



Bela-Bela Local Municipality

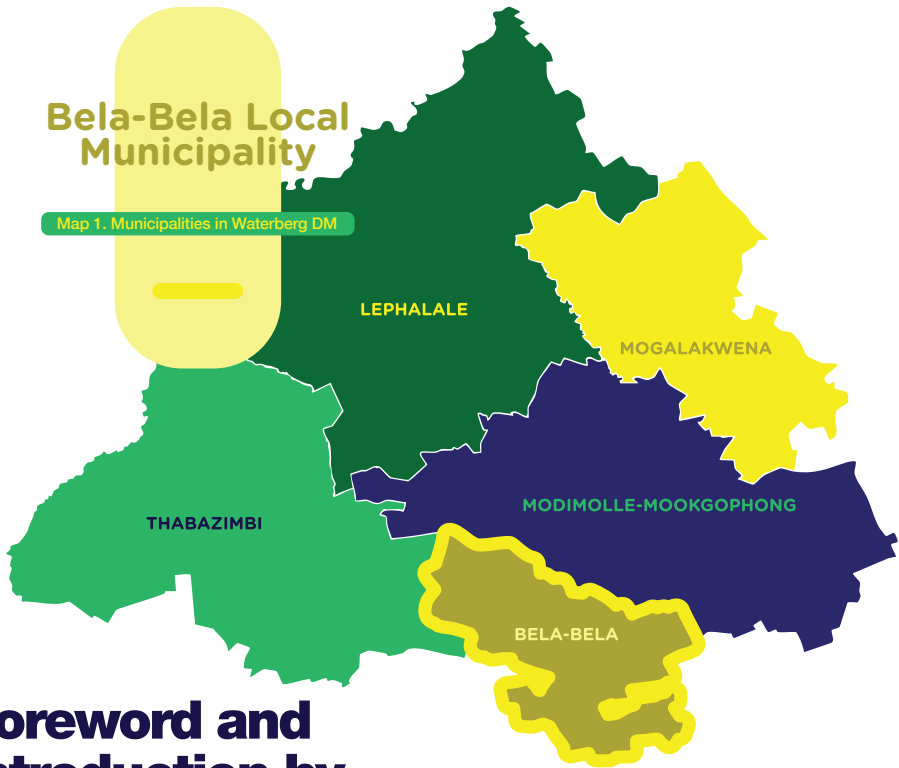
# INVESTMENT GUIDE

Your preferred  
investment destination



# Bela-Bela Local Municipality

Map 1. Municipalities in Waterberg DM



## Foreword and Introduction by the Mayor

### 1.1 INTRODUCTION

Nestled within the picturesque Waterberg district, Bela-Bela stands as a gateway to economic opportunity and sustainable growth. With its rich natural assets, thriving tourism sector, and agricultural potential, the municipality offers a compelling landscape for investment. Recognizing the need to harness these strengths, this Municipal Investment Guide has been developed to provide investors, entrepreneurs, and stakeholders with a clear and comprehensive roadmap to doing business in Bela-Bela.

This guide serves as a strategic tool to showcase the municipality's competitive advantages, highlight key investment sectors, and outline the local economic conditions that shape business development. Whether you are exploring opportunities in tourism, agriculture, infrastructure, or emerging industries, Bela-Bela presents an attractive proposition backed by supportive policies and a growing marketplace. Throughout this document, insights into investment trends, available incentives and expanding operations in Bela-Bela are highlighted. The goal is not only to attract investment but to foster sustainable development that enhances the local economy and enriches the community. By leveraging its natural beauty, economic potential, and commitment to growth, Bela-Bela invites investors to be part of a dynamic and forward-thinking future. This guide offers the essential knowledge needed to navigate and capitalize on the opportunities within this thriving municipality.



# Gloria Modiegi Seleka



## 1.2 FOREWORD

Bela-Bela Local Municipality's vision is to be **“an agricultural hub and the ecotourism destination of choice”**. The region is the uncontested tourist destination in the Limpopo Province. In collaboration with partners, the municipality will continue to drive inclusive and sustainable economic growth to enable job creation. In addition, as a tourism hub we are committed to doing our part in ensuring that the municipality remains one of the country's competitive regional economies.

Over the coming years we would work hard to differentiate Bela-Bela as a leading destination for Trade, Investment, and Tourism. Our intension is to grow the leisure tourism pie which remains to be further exploited.

### **Your investment in good hands.**

Steps have also been taken to address safety and security concerns, infrastructure upgrade and repairs and keeping our town clean. Infrastructure Programmes to improve access to the region are underway such as a R2.4 billion roads upgrade which will improve access through R101 and R516 routes connecting the municipality with their neighboring provinces such as North West, Mpumalanga and Gauteng. The municipality is strategically located, within 1 hour distance from the Economic Hub of Gauteng and 1 hour 30 minutes from OR Tambo International Airport.

