre for the surrounding sheep and Angora goat farming areas (famous for its mutton).
- Spatially two rivers, the Gamka River and Kuils River, and the railway line segregate the town.
- The historical town is located between the two rivers along Donkin Street. The higher income residential areas are situated to the east of the Gamka River, south of the Springfontein Dam. The lower income communities (Hillside, New Town, Rustdene and Mandlenkosi) are situated west of the Gamka River. Hillside is further segregated from the rest of Beaufort West by the railway line.
- 5km west of the town lies the Karoo National Park, an important tourist attraction, with economic benefits for Beaufort West.
- The town is a regional service centre with medium growth potential (stable settlement), a low economic base and with high social needs (University of Stellenbosch and CSIR, September 2010).



a. Beautifully restored buildings along Donkin Street in the centre of Beaufort West



d. Commercial uses along Bloem Street



b. View along Donkin Street indicating commercial uses



e. Pedestrian railway crossing



c. The Beaufort West Mall in the south of the CBD (Donkin Street and Danie Theron Street)



f. Cycle and pedestrian lanes along Mandlenkosi Street, Mandlenkosi

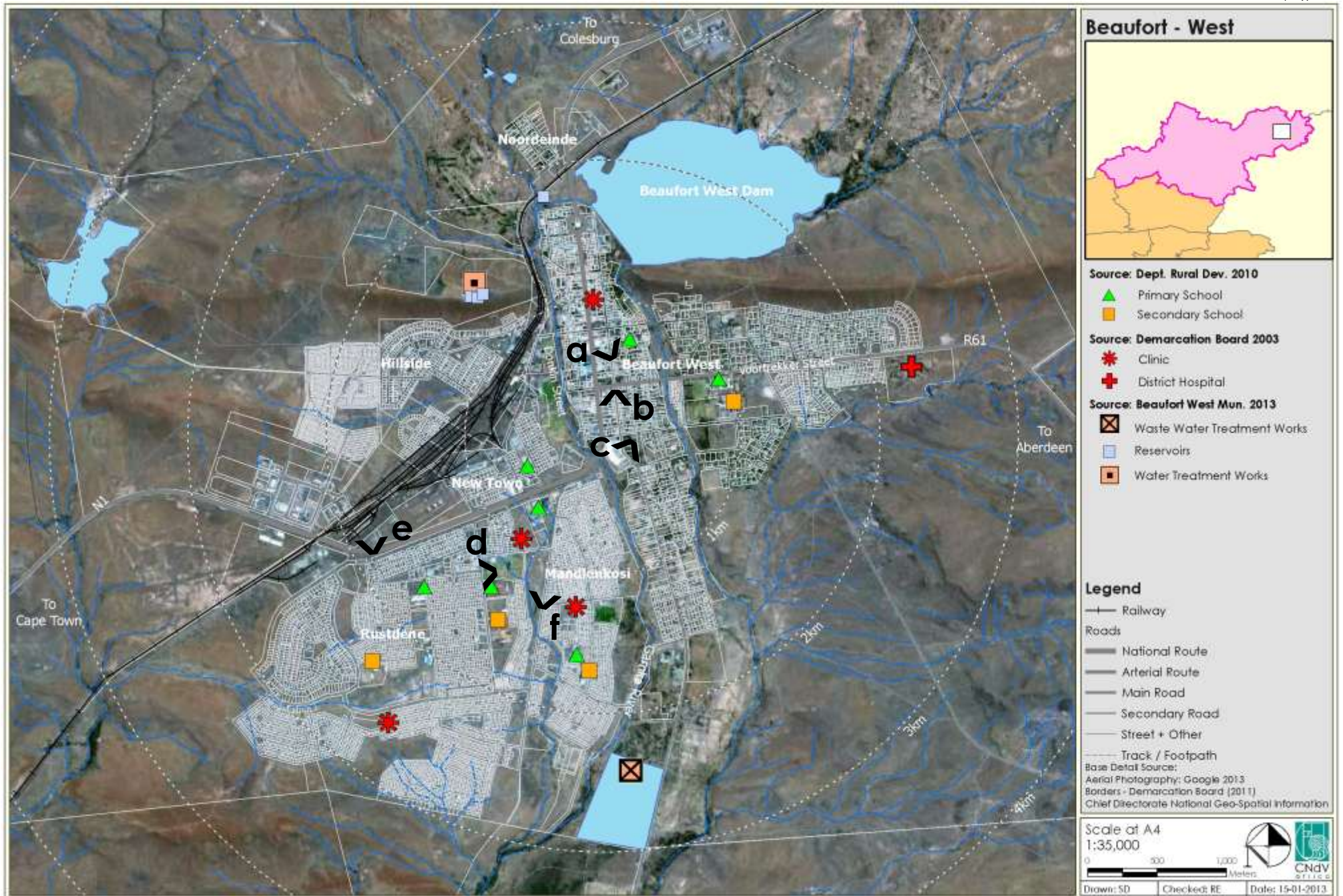


Figure 3.4.1.1 Aerial Photograph: Beaufort West, with letters indicating where the photographs on the previous page were taken

3.4.1.2 Merweville ($\pm 1,592$ people) *Census 2011*

- The small town of Merweville was established in 1904 on the farm Vanderbylskraal and was named after Reverend Van Der Merwe, the then minister of the Dutch Reformed Church in Beaufort West.
- The town served as service centre for the surrounding agricultural areas. This role has significantly dwindled and the town is left with very limited economic opportunities.
- Facilities offered in the town include: Primary schools, a clinic and a general dealer.
- The original town is characterised by some beautifully restored buildings, some of which have been turned into guest accommodation.
- The town is segregated by the Vanderbylskraalleegte River. The low income area lies to the west of the river and the main town to the east.
- The town has a low development potential (coping settlement) with very high social needs (University of Stellenbosch and CSIR, September 2010).



a. A restored house in the centre of town



d. Stone structures along Loop Street



b. Large residential properties in the east of Merweville utilising windmills and small retention dams



e. The Merweville NG Kerk



c. The Vanderbyls Kraalleegte River crossing (one of only two links across the river)



f. The low income area viewed down Loop Street



3.4.1.3 Murraysburg (± 5,069 people) Census 2011

- The town of Murraysburg was established on the Farm Eenzaamheid in 1855 as a “church town”. The town was named after Rev. Andrew Murray, minister of the Dutch Reformed Church in Graaff-Reinet.
- The main source of income in the town is in the agricultural sector.
- The town has very limited economic activity and there is only a limited range of facilities. These include: schools, a clinic, a sports field and a few shops.
- The historical town has some beautifully restored old houses and a church dating back to 1856.
- Tourism activities offered in and around the town include: hunting, bird watching, stargazing, fly-fishing, hiking, fossil viewing, photography tours and donkey cart rides.
- The lower income, higher density neighbourhoods of the town are situated to the south of the main town. Large pieces of vacant land separate the two areas.
- Murraysburg has been identified as a settlement with very low development potential (struggling settlement) and very high social needs.



a. Entrance into Murraysburg



d. Architecture along Market Street



b. Lei-water system along Sir Geirge Grey Street



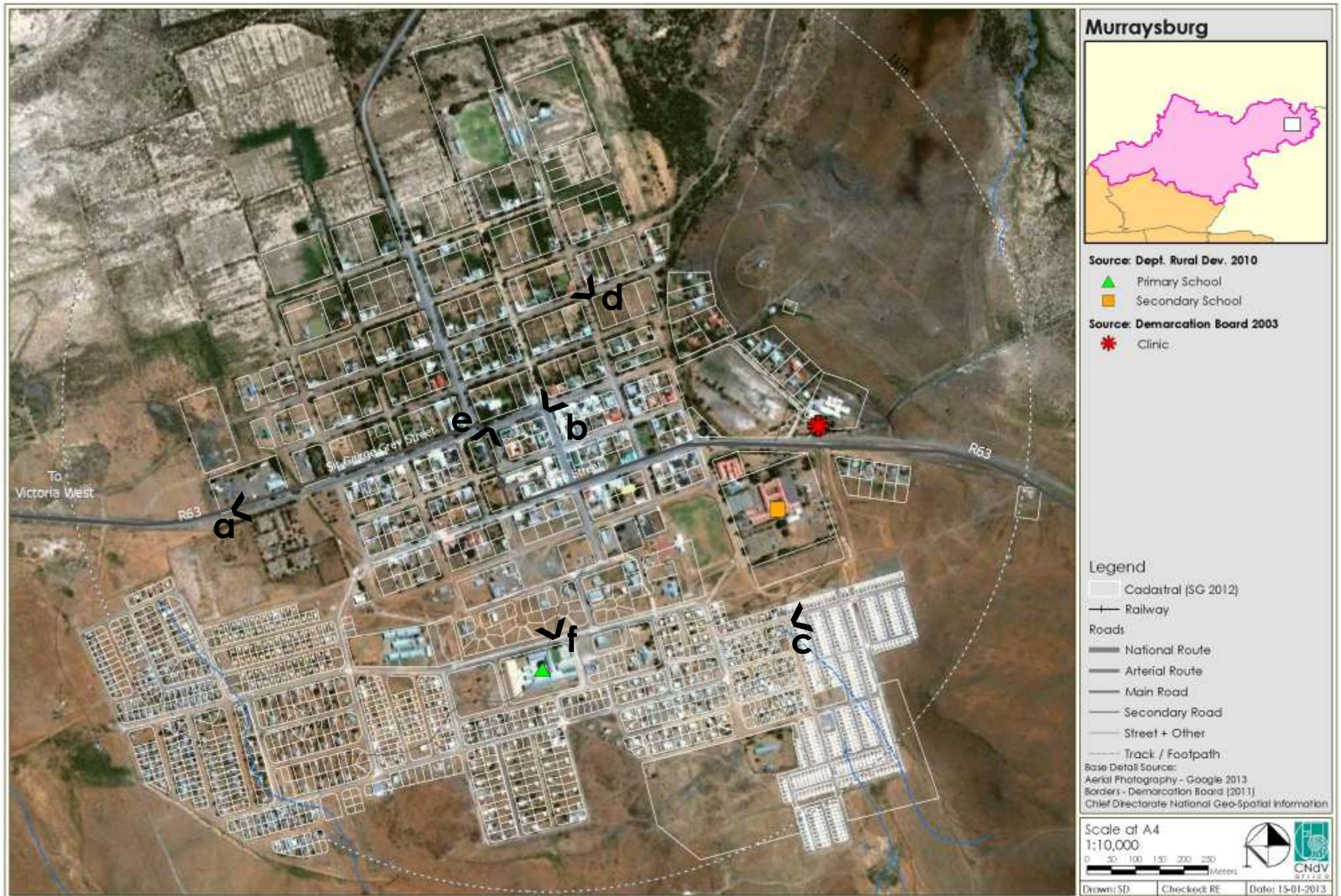
e. The church in Sir Geirge Grey Street



c. Mountain View Extension east of Endurance Street



f. Vacant land within the town viewed towards the old town centre



3.4.1.4 Nelspoort (±1,696 people) *Census 2011*

- The town of Nelspoort was established when number of farmers established their homes here.
- The town also became a haven for those with chest ailments and in 1924 the first “chest hospital” was established here mainly for the treatment of TB sufferers. In 1969 the first psychiatric patients were admitted to the hospital, mainly due to the decline of TB patients due to sufferers being able conduct home based treatment. Today the hospital is still in operation but with very low occupancy.
- The town offers extremely limited economic opportunities with no business or commercial areas.
- The town has a few facilities including: a police station, primary school and a hospital.
- The centre of the town is characterised by deserted buildings, some of which have become dilapidated.
- The railway line separates the hospital from the rest of the town. Access across the railway line is provided by means of a underpass.
- Between the town and the Sout River to the east there are some agricultural activities.
- Bushman and Khoi rock paintings and engravings are found throughout the “koppies” around Nelspoort.



a. Entrance into Nelspoort with the sanatorium in the foreground



d. View of the railway underpass



b. Large vacant property between the access road and railway line



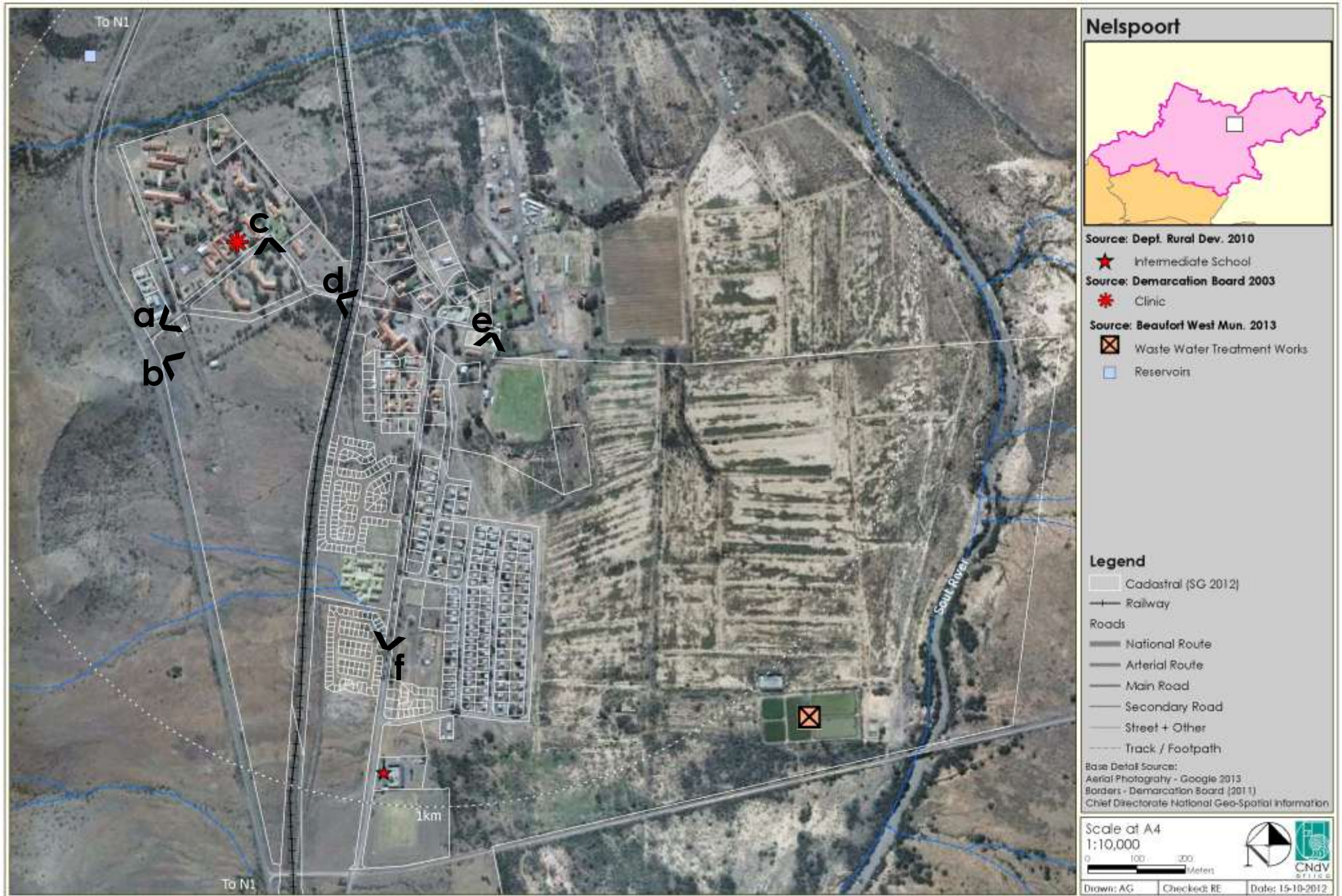
e. Vacant / undeveloped properties within the town



c. One of the poorly maintained under-utilised buildings in the old part of town



f. Low income housing in the south of Nelspoort (note the broken windows from the hail storm – December 2012)



3.4.2 Transportation

3.4.2.1 Major Road and Rail Routes

The major roads in the Beaufort West Municipality are the N1 and N12. The N1 leads diagonally across the municipality in a south westerly/north easterly direction between Leeu-Gamka in the south and Three Sisters in the north through the town of Beaufort West. The N12 runs in a southerly direction from Beaufort West town to Oudtshoorn.

Other provincial roads of importance include:

- R353 that runs northwards to Fraserburg from Leeu-Gamka (in the west of the municipality);
- R381 that branches off the N1 at Beaufort West and runs northwards to Loxton;
- R61 that runs in an easterly direction from Beaufort West to Aberdeen;
- R306 that branches off the R61, running in a south westerly direction to Willowmore.
- R63 connecting Murraysburg in the east of the municipality with Victoria West in the north-west and Graaff-Reinet in the south east.

3.4.2.2 Public Transport

Beaufort West town is the only town with dedicated public transport which consists of a single bus, sedan taxis and minibus taxi's. Table 3.4.2.2 indicates the mini bus taxi services operating in the municipality.

Origin	Destination rank	Trip length	Operator
Beaufort West taxi rank	Beaufort West taxi rank (radial route)	0.9–4.9 km	Various operators
Nelspoort (not from a rank)	Beaufort West taxi rank	50 km	Wiegies Transport
Beaufort West bus stop	Beaufort West bus stop (fixed circular route)	11.38 km	De Klerk Busdiens

Table 3.4.2.2 Minibus taxi services (source: Beaufort West Municipal Integrated Transport Plan, 2009 – 2013).

The only minibus taxi rank is located in Beaufort West town. The municipality is responsible for maintaining the facility. The facility provides for 12 taxis. No improvement priorities were detailed in the Integrated Transport Plan, 2009 – 2013.

3.4.2.3 Non-Motorised Transport

Pedestrian and cycle paths have been provided for in Kwa-Madlenkosi. These paths don't extend past the bridge into town and don't provide access to the shopping mall. Integration of the paths with the sidewalks has also been noted as poor (Integrated Transport Plan, 2009-2013).

3.4.2.4 Air Transport

A privately owned airport is located outside the town of Beaufort West. The local authority is planning to facilitate the reconstruction of this facility (Integrated Transport Plan, 2009-2013).

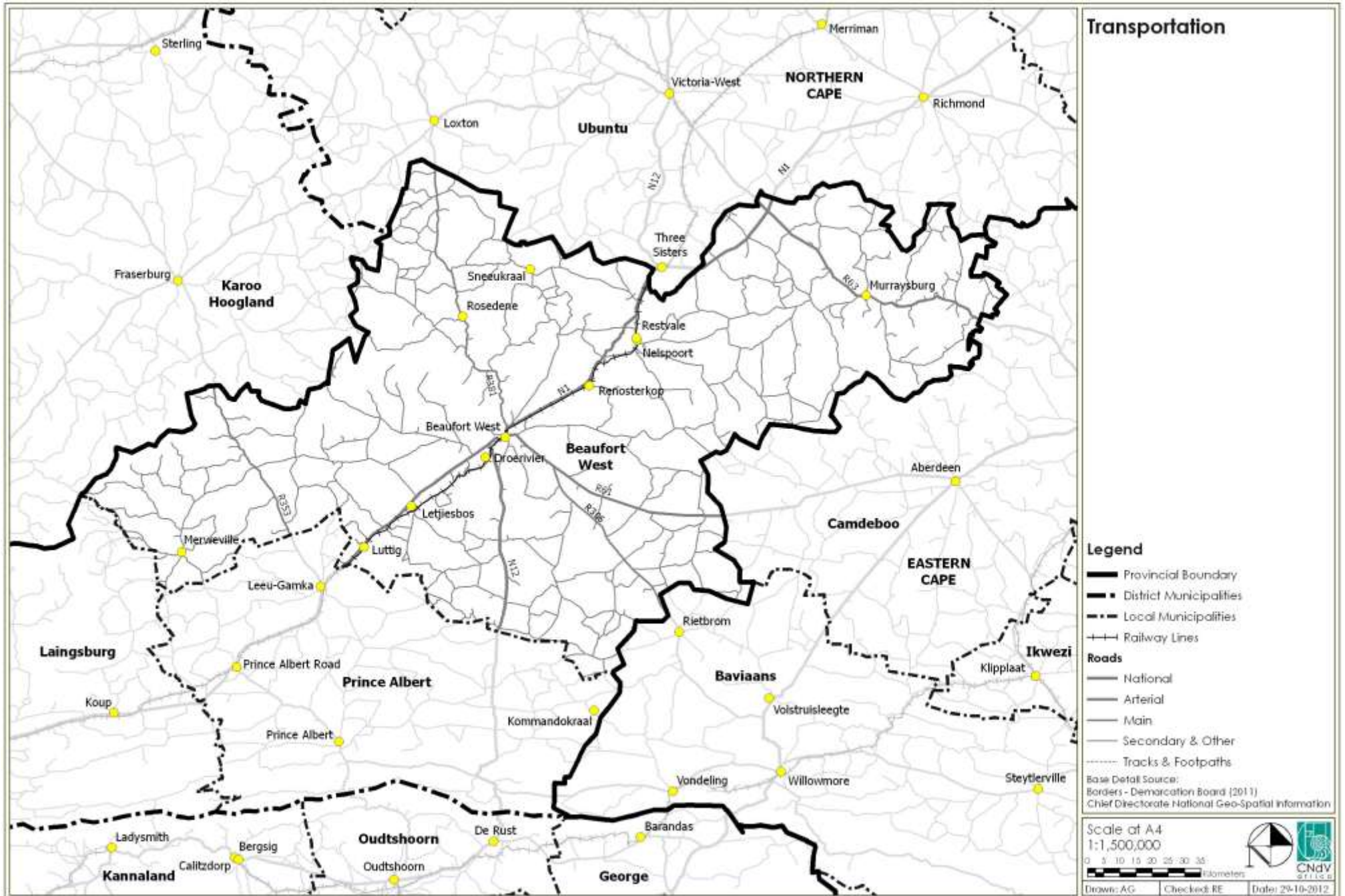


Figure 3.4.2.1 Transportation

3.4.2.5 Transport Improvement Proposals

A proposed phased implementation plan for NMT in Beaufort West is shown in Figure 3.4.2.5.