The investment environment is relatively conducive with a focus on cutting red tape and rolling out the red carpet for investors. In order for the municipality to take its value proposition to the world, the Investment Book is the first step in sharing the opportunities our Municipality have to offer. Our Tourism, Trade and Investment team is highly capable and ready to assist in realizing your investment dream.

### **Growing the tourism pie to create jobs.**

Tourism continues to be a key focus for Bela-Bela because of its labour intensity, its multiplier effect, its ability to generate opportunities for Small, Micro to Medium Enterprises (SMMEs) and its ability to support increased exports and foreign direct investment. The post pandemic recovery of the tourism sector in Bela-Bela has been rapid. Our focus has shifted to finding ways that can deliver inclusive growth and counteract seasonality.

Bela-Bela attracts approximately **1.3 million visitors annually**, contributing **R980 million** to the local economy. The hospitality industry directly employs **7,500 people**, with **64%** of accommodations rated as three-star or higher.

It is therefore my call as the Mayor of Bela-Bela to invite you to come and explore the abundance that this beautiful region has to offer.



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# 3

## Local Overview & Business Condition

**3.1**

### EASE OF DOING BUSINESS / RED TAPE REDUCTION STRATEGIES

Bela-Bela Municipality is committed to fostering an environment that attracts investment and supports entrepreneurial growth. Strategies to reduce red tape include:



**Streamlined Permitting Processes**

The municipality aims to minimize delays in business registration and licensing.



**Dedicated LED support Services**

The establishment of a single-window service desk for SMEs and investors ensures personalized guidance and faster resolution of bureaucratic hurdles.



**Public-Private Collaboration**

Bela-Bela prioritizes active engagement with businesses, leveraging partnerships to identify inefficiencies and propose targeted policy reforms.



**Digital Transformation Initiatives**

Adoption of e-government platforms for document submission, tracking applications, and communication with municipal departments.

**Connectivity**

Ongoing infrastructure developments, such as expanded broadband networks, enhance both physical and digital connectivity for businesses and residents.



**Audit Outcomes**

**Institutional Arrangement**

The LED unit operates under the auspices of the Department of Planning and Economic Development, coordinating with stakeholders to promote sustainable economic activities.



**Accessibility**

Bela Bela's strategic location provides ease of access to major transportation routes, including proximity to national highways and rail links.

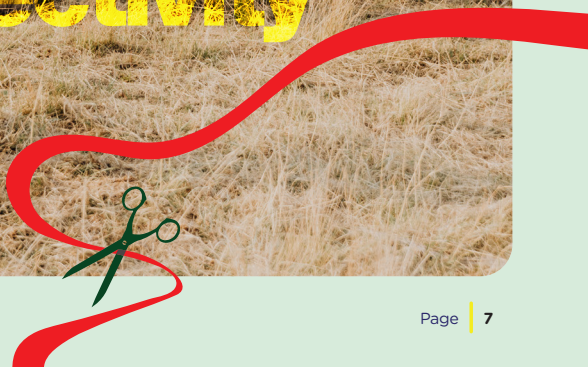


**3.2**

### INSTITUTIONAL SET-UP, AUDIT OUTCOME, ACCESSIBILITY, AND CONNECTIVITY

The institutional framework of Bela-Bela Municipality is structured to align its LED objectives with efficient governance. Key highlights include:

# Bela-Bela Municipality



# 4

## Economic Profile and Competitiveness of Local Area

### 4.1 ECONOMIC PROFILE

Bela-Bela Local Municipality (BBLM) is located in the Waterberg District (WD), Limpopo province (LP), known for its thriving tourism, game farming, agriculture, and growing small-scale manufacturing sectors. This situational analysis provides a comprehensive overview of Bela-Bela's economic landscape, demographic trends, and key sectoral strengths. By analysing municipal reports, census data, and economic performance indicators, this report aims to offer a data-driven foundation for investment decision-making and strategic planning.

### Bela-Bela Local Municipality (BBLM)

# 44,913 km<sup>2</sup>

The Waterberg District

## WD

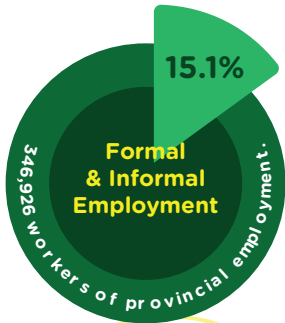
The largest district economy in the Limpopo province.