The proposal includes improvements to road infrastructure, public transport, planning and feasibility studies and pedestrian facilities in the town of Beaufort-West. The various proposed upgrading projects have been prioritized per identified improvement category.

Implications for Beaufort West Municipality

- An efficient road network is crucial in promoting the economy of a municipality. The required upgrades to roads and the construction of new roads and should be undertaken to not stifle ongoing economic growth.
- A public transport and non-motorised transport system focussed on integrating the main settlements should be implemented.
- The existing airport should be maintained and managed to ensure the maximum benefit of this facility.
- Developments close to the airfield or airport should not be allowed within the 55dBA and higher noise zones.



Figure 3.4.2.5 Proposed phased NMT Implementation Plan

3.4.3 Solid Waste Management

The solid waste disposal sites are shown on Figure 3.4.3.1.

According to the Beaufort-West Urban Restructuring Framework, the landfill site at Beaufort-West is of an adequate capacity, but is however in need of upgrading. The waste disposal site at Nelspoort needs to be relocated from the Salt River salt plains.

Key findings highlighted in the Integrated Waste Management Plan of 2005, is that there is a major lack in personnel and equipment. Another issue that was brought up is the licencing of the landfill sites in Merweville, Nelspoort and Murraysburg (BWM IDP, 2012-2017). Because the IWMP is outdated, a new plan should be developed and implemented.

Refuse Removal	2007	2011
Removed by local authority/private company at least once a week	8 476	10 960
Removed by local authority/private company less often	27	36
Communal refuse dump	15	148
Own refuse dump	596	1 777
No rubbish disposal	32	111
Other	0	58
Total	9 146	13 090

Table 3.4.3.1 Refuse removal 2007 and 2011 (Census 2011 and Community Survey 2007)

Table 3.4.3.1 shows that the majority of individuals have refuse collection services occurring once a week. An increase occurred with regards to no rubbish removal and communal refuse dumping between 2007 and 2011. However, the greatest increase took place with individuals using their own refuse dump.

All collected waste is disposed at the local waste disposal sites.

Implications for Beaufort West Municipality

- The Nelspoort waste site is undergoing a 24G application.
- The Merweville waste site is undergoing a Waste Management Licensing process.
- According to the Municipality, the Murraysburg waste site is not ideally located due to its proximity to an aquifer.
- According to the Department of Environmental Affairs (DEA), there is no waste management licence application in process for the Murraysburg waste disposal facility. The site is identified on the provincial list of 75 sites to be closed and rehabilitated (financed by DEA).
- An additional Waste Site for Murraysburg has not been identified which will replace the one that will be closed. This will have significant operational cost implications for the municipality if it needs to transfer waste a long distance each week to another waste site (i.e. 160km between Murraysburg and Beaufort West).
- The waste site in Beaufort West has a maximum of 2 years airspace remaining. An application for a Material Recovery Facility (MRF) at the Beaufort West waste site was submitted to the DEA&DP. If properly managed, the MRF will extend the Beaufort West landfill airspace.
- Waste management strategies are to be developed and implemented throughout the municipality.
- Opportunities for waste separation and recycling at the existing land fill sites should be investigated. These can also assist with low skilled job creation.
- Any new development, including housing needs to consider and plan for the integrated management of the waste that will be generated during the development phase and the operational phase.

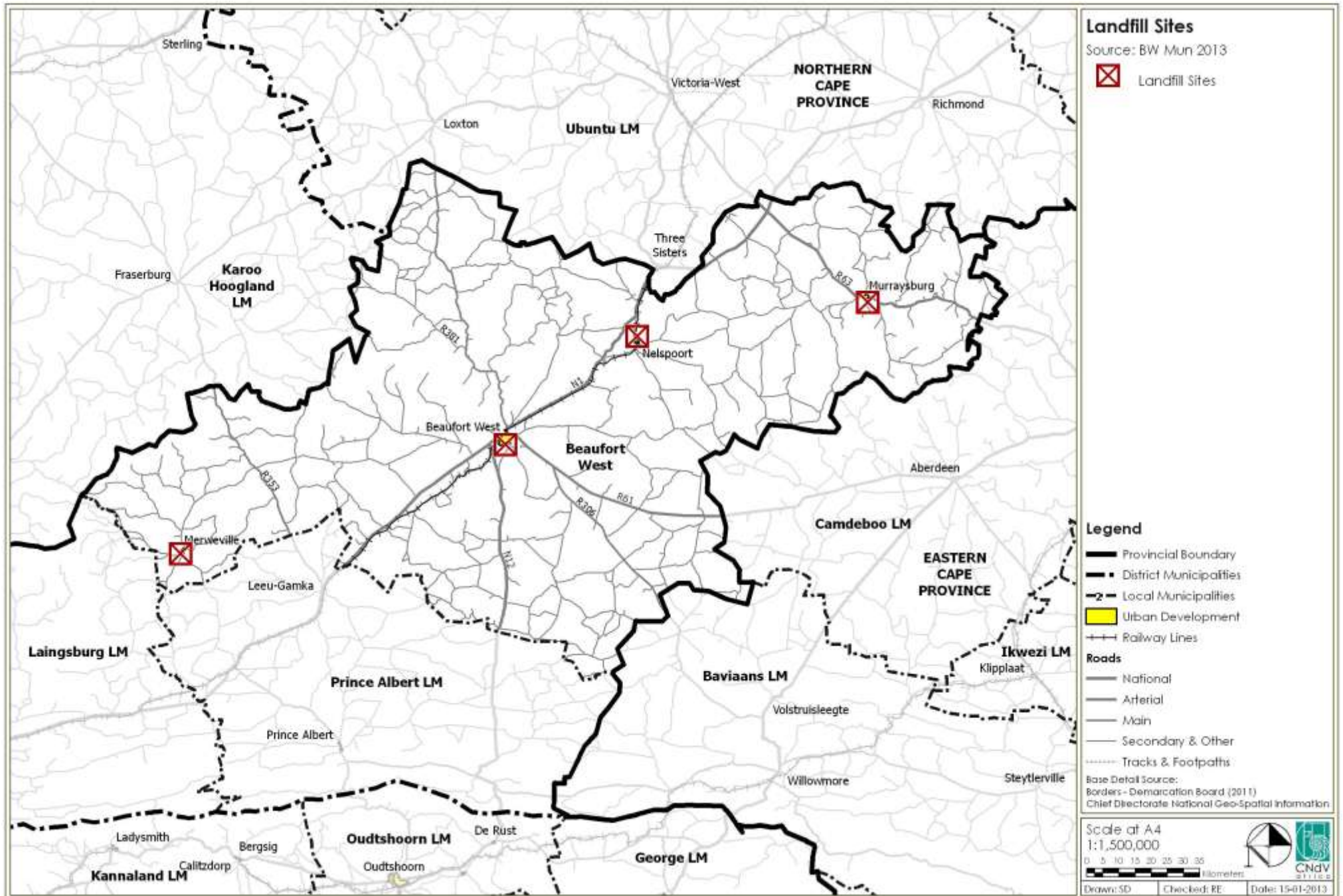


Figure 3.4.3.1 Landfill Sites: Beaufort West Municipality

3.4.4 Water Infrastructure

The Beaufort-West municipality receive most of its rainfall during summer months in the form of thunderstorms, but because of the general dry conditions of the area, the surface water run-off occur mainly in the forms of flash floods. Therefore, dams (Gamka and Springfontein dams) are only filled when these floods occur. Because of this, the area relies strongly on ground water sources for their water supply.

Figure 3.4.4.1 show the water infrastructure for the Beaufort-West municipality.

According to the municipal Infrastructure Plan 2011, the existing water storage capacity for Beaufort-West is 15 102kℓ, Merweville has 400kℓ storage capacity and Nelspoort 911kℓ. It is shown that only Beaufort-West has adequate water for short, medium and long term, however, Merweville and Nelspoort do not have adequate water for the short term.

Beaufort West receives bulk water from 38 boreholes and the Gamka Dam. The town relies heavily on the dam for water and has suffered water shortages due to drought periods causing the dam to dry up.

Merweville obtains bulk water from 7 boreholes. The boreholes are continually used below their yield and there is thus adequate supply for the future.

Bulk water to Nelspoort is sourced from 2 boreholes and a weir in the Sout River. The surface water from the weir in the Sout River regularly dries up in the summer months causing the town to only rely on ground water.

No bulk water information was included in the Comprehensive Infrastructure Plan, 2011 on Murraysburg.

A Comprehensive Infrastructure Plan was prepared for the Central Karoo District Municipality in 2011. According to this report the future water demand for the Beaufort West Municipality is as per Table 3.4.4.1.

Consumer		Beaufort West water demand projections				
		2010	2015	2020	2025	
Domestic		AADD excluding UAW (kℓ/day)	3 537	3 620	3 705	3 791
		UAW	35.3%	15.0%	13.8%	12.5%
		AADD including UAW (kℓ/day)	5 467	4 259	4 298	4 333
		Peak day demand including UAW (kℓ/day)	9 574	7 458	7 527	7 589
Non-domestic	Business ¹⁾	AADD excluding UAW (kℓ/day)	776	857	946	1 045
		UAW	35.3%	15.0%	13.8%	12.5%
		AADD including UAW (kℓ/day)	1 200	1 008	1 098	1 194
		Peak day demand including UAW (kℓ/day)	2 101	1 766	1 922	2 091
	Other ²⁾	AADD excluding UAW (kℓ/day)	174	193	213	235
		UAW	35.3%	15.0%	13.8%	12.5%
		AADD including UAW (kℓ/day)	270	227	247	268
		Peak day demand including UAW (kℓ/day)	472	397	432	470
Total AADD excluding UAW (kℓ/day)		4 488	4 669	4 864	5 071	
Total AADD including UAW (kℓ/day)		6 936	5 493	5 642	5 795	
Peak day demand including UAW (kℓ/day)		12 148	9 621	9 882	10 150	

1) Business includes industrial and commercial consumers.

2) Other includes municipal consumption.

3) AADD – average annual daily demand.

Table 3.4.4.1 Beaufort West water demand projections
(Comprehensive Infrastructure Plan: Beaufort West, 2011)

Table 3.4.4.1 indicate the future bulk water infrastructure projects for the Beaufort-West municipal area. Majority of the funds will be spent in the main town of Beaufort-West

Project no	Description	Town	Estimated cost Rand (excluding VAT)
BWB.1	Water demand management and conservation project to reduce UAW.	Beaufort West	1 500 000
BWB.2	Long term bulk water provision.	Beaufort West	60 000 000
BWM.1	Water demand management and conservation project to reduce UAW.	Merweville	800 000
BWM.2	Replace existing 2 x 0.2Ml reservoirs (in poor condition) with a new 0.5Ml reservoir.	Merweville	1 900 000
BWN.1	Borehole development.	Nelspoort	5 000 000
BWN.3	Replace existing WTW with a new 500 kℓ/day WTW.	Nelspoort	5 000 000

Table 3.4.4.2 Bulk Water Infrastructure Priority Projects (Infrastructure Plan, 2011)

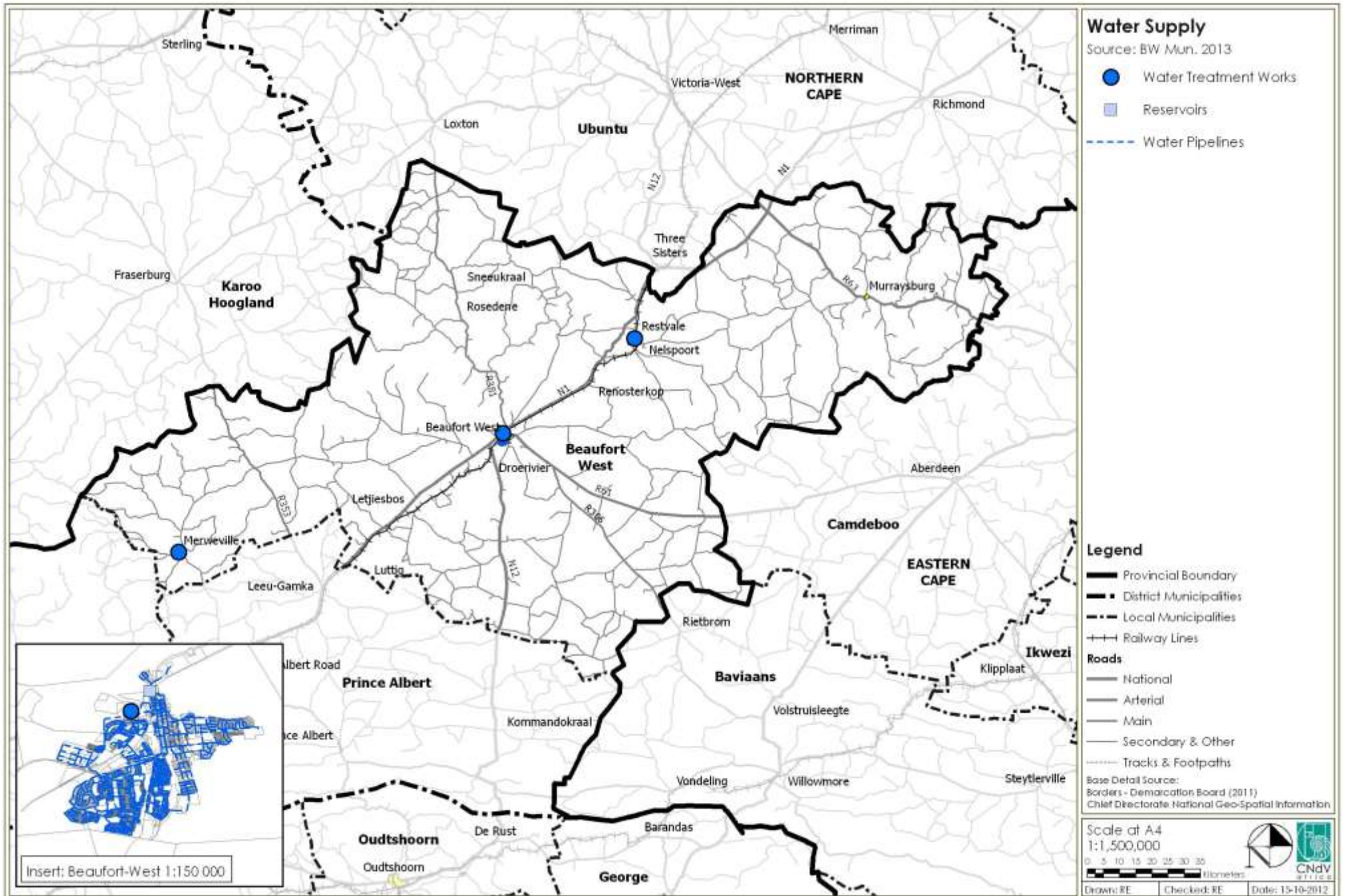


Figure 3.4.4.1 Water Supply Infrastructure: Beaufort West Municipality

Implications for Beaufort West Municipality

- Strict water demand and water conservation management measures should be implemented in the municipality, especially during the summer months.
- Ground water sources should be monitored to ensure adequate quantities are available and that the water quality remains high.
- Potential sources of pollution which could negatively impact on ground water sources should be identified and measures developed to prevent this from occurring. Particular attention should be give to the Vaalkoppies Landfill site.
- Educating consumers on water wise initiatives including gardening should be implemented across the municipality.
- A programme for providing piped water in the dwellings should be initiated to improve access to potable water.
- There has been a major improvement in providing piped water to either in the yard or dwelling between 2001 and 2007.
- Boreholes are current utilised to augment water provision.
-

3.4.5 Waste Water Treatment (Sanitation)

Figure 3.4.5.1 show the sanitation network for the municipality and the various settlements.

It appears from Figure 3.4.5.1 that the following areas do not have water borne sewerage:

- Merweville: eastern component;
- Nelspoort: south-western component;
- Murraysburg: entire town

Graph 3.4.5.1 shows that the majority of individual households flush toilets are connected to a sewerage system. There has been a significant increase in the number of households using the bucket system between 2007 and 2011, by approximately 31 households.

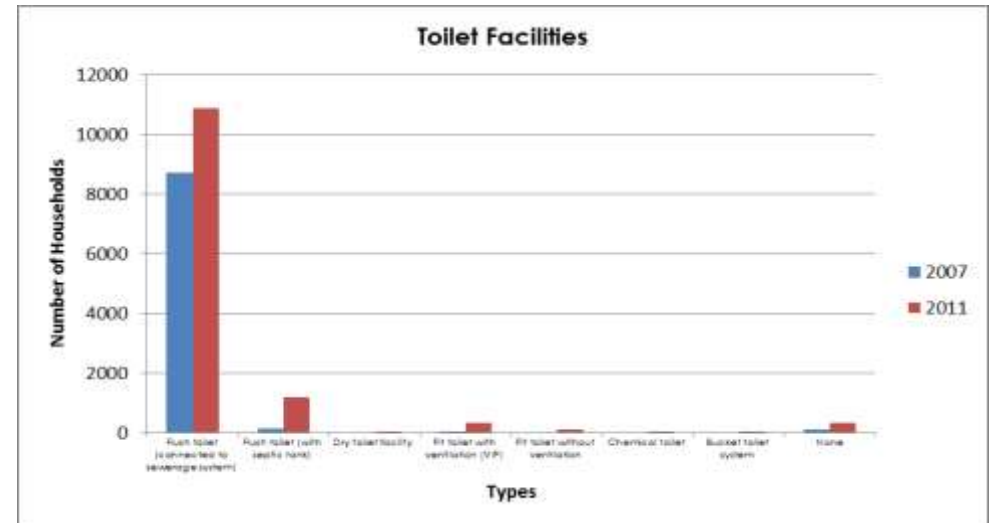
Only 8 728 households in 2007 and 10 887 in 2011 had access to flush toilets connected to a sewerage system. There has been a slight increase in this category.

Graph 3.4.5.1 also indicates that there was an alarming increase in the number of households that do not have ablution facilities, an increase of 222 households from 2007 to 2011, to a total 336 households.

Beaufort-West is the only town in the Central Karoo District which currently has a waste water reclamation plant, which is located at the waste water treatment site. This reclamation site will enable the following treatment processes (Comprehensive Infrastructure Plan, 2011):

- Sand filtration
- Ultra-filtration
- Reverse osmosis
- pH correction
- UV disinfection, and;
- Final chlorination

The WWTW found in Beaufort-West, Merweville and Nelspoort are of adequate capacity, however they are in need of higher maintenance levels as sludge has started to build up in many of the oxidation ponds. These WWTW did also not have permits or were unlicensed in 2011.



Graph 3.4.5.1 Toilet facilities 2007 and 2011 (Census 2011 and Community Survey 2007)

Table 3.4.5.1 indicate the future bulk waste water infrastructure priority projects, showing that concentration will be put on infrastructure in Nelspoort. According to the Infrastructure Plan 2011, Beaufort-West has 4 659 kℓ/day capacity, Merweville 111 kℓ/day and 434 kℓ/day.

Project no	Description	Town	Estimated cost Rand (excluding VAT)
BSN.1	Clean oxidation ponds and correct operation of the pond system.	Nelspoort	1 200 000
BSN.4	Construct an additional oxidation pond at the WWTW.	Nelspoort	3 000 000

Table 3.4.5.1 Bulk Waste Water Infrastructure Priority Projects (Infrastructure Plan, 2011)

Implications for Beaufort West Municipality

- Eradicate the bucket systems as far as possible.