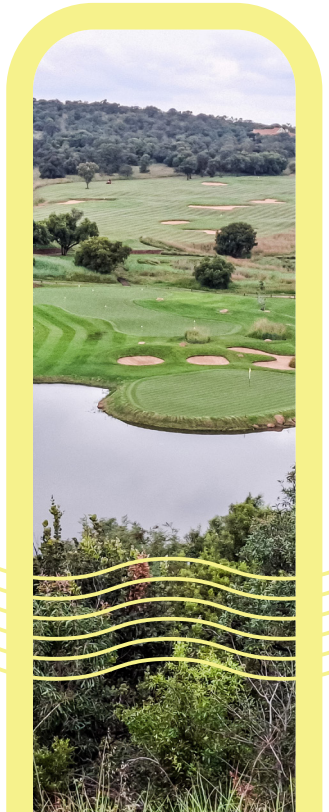
**R84.8 Billion**

**11.1%**  
of provincial GDP

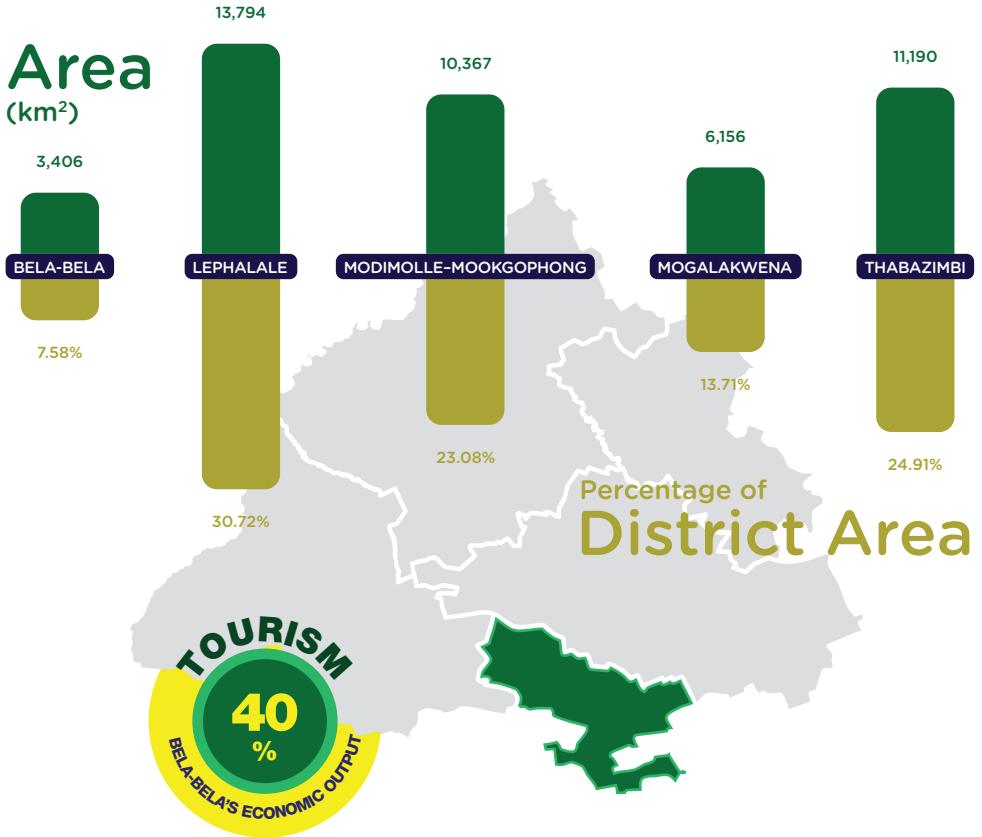
**2021  
GDP**



Gross Domestic Product



## THE WATERBERG DISTRICT CONSISTS OUT OF THE FOLLOWING MUNICIPALITIES:

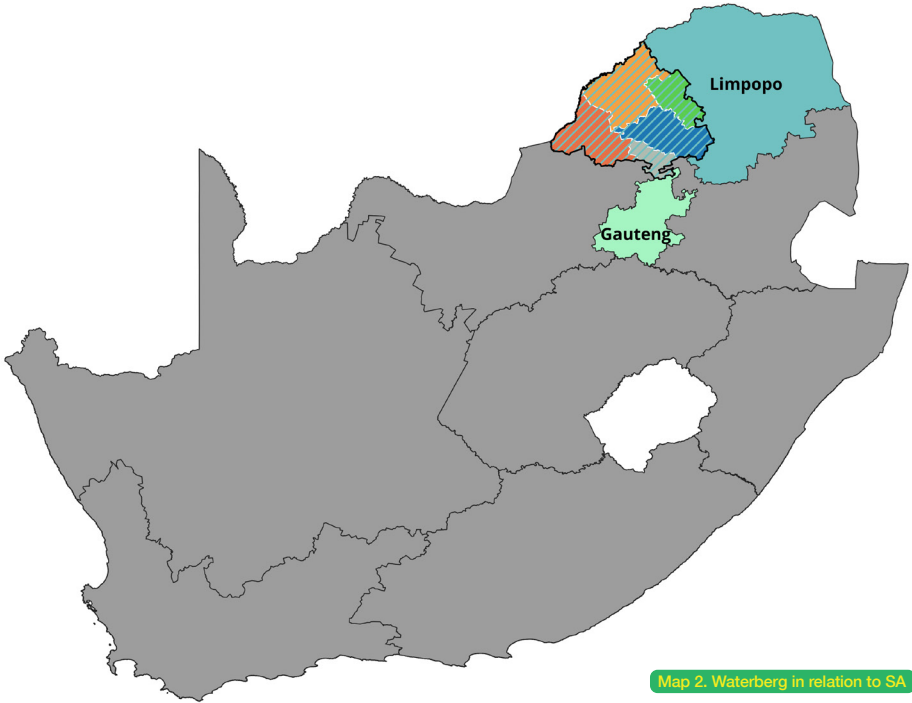


**Bela-Bela's economy is driven by agriculture, tourism, and small-scale manufacturing.** The IDP 2024/25 – 2026/27 identifies these as key sectors contributing to local economic development (Bela-Bela Local Municipality, 2024a). The municipality's Gross Domestic Product (GDP) in 2020 was approximately R4.26 billion, reflecting a 2.5% annual growth rate from 2015 to 2020 (Department of Cooperative Governance and Traditional Affairs, 2020). Bela-Bela contributed 6.6% to the Waterberg District GDP in 2020, an increase from 6.4% in 2008, and represents 1.21% of Limpopo's provincial GDP (Stats SA, 2022). Lephalale, driven by its mining and energy sectors, contributes a larger share to the district's GDP, with Lephalale alone contributing approximately 30%.

The tourism industry is the primary driver of economic activity in Bela-Bela, leveraging its natural hot springs and resorts to attract visitors. This sector significantly boosts local employment and business opportunities, making it the cornerstone of Bela-Bela's economy. In 2020, tourism and related services accounted for about 40% of Bela-Bela's economic output (Stats SA, 2022).

## 4.2 MAPS

Maps of Bela-Bela local municipality in relation to SA; Gauteng; Limpopo and the other local municipalities within the Waterberg district.



Map 2. Waterberg in relation to SA



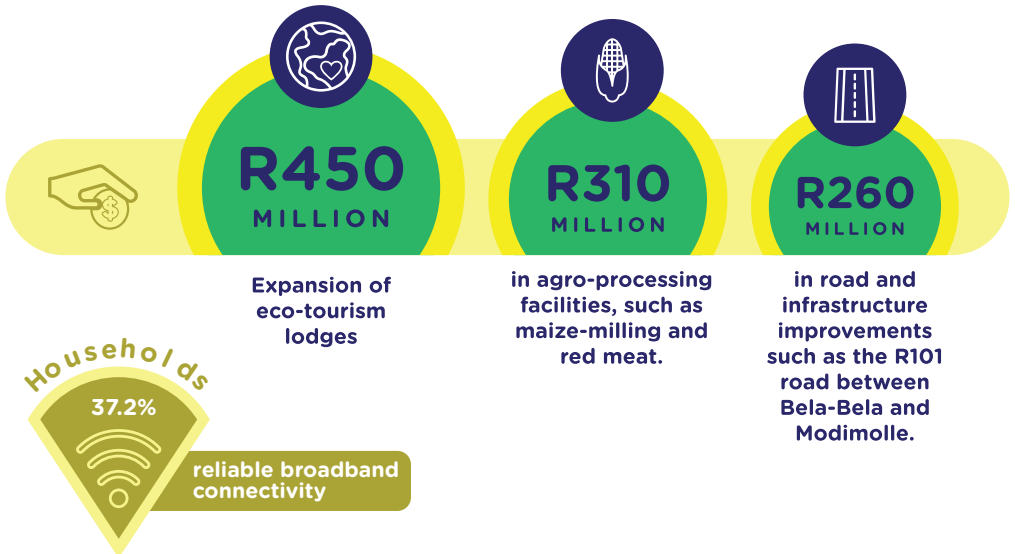
### 4.3 BELA-BELA ECONOMIC MARKET AND INVESTMENT TRENDS