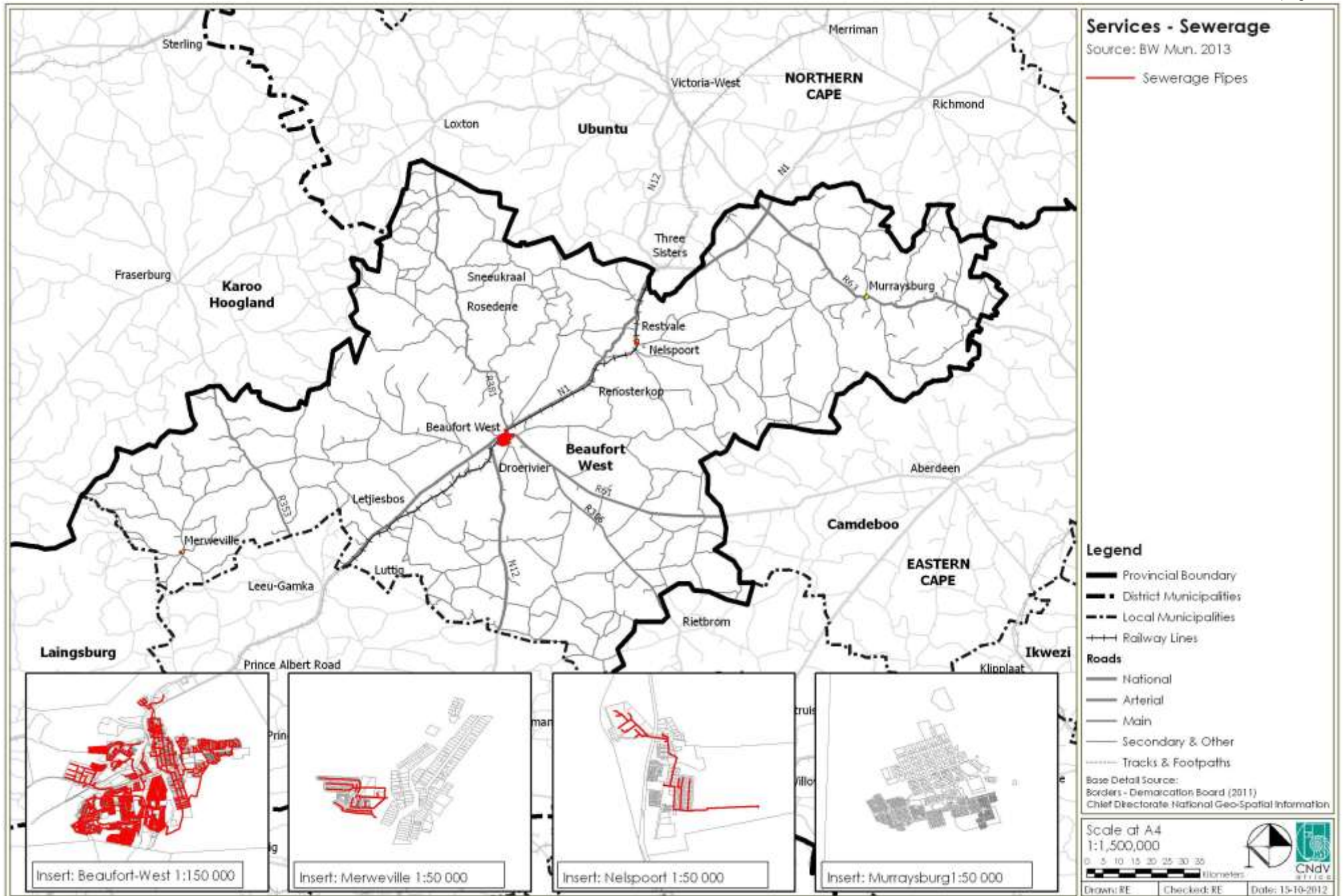


Figure 3.4.5.1 Waste Water Treatment: Beaufort West Municipality

3.4.6 Energy

Table 3.4.6.1 shows the methods of energy or fuel used for lighting in Beaufort-West municipality. This table indicates that a number of household do not have electrical supply but that the overwhelming majority, 92% have electricity supply.

Method	Number of Households	Percentage %
Electricity	12 045	92.0
Gas	39	0.3
Paraffin	47	0.4
Candles (not a valid option)	703	5.4
Solar	205	1.6
None	50	0.4
Total	13 089	100

Table 3.4.6.1 Energy/Fuel used for lighting of households (Census 2011)

An electricity master plan has not been prepared by the Municipality. Figure 3.4.6.1 indicates the electricity network plan for the Municipality.

Below is a brief summary of the current status of the electrical infrastructure in the four main towns in the municipality. This information was obtained from the electrical superintendent of the Beaufort West Municipality.

- **Beaufort-Wes**

The distribution of electricity in the town is the responsibility of the municipality. Currently the electricity supply of the town is limited to 13MVA resulting in very limited spare capacity. This is exasperated during the winter months when electricity use increases. This places a limit on future development in the town.

The 11kV and 400 V network is in a poor condition and requires upgrading. A new 20MVA substation and 22kV supply line is being installed for completion in June 2013. In terms of the 11kV and 400 V network, there are

no funds available to undertake the necessary upgrading. Incremental repairs are undertaken to extend the lifespan of this network in the interim.

- **Nelspoort**

ESKOM is responsible for the medium voltage network (22kV) and the municipality for the low voltage network (400 V).

Approximately 30% of the town's low voltage network requires upgrading. Funding in this regard is required.

- **Merweville**

The entire network is the responsibility of ESKOM. No information could be obtained from ESKOM on the condition of the infrastructure.

- **Murraysburg**

Approximately 70% of the electrical network in Murraysburg is the responsibility of the municipality with ESKOM managing the remainder.

Currently the town is allowed 400kVA from ESKOM. The actual demand is between 550 kVA and 700 kVA.

The electrical infrastructure in the town is very old and on the verge of collapsing. Funding to upgrade and restore the system is desperately needed.

Implications for Beaufort West Municipality

- Obtain funding to upgrade the electrical networks in the towns of Beaufort West, Nelspoort and especially Murraysburg. This will ensure the current demand is met and that future development of the towns can occur.
- The use of renewable energy sources should be encouraged and implemented in all new developments.

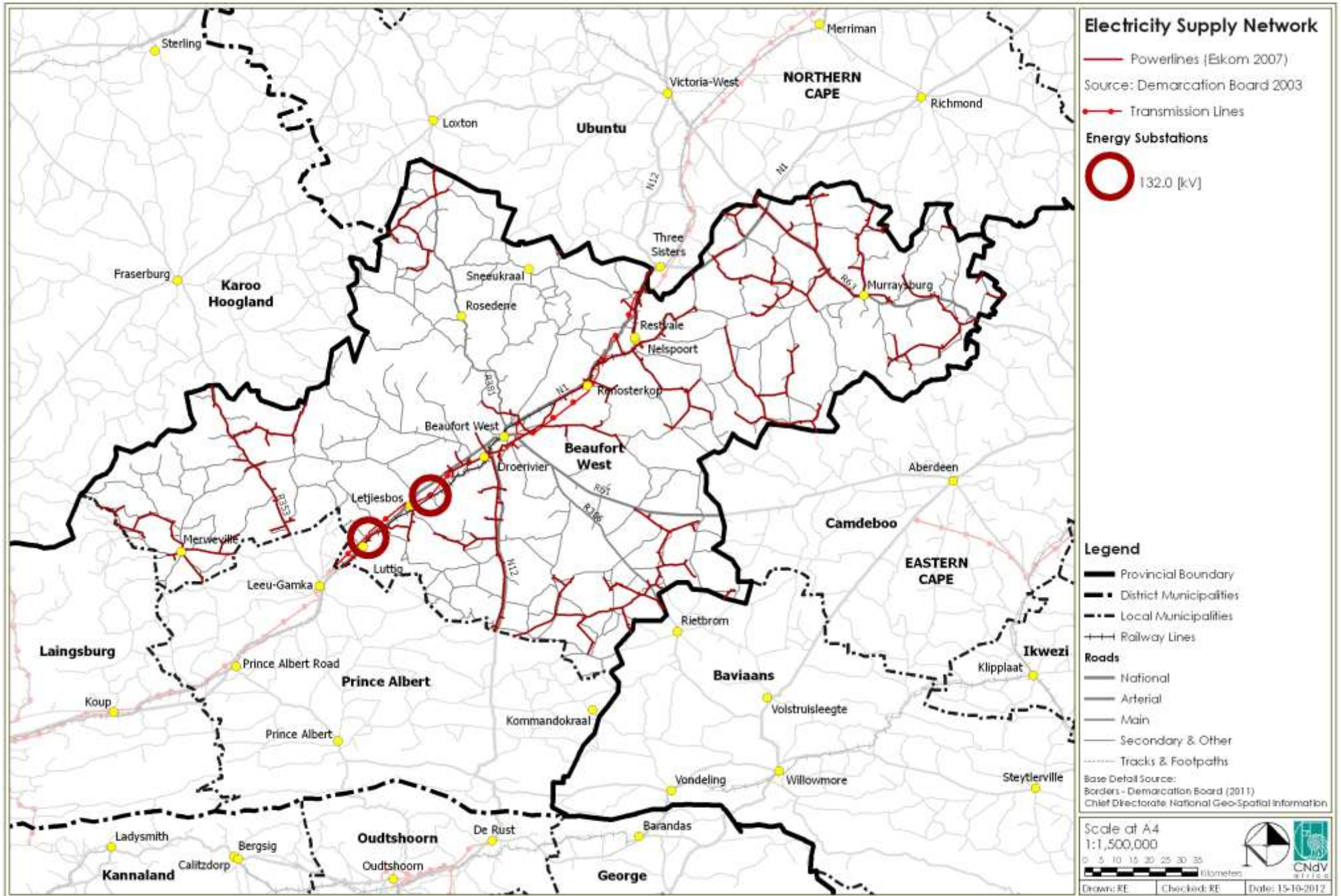


Figure 3.4.6.1 Energy: Beaufort West Municipality

3.4.7 Housing

Table 3.4.7.1 indicates that there has been a small increase in the amount of individuals living in formal housing. In 2007, 7 881 formal households and in 2011 a total of 11 262 households, a total increase of 3 381 formal houses were constructed. The mentioned figure represents a difference of 30%. The immense increase in town houses, flats and backyard rooms indicate the need for housing is provided for through densification.

Housing Types	2007	2011
House or brick/concrete block structure on a separate stand or yard or on a farm	7881	11,262
Traditional dwelling/hut/structure made of traditional materials	68	45
Flat or apartment in a block of flats	252	134
Cluster house in complex, Townhouse (semi-detached house in a complex), Semi-detached house	690	1106
House/flat/room in backyard	56	293
Informal dwelling (shack; in backyard)	86	96
Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	87	66
Room/flatlet on a property or larger dwelling/servants quarters/granny flat	19	16
Caravan/tent	0	12
Other	10	60
Total	9149	13,090

Table 3.4.7.1 Housing provision 2007 and 2011 (Census 2011 and Community Survey 2007)

According to the Integrated Development Plan, 2012-2017, there was an increase in people on the waiting list for housing. Approximately 4 855 people are currently on the list. Table 3.4.7.2 indicates the increase in the waiting list from 2007 to 2011, with a total increase of 1 589 people.