National and regional investment trends highlight the importance of infrastructure and service delivery in attracting investment. The South African Local Government Association (SALGA) developed the Municipal Investment Competitiveness Index, which evaluates municipalities based on their ability to maintain existing infrastructure and attract investment (SALGA, 2023). Bela-Bela has 23.4% of businesses in the formal economy, with the informal sector employing 32.1% of workers, mostly in tourism, retail, and subsistence farming (Stats SA, 2022)



#### Foreign Direct Investment (FDI) Trends

Between 2018 and 2022, Bela-Bela secured R1.6 billion in investment commitments, largely in eco-tourism, agriculture, and logistics (Limpopo Economic Development, Environment, and Tourism, 2023). Notable investments include:

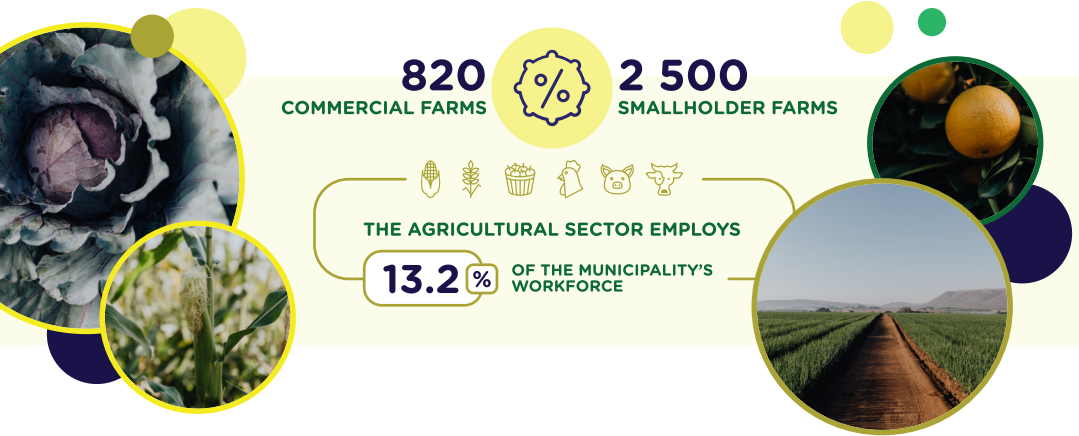


## 5

# Sectoral Pockets of Excellence

## 5.1 AGRICULTURE SECTOR

Agriculture remains a fundamental component of the local economy. Bela-Bela has approximately 820 commercial farms and 2,500 smallholder farmers, mainly producing maize, citrus, vegetables, and livestock (Limpopo Department of Agriculture and Rural Development Annual report, 2023). The agricultural sector employs 13.2% of the municipality's workforce, with a notable increase in agro-processing activities, such as dairy and meat production. Commercial farmers on the East side of the N1 are some of the bigger agricultural practices in the area, primarily pig farming, sorghum and sunflower, as well as poultry.



## 5.2 TOURISM SECTOR

Tourism is another key economic driver, leveraging the region's hot springs, game reserves, and eco-tourism attractions. Bela-Bela attracts approximately 1.3 million visitors annually, contributing R980 million to the local economy (Limpopo Tourism Agency, 2023). The hospitality industry directly employs 7,500 people, with 64% of accommodations rated as three-star or higher (Bela-Bela Local Municipality, 2024a).

### Key attractions include:

- + Warmbaths (A Forever Resort) – receives 750,000 visitors annually
- + Mabalingwe Nature Reserve – spans 12,500 hectares
- + Adventures with Elephants – wildlife conservation hub
- + Thaba Kwena Crocodile Farm – largest commercial crocodile farm in South Africa

The tourism industry is the primary driver of economic activity in Bela-Bela, leveraging its natural hot springs and resorts to attract visitors. This sector significantly boosts local employment and business opportunities, making it the cornerstone of Bela-Bela's economy. In 2020, tourism and related services accounted for about 40% of Bela-Bela's economic output (Bela-Bela Local Municipality, 2024a).

**The demand split between the major, well-known tourist attractions and activities in Bela-Bela is as follows:**

<b>Warmbaths</b> (A Forever Resort)	750,000 Annual Visitors	R450 million Economic Contribution
<b>Mabalingwe Nature Reserve</b>	300,000 Annual Visitors	R300 million Economic Contribution
<b>Adventures with Elephants</b>	150,000 Annual Visitors	R150 million Economic Contribution
<b>Thaba Kwena Crocodile Farm</b>	100,000 Annual Visitors	R80million Economic Contribution



**5.3 MANUFACTURING**

Manufacturing contributes 9.4% to Bela-Bela’s GDP, with small-scale agro-processing and packaging industries gaining momentum. Key manufacturers include meat processors, dairy producers, and bottled water companies.



**5.4 OTHER**

The municipality has also identified potential for solar energy production, given Limpopo’s high solar radiation levels, averaging 5.5 kWh/m<sup>2</sup> per day (CSIR, 2023). The mining sector plays a minimal role in Bela-Bela’s local economic development. While diamond resources are sufficiently available, the supply of precious metals, especially gold, is inadequate. Other metals, such as manganese, copper, tin, and cobalt, exist but only on a limited scale. In contrast, calcite, refractory clay, and fluor spar are sufficiently available. Limestone is distributed in small quantities, while sandstone is available at a medium scale in the area.

# 6

## Investment opportunities

### 6.1 INVESTMENT OPPORTUNITIES TABLE

01

**PROJECT NAME:**  
**BELA-BELA COMMERCIAL PARK DEVELOPMENT**  
**PROJECT LOCATION** BELA-BELA CBD

**ECONOMIC SECTOR**  
**REAL ESTATE**



**NO. OF JOBS TO BE CREATED**  
 (DIRECT/INDIRECT)

+ 400 jobs

**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality, the landowner and private investors.



**PROJECT STATUS**

The project has completed town planning approval, environmental authorization, and surveying.



**Project Background/Summary**

The project entails the development of prime real estate land located directly in front of Bela Mall into mixed use development comprising of hospitality, health facility, commercial offices, light industrial, aerodrome, amphitheatre as well as other related activities

**PROJECT / INVESTMENT VALUE (ZAR)**  
 The project has an estimated Rand value of R500million

**SOURCES OF FUNDING**  
 Public and private Funding



02

**PROJECT NAME:**  
**BELA-BELA DAM DEVELOPMENT**

**ECONOMIC SECTOR**  
**TOURISM**



**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

**Project Background/Summary**

The project entails the development around the dam into a prime tourism and hospitality hive of activities, capitalising on water-related and pristine natural beauty around the dam, such as the Hartbeespoort dam in the North West Province. It will be encircled around the Bela-Bela dam and the proposed Bela-Bela game reserve on 3,000 hectares of land, taking advantage of the already existing privately owned reserves around the area.

**PROJECT / INVESTMENT VALUE (ZAR)**  
 The project is estimated to cost around R250million

**SOURCES OF FUNDING**  
 Public and private funding



**NO. OF JOBS TO BE CREATED**  
 (DIRECT/INDIRECT)

100 jobs are estimated to be created by the project

**PROJECT STATUS**

The project is at the pre-feasibility phase



**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality, the landowner and private investors



03

**PROJECT NAME:**  
**CONSTRUCTION OF  
 THE NEW MUNICIPAL  
 BUILDING**

**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

ECONOMIC SECTOR  
**REAL ESTATE**



**NO. OF JOBS TO  
 BE CREATED**  
 (DIRECT/INDIRECT)

75 jobs are estimated to be created by the project during the construction phase

**PROJECT STATUS**



The project is at the pre-feasibility phase

**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality as the Landowner and government financial institutions.



**Project Background/Summary**

The project involves the construction and development of a new modern, user-friendly Municipal buildings, which will transform operations and position the Council to acquire and install modern technology to deliver faster, more efficient and effective service delivery to the community. The project is aimed at addressing lack of office space and the current Municipal building which is dilapidated.



**PROJECT / INVESTMENT VALUE (ZAR)**  
**R150million**

**SOURCES OF FUNDING**  
**PPP**



04

**PROJECT NAME:**  
**CONSTRUCTION OF  
 THE SPORTING VENUE  
 (MOLOTO STADIUM)**

**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

ECONOMIC SECTOR  
**REAL ESTATE AND  
 TOURISM**



**Project Background/Summary**

The proposed project involves the development of a new modern, multi-purpose sports facility in Bela-Bela, designed to accommodate football and rugby matches, as well as large-scale events such as festivals and public gatherings. The vision is to create a venue that meets professional standards, with the ambition of attracting high-profile teams to consider Bela-Bela as a host location for selected fixtures. The municipality is targeting a stadium capacity of at least 30 000 spectators to support this objective and stimulate broader economic and tourism benefits for the region.



**PROJECT / INVESTMENT VALUE (ZAR)**  
**R50million**

**SOURCES OF FUNDING**  
**Privately funded**



**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality, financial institutions and the private investor



**NO. OF JOBS TO  
 BE CREATED**  
 (DIRECT/INDIRECT)

30 jobs are estimated to be created by the project

**PROJECT STATUS**



The project is at the pre-feasibility phase

05

**PROJECT NAME:**  
**BELA-BELA STATE OF THE ART MUSEUM**

ECONOMIC SECTOR  
**HERITAGE TOURISM**



**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

**Project Background/Summary**

This project is aimed at enhancing the tourism character of the region by providing the necessary infrastructure for tourists to explore and learn more about the region and its history and culture. This project aims to enhance the tourism appeal of the region through the establishment of a museum showcasing cultural and regional artifacts. The museum will provide a platform for local visitors, the local community, and international tourists to explore and engage with the rich history, traditions, and heritage of Bela-Bela and its surroundings. By offering an educational and immersive experience, the museum is expected to become a key tourist attraction, contributing to the region's broader tourism offering and fostering cultural exchange and learning.