Year	Number of people on housing list	Percentage increase/decrease in housing waiting list
2007/08	3 272	5% increase
2008/09	4 079	10% increase
2009/10	4 718	8% increase
2010/11	4 861	2% increase

Table 3.4.7.2 Number of people on the waiting list in the Beaufort-West Municipality (Integrated Development Plan, 2012-2017)

Figure 3.4.7.1 indicates the current housing projects in the municipality. A total area of 106.1 Ha of land is being used for housing projects.

The construction of rural housing has also not received the needed support from government nor from farmers. Government is reluctant to construct rural housing on land which does not belong to the individual receiving the unit. Farmers on the other hand do not want to make on farm housing attractive as it could potentially lead to farm workers gaining full and permanent residential rights. Farmers have also raised security risks as a concern.

Table 3.4.7.3 below summarises the housing and land need for the municipality for the four main settlements and the rural areas. A projection was done to determine the extent of land which will be required to accommodate the current housing need (obtained from the Beaufort West Municipality) and the future housing need, assuming that population growth will occur. A projection was done up to the year 2030.

HOUSING AND LAND NEED							
Settlement	Current Housing Backlog (hh)	Future Need (no. of households)	Total Need (units)				Land Need (ha)
			BNG	GAP	Market	Total	
Beaufort West (Carniel, Hillside, Wardenkroon, Rustdene, Sarokro, Esopville, Die Lande, Newlands, Nieuveveldpark, Paradise Valley, Prince Valley)	4555	1563	3985	2060	174	6219	179.17
Murraysburg	352	220	367	181	24	572	16.71
Merweville	62	57	77	36	6	119	3.51
Nelspoort	72	64	87	42	7	136	4.02
Rural Areas	0	254	163	63	26	254	8.00
Total	5141	2158	4679	2382	239	7300	211

Table 3.4.7.3 Projected housing land need to 2030 (BWM, 2013)

Table 3.4.7.4 indicates the current pipeline as of October 2013 as received from the Department of Human Settlements.

Implications for Beaufort West Municipality

- Suitable land should be allocated for the provision of housing for the people on the housing waiting list.
- Additional funding for housing provision should be established as it was indicated that there are not sufficient subsidies available.
- Specific assistance should be given to household heads younger than 20 years.

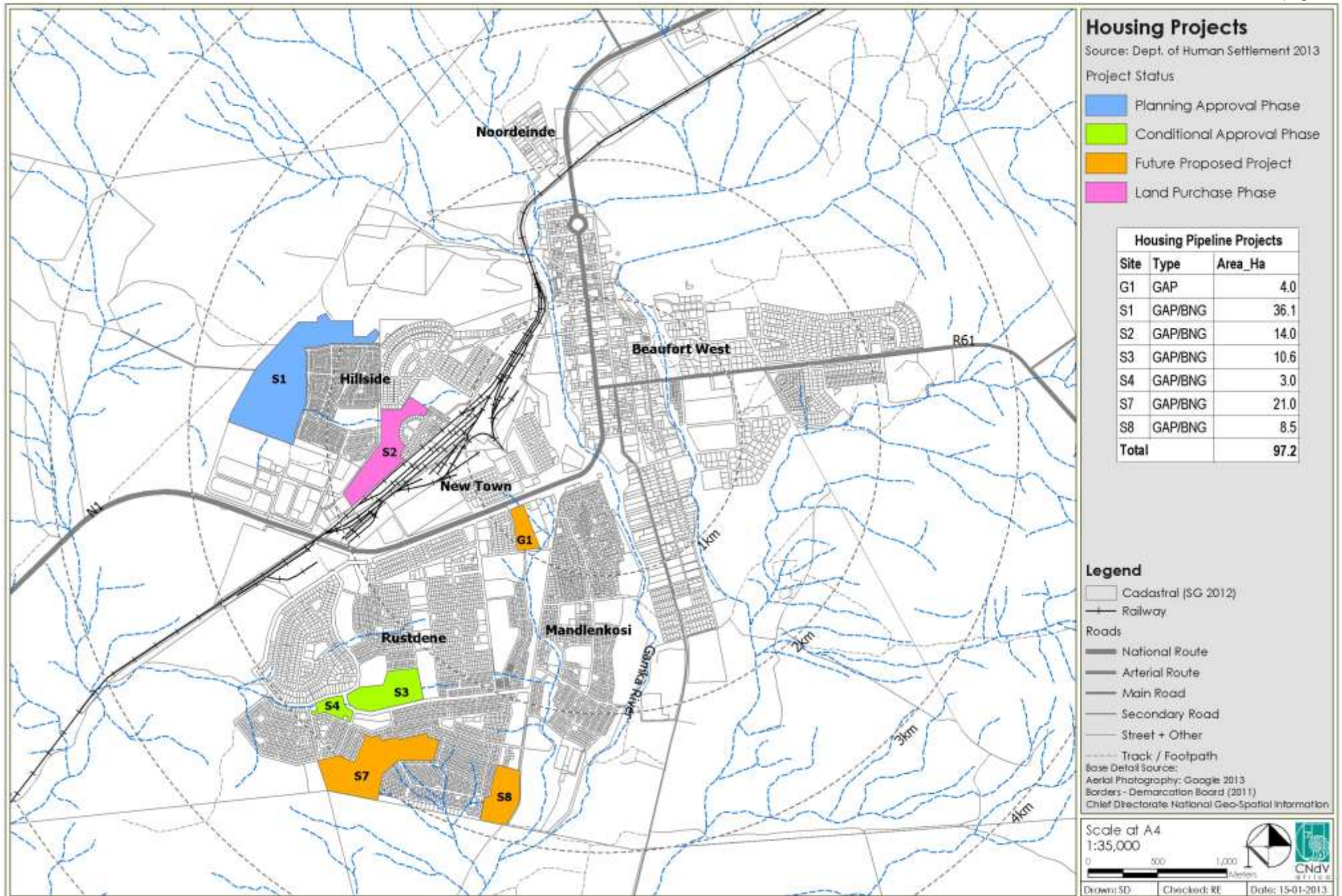


Figure 3.4.7.1 Housing Projects (Department of Human Settlements, Oct 2013)

BURNING PLAN TARGETS: 13/14 REARINGS & FUTURE PLANNED PROJECTS: 2009/10 - 2013/14	Programme	Town / Suburb	Housing Priority	Proposed Implementation Time	Housing Opportunities				Project Readiness								
					Site	Enhanced Site	Sub	Other	Land Obtained	SA RDP	LUPD Approval	Bulk Capacity	DHS Approval	Council Approval	Other / Notes	Readiness	
CENTRAL RARIO																	
Beaufort West Municipality																	
Beaufort West - Business Plan Projects for financial year 2013/14																	
2700/1070 - Beaufort West - Kwa-Mandlenkosi (56 units) Consolidation	RDP	Kwa-Mandlenkosi	1	2013/14 (Current + 3 years)	0	0	0	0	Y	N/A	N/A	Y	Y	Y	None	Current Pro	
2700/1132 - Beaufort West S3 Phase 1 (240 services & 235 units) RDP	RDP	Beaufort West	1	2013/14 (Current)	0	0	176	0	Y	Y	Y	Y	Y	Y	None	Current Pro	
Beaufort West RDP 274 S3 Phase 2 854 (2700/132: Beaufort West RDP 240 - Parent (2700/3081.1 and 3081.2)	RDP	Beaufort West	1	2013/14 (Current) + 1 year	274	0	274	0	Y	Y	Y	Y	Y	Y	None	Current Pro	
3159 - Beaufort West S8 RDP 234 - Parent	RDP	Beaufort West	1	2013/14 (Current + 1 year)	115	0	0	0	Y	Y	Y	Y	Conditional Approval received 12 March 2013	Y	None	Current Pro	
3295: Beaufort West: Land Purchase Erf 1476 - Parent	RDP	Beaufort West	1	2013/14 (Current + 3 years)	0	0	0	0	N	Process not begun	Process not begun	To be determined	N (No DHS Approval Application submitted as yet)	Y	No applications received as yet	60%	
3295: Beaufort West: P - Erf 1476 - Parent	RDP	Beaufort West	1	2015/146(+ 2 years)	396	0	396	0	N	N	N	To be determined	N (No DHS Approval Application submitted as yet)	Y	No applications received as yet	1%	
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2013/14																	
3100 - Xosha: Repairs of Formal Houses - Parent	Rectification	Beaufort West	N/A	2013/14 (Current)	0	0	0	64	Y	N/A	N/A	N/A	Y	Y	None	Old Proj	
Beaufort West (67) RDP / FLSP Project (Site G2)	RDP / FLSP	Esigsville	2	2013/14 (Current + 1 year)	67	0	0	0	Y	Y	Submitted not yet approved	Y	Y (Conditional Approval received 10 July 2013)	Y	LUPD approval not yet received	80%	
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2014/15																	
Murrayburg (100) RDP	RDP	Murrayburg	-	2014/15	100	0	100	0	N	N	N	Water and wastewater plants to be upgraded. MG funds have been applied for - Availability of MG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	
Nelspoort (100) RDP	RDP	Nelspoort	-	2014/15	100	0	100	0	N	N	N	Water and wastewater plants to be upgraded. MG funds have been applied for - Availability of MG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	
Nelspoort (20) RDP / FLSP	RDP / FLSP	Nelspoort	-	2014/15 (Current + 2 years)	20	0	0	0	N	N	N	Water and wastewater plants to be upgraded. MG funds have been applied for - Availability of MG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2015/16																	
3083 - Beaufort West S1 - Erf 2848, 5372 & Farm 105 - Parent	RDP	Beaufort West	3	2015/16 (Current + 3 years)	867	0	867	0	Y	N (in process)	N (Submitted awaiting approval)	Y (Bulk services limited but will be able to accommodate 800 housing units)	N (Planning Approval obtained, Conditional Approval submitted July 2013)	Y	EIA and LUPD process not yet complete. Bulk infrastructure limited	20% (EIA LUPD or DHS apps outstanding)	
Merneville (50) RDP	RDP	Merneville	-	2015/16	50	0	50	0	N	N	N	Y (Only connector services to be installed. Minimal MG funds to be applied for. Should be OK.)	N	-	Bulk service capacity and development in low growth town	1%	

Table 3.4.7.4 Current and Planned Municipal Projects: 10 Years HS (source: Beaufort West HSP, 2013)

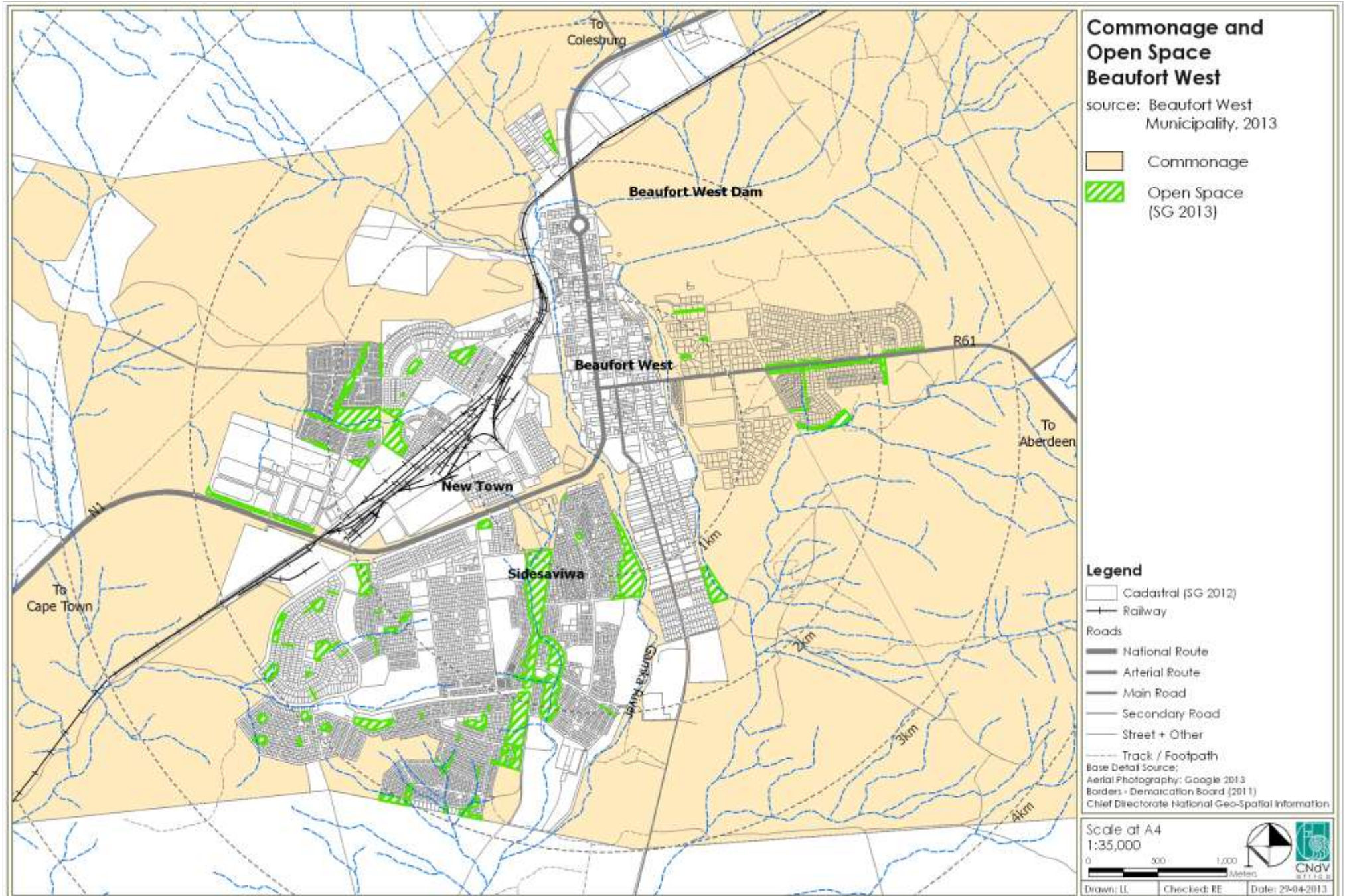
3.4.8 Open Space and Commonages

According to the Beaufort-West Urban Restructuring Framework, open spaces in the municipality become underutilised because of the large plots people reside on. Therefore, these open spaces are not necessarily needed.

Therefore, it is suggested that the large open tracts of land should be subdivided into smaller plots and where open spaces is not needed, these plots should be used for infill projects.

The URF states that approximately 183 hectares of land owned by the municipality or state owned land is under-utilised or vacant. A further 250 erven are found to be vacant, which range in size. However, an estimated 189 of these erven are existing, vacant residential properties. These erven accumulate to approximately to 18 hectares of land.

Figures 3.4.8.1 to 3.4.8.4 shows the location of commonage and open space in the towns of Beaufort West, Nelspoort, Murraysburg and Merweville.