**\$ PROJECT / INVESTMENT VALUE (ZAR)**  
**R50 -100 million**

**SOURCES OF FUNDING**  
**Privately funded**



**NO. OF JOBS TO BE CREATED**  
(DIRECT/INDIRECT)

30 jobs are estimated to be created by the project


**PROJECT STATUS**



The project is at the pre-feasibility phase

**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality and financial institutions.



06

**PROJECT NAME:**  
**RENEWABLE ENERGY**

ECONOMIC SECTOR  
**RENEWABLE ENERGY**




**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

**Project Background/Summary**

The municipality has attracted substantial private sector interest in establishing solar energy projects within the region. Numerous applications for solar plants have been submitted, representing investments amounting to billions of rand. These initiatives focus on constructing large-scale solar energy facilities to produce clean and renewable energy for the area. The municipality encourages private companies involved in renewable energy to seize this opportunity to develop solar plants, thereby enhancing the region's energy supply and supporting local economic growth.


**\$ PROJECT / INVESTMENT VALUE (ZAR)**  
**R250 - 500 million**

**SOURCES OF FUNDING**  
**Privately funded and government and private financial institutions**



**PARTNERSHIPS**

The project is to be implemented by the private investor and government and private financial institutions



**NO. OF JOBS TO BE CREATED**  
(DIRECT/INDIRECT)

50 jobs are estimated to be created by the project

**PROJECT STATUS**



The project is at the pre-feasibility phase

07

**PROJECT NAME:**  
**DEVELOPMENT OF THE LANDING STRIP INTO A REGIONAL AIRPORT**

ECONOMIC SECTOR  
**AVIATION**



**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY



**NO. OF JOBS TO BE CREATED**  
 (DIRECT/INDIRECT)

20 jobs are estimated to be created by the project

**PROJECT STATUS**



The project is at the pre-feasibility phase

**PARTNERSHIPS**

The project is to be implemented through partnership between the municipality and private sector



**Project Background/Summary**

The proposed project aims to enhance the region's position as a leading tourism destination by improving access and providing direct connections to major airports such as OR Tambo and Lanseria, particularly for international tourists visiting the area. The municipality currently owns a landing strip, which offers opportunities for expansion and private sector involvement in developing the necessary infrastructure to improve connectivity and support tourism growth.



**PROJECT / INVESTMENT VALUE (ZAR)**  
**R50million**

**SOURCES OF FUNDING**  
**Privately funded**



08

**PROJECT NAME:**  
**BOTANICAL GARDEN**

ECONOMIC SECTOR  
**TOURISM AND CONSERVATION**



**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

**Project Background/Summary**

Inspired by South Africa's well-known botanical gardens, such as Kirstenbosch, this project aims to create a tranquil space that highlights indigenous flora, promotes biodiversity, and offers educational programs. It will serve as a recreational area for both locals and tourists, contributing to the enhancement of Bela-Bela's appeal as a nature-focused destination.



**PROJECT / INVESTMENT VALUE (ZAR)**  
**Estimated at ZAR 50-100 million, depending on the scale and facilities.**

**SOURCES OF FUNDING**  
**Combination of municipal funding, private investors, and environmental grants.**



**PARTNERSHIPS**

Collaboration with SANBI (South African National Biodiversity Institute) and local environmental organizations.



**NO. OF JOBS TO BE CREATED**  
 (DIRECT/INDIRECT)

Approximately 100-150 during construction and 50 permanent roles for maintenance and operations.

**PROJECT STATUS**



Conceptual phase; feasibility studies required.

09

**PROJECT NAME:**  
**BELA-BELA HISTORY CENTRE**

ECONOMIC SECTOR  
**HERITAGE TOURISM**

**PROJECT LOCATION** WATERBERG DISTRICT MUNICIPALITY

**Project Background/Summary**

Drawing inspiration from sites like the Makapans Valley World Heritage Site, this project will highlight Waterberg's rich cultural and historical significance. It will include guided tours, interactive exhibits, and preservation of archaeological sites.



**NO. OF JOBS TO BE CREATED**  
(DIRECT/INDIRECT)

Around 80-120 during development and 40 permanent roles.