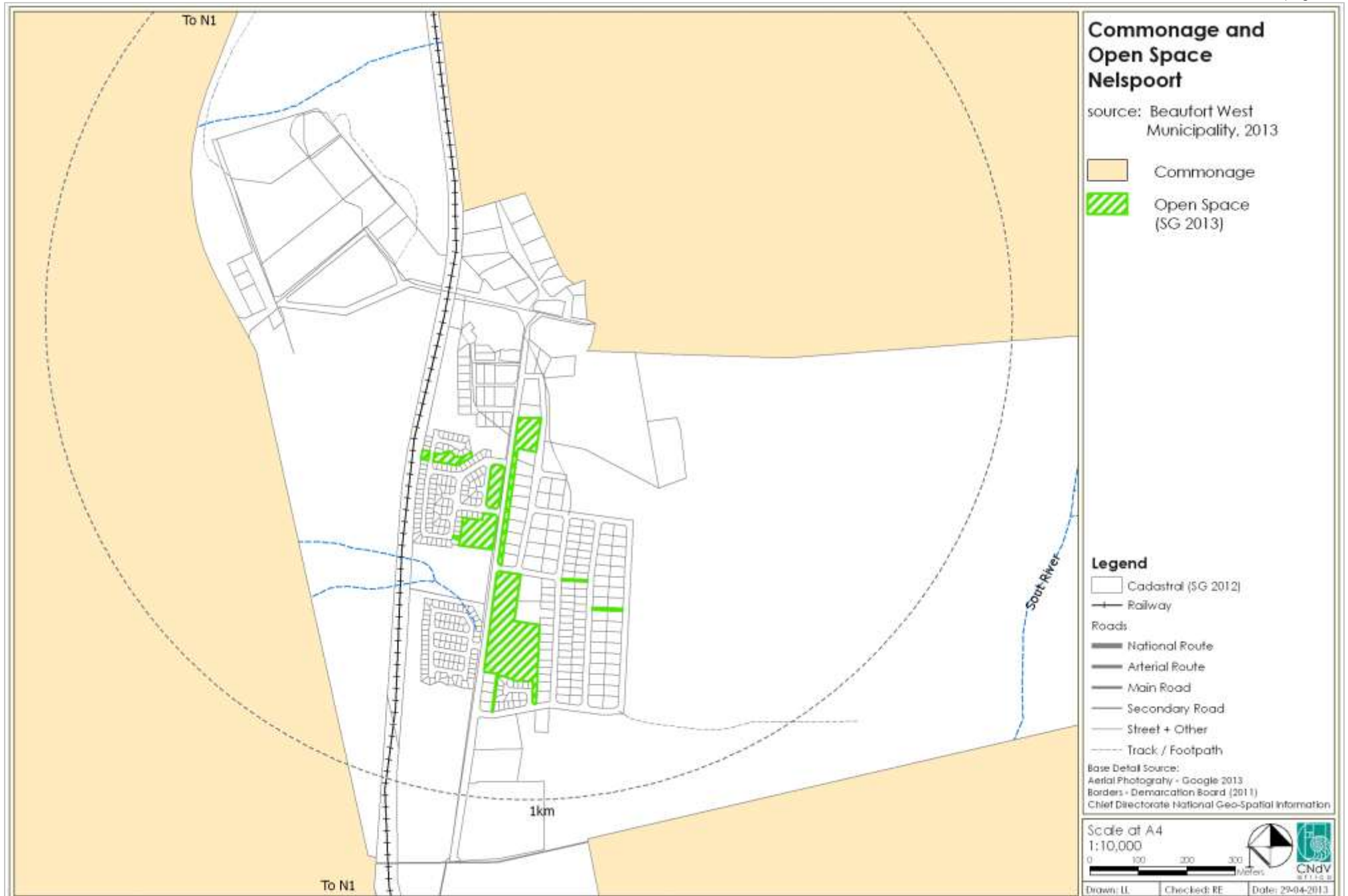


Figure 3.4.8.2 Nelspoort: Commonage and Open Space

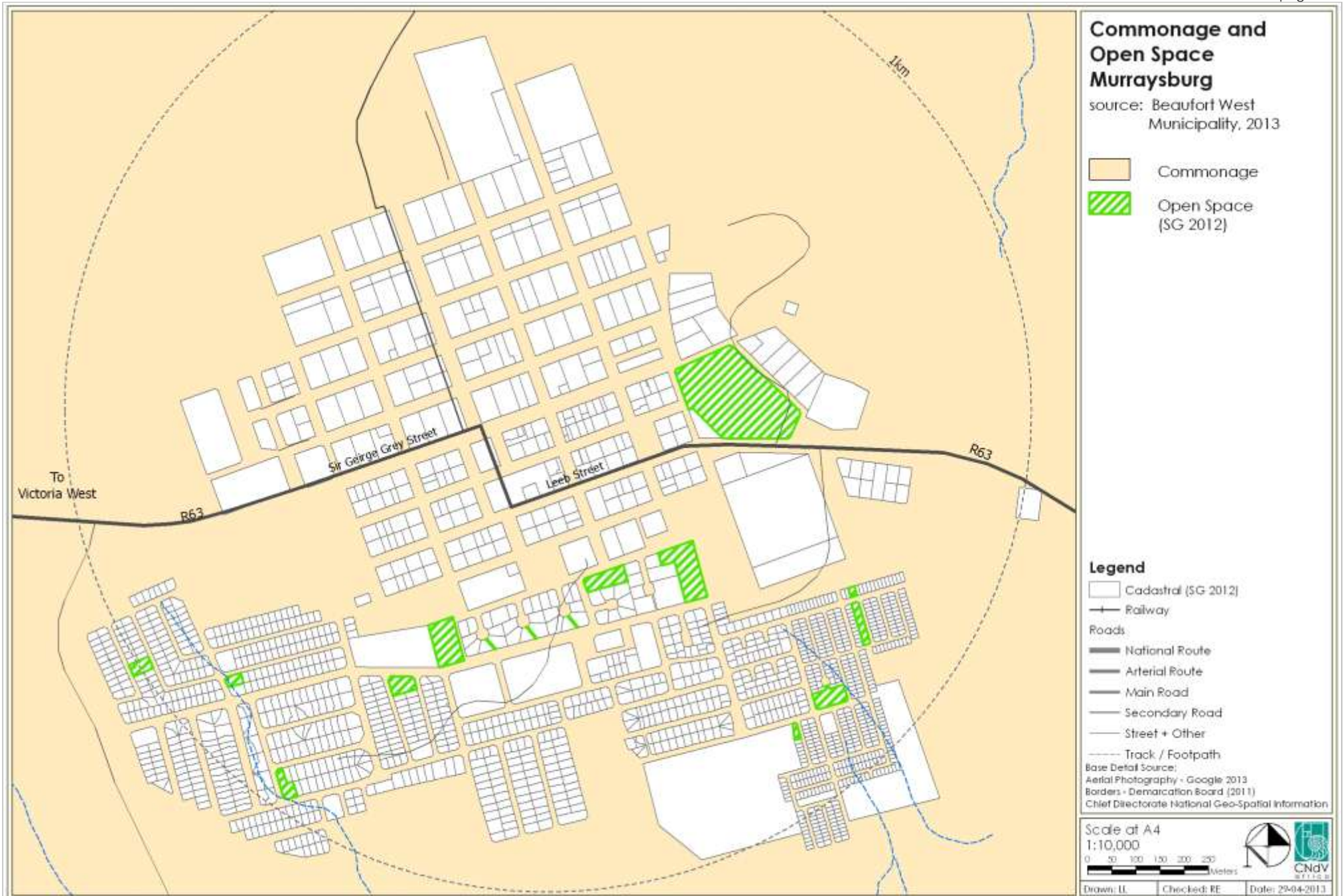


Figure 3.4.8.3 Murraysburg: Commonage and Open Space

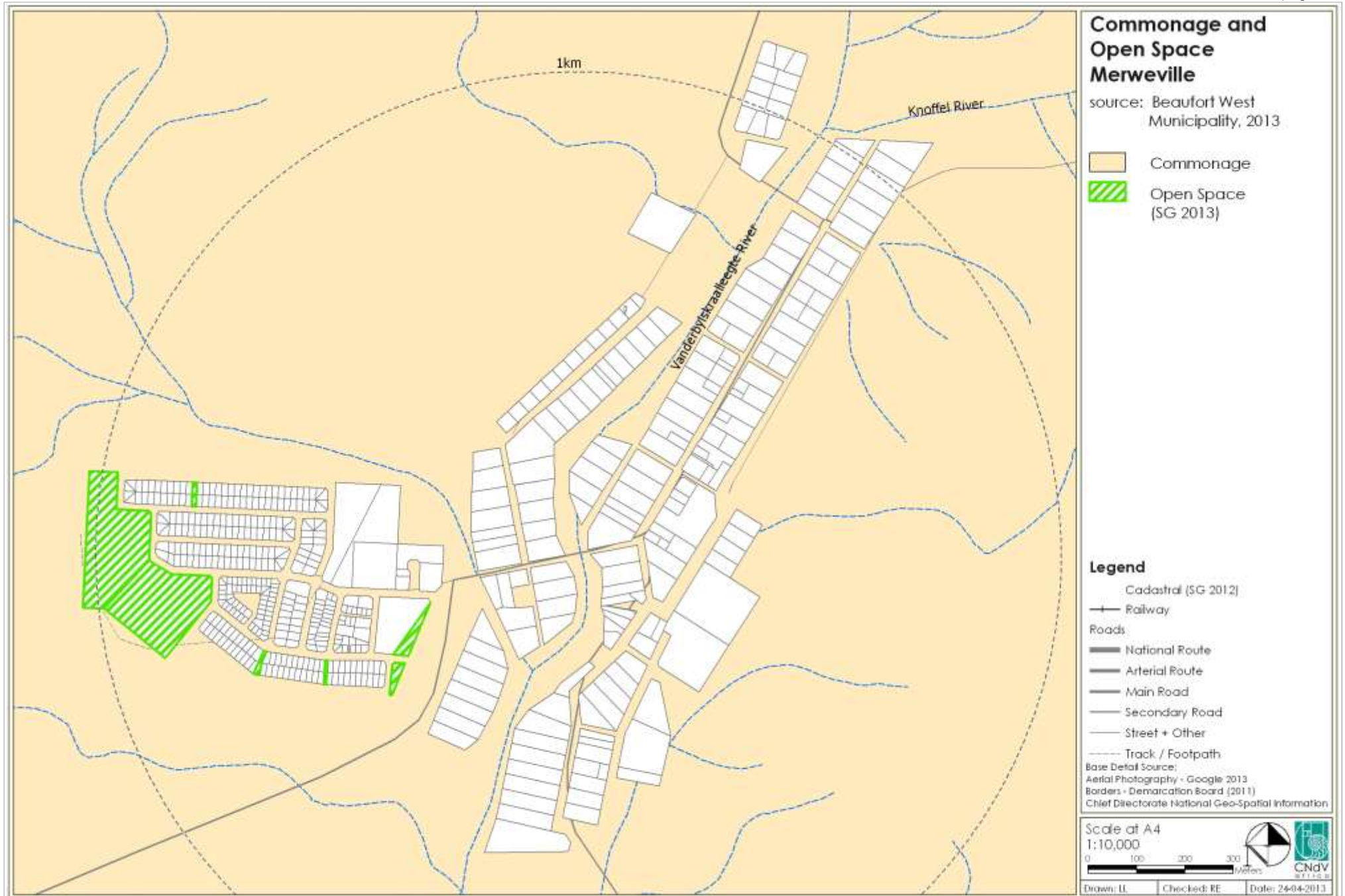


Figure 3.4.8.4 Merweville: Commonage and Open Space

3.4.9 Tourism

Beaufort-West is known as the heart of the Central Cape Karoo. This area is well-known for its indescribable natural beauty, with clear blue skies and the most amazing landscapes. The Beaufort-West region boasts a healthy climate and gorgeous weather throughout the year.

Scenic Beauty

The natural landscape is made up of mountain areas, rivers and dams and offers opportunities for a variety of recreational activities (cycling, hiking, 4X4 trails, etc.). In addition the following activities can be undertaken:

- Hiking, bike trips and viewing San Rock Art.
- Quad-biking, bird- and game viewing.
- Scenic drives, Donkey-Cart Trips
- Golfing

A tourism route runs through the municipal area which was affected by the Anglo Boer War which started on 11 October 1899. Mainly historical and memorial sites in honour of those who fought and died during this time are located in the Beaufort-West region.

Other Attractions

The Waterval Camping Resort can be found just north of the main town of Beaufort-West. This resort offers recreational activities including water sports and hiking trails in picturesque surroundings.

The Christiaan Barnard Museum found in Beaufort-West is the birth place of the famous heart surgeon who performed the world's first heart transplant. The museum, the former family home of the late doctor, showcases various memorabilia from his life and practise.

The Karoo National Park is also located within the municipality, attracting thousands of tourists for game-viewing and thereby creating job opportunities for the locals.



Figure 3.4.9.2 Christiaan Barnard Museum in Donkin Street, Beaufort-West

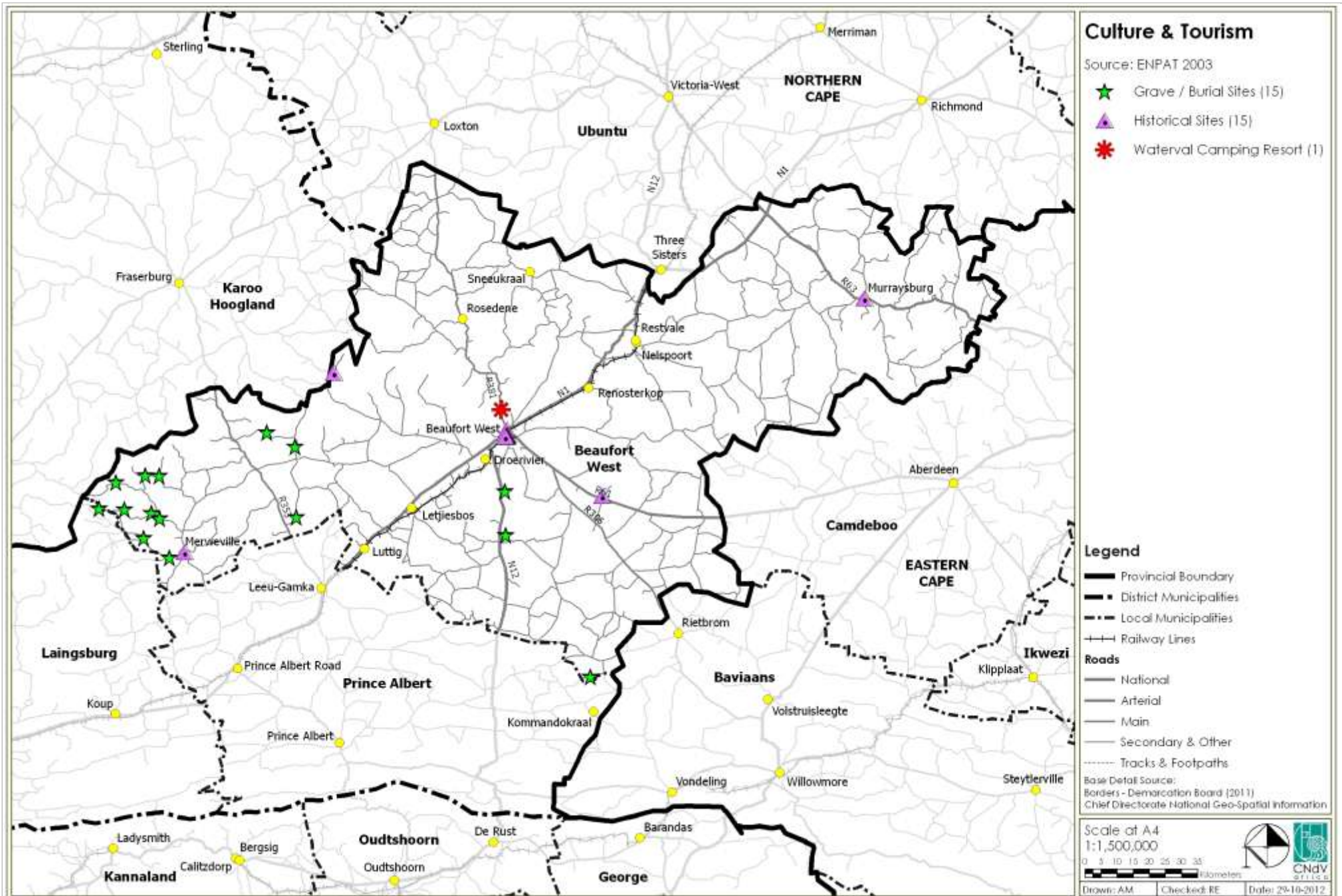


Figure 3.4.9.1 Tourism in Beaufort West Municipality