**PROJECT STATUS**

Pre-feasibility phase; community engagement and environmental assessments needed.

**PARTNERSHIPS**

Partnerships with local cultural groups, Limpopo Tourism Agency, and UNESCO.



**PROJECT / INVESTMENT VALUE (ZAR)**  
Estimated at ZAR 30-70 million.

**SOURCES OF FUNDING**  
Heritage grants, private sector sponsorships, and tourism revenue.



10

**PROJECT NAME:**  
**JUNIOR CYCLING**

ECONOMIC SECTOR  
**SPORTS AND RECREATION**

**PROJECT LOCATION** BELA-BELA LOCAL MUNICIPALITY

**Project Background/Summary**

Inspired by facilities like the Cape Argus Jnr Cycle Tour (ages 6+). It aims to promote healthy lifestyles and attract cycling enthusiasts.

**PROJECT / INVESTMENT VALUE (ZAR)**  
Estimated at ZAR 10-30 million.

**SOURCES OF FUNDING**  
Municipal budget, sports development grants, and sponsorships from cycling brands.



**NO. OF JOBS TO BE CREATED**  
(DIRECT/INDIRECT)

Approximately 50-70 during construction and 20 permanent roles.

**PROJECT STATUS**

Planning phase; design and community consultations required.

**PARTNERSHIPS**

Collaboration with cycling organizations, local schools, and sports federations.





### 6.1.1

#### Enhancing Tourism Visibility and Infrastructure

Several projects directly respond to the identified need for increased tourism visibility and investment in eco-tourism, hospitality, and recreational activities:

- + Bela-Bela Dam Development builds on the natural beauty of the region and aligns with the need for stronger branding and categorisation of tourism offerings, including conservation and adventure tourism.
- + Bela-Bela history Centre/ Bela-Bela Museum supports heritage tourism and reinforces storytelling around the region's history, answering the need for structured tourism attractions. It will enrich the cultural tourism landscape, attracting visitors and further solidifying Bela-Bela's identity as a travel destination.
- + Botanical Garden aligns with conservation and eco-tourism efforts, integrating biodiversity awareness into the tourism value chain.

### 6.1.2

#### Advancing Hospitality and Retail-Tourism Integration

Investments in commercial infrastructure will create new avenues for tourism business development and drive visitor appeal:

- + Bela-Bela Commercial Park Development provides a mixed-use infrastructure that can support tourism-linked hospitality enterprises and boost business activity.
- + Peet se Padstal's potential sale could serve as a retail-tourism anchor, fostering rural roadside tourism while reinforcing local entrepreneurship.
- + Development of the Landing Strip into a Regional Airport enhances tourism accessibility, particularly for international visitors seeking private lodges and high-end experiences.

### 6.1.3

#### Agriculture and Sustainability-Driven Growth

Investment in game farming, wildlife processing, and climate-adaptive agriculture is crucial to economic resilience:

- + Renewable Energy Investments will drive sustainability while reducing reliance on traditional energy sources, creating new opportunities for eco-tourism and conservation businesses.
- + Skills development in game processing and Taxidermy can be strengthened through investments in taxidermy and butchery skills, ensuring long-term sustainability for game farming enterprises.
- + Agricultural diversification (Game Farming, Hydroponics, and Conservation Farming) will mitigate environmental challenges and align with efforts to adaptively position agriculture within the tourism landscape.

### 6.1.4

#### Public Infrastructure and Sporting Development

Public-private partnerships can drive improved infrastructure, enhancing service delivery and regional appeal:

- + New Municipal Building Construction will modernize governance structures, enabling faster decision-making and support for private sector partnerships.
- + Construction of the Sporting Venue (Moloto Stadium) aligns with the municipality's sports tourism efforts, boosting visitor numbers through major sporting and entertainment events.
- + Junior Cycling Development promotes health tourism and the establishment of a recreational tourism niche, attracting adventure seekers and families.
- + Improvement of the Local Hospital will enhance healthcare facilities and will not only address the community's healthcare needs but also support wellness tourism, aligning with the broader vision for regional development.



### 6.1.5

#### Positioning Bela-Bela for Long-Term Growth

The guide must emphasize Bela-Bela as a destination that seamlessly integrates tourism, sustainability, and business innovation. By outlining these investment opportunities alongside stakeholder priorities, the guide can:

- + Attract investors keen on tourism, hospitality, real estate, and sustainable agriculture.
- + Strengthen partnerships between the municipality and the private sector.
- + Enhance branding and promotion to make Bela-Bela a visible and thriving investment hub.
- + Foster infrastructure-driven tourism, ensuring accessibility and long-term development.
- + These opportunities provide a structured roadmap for investors and stakeholders looking to contribute to Bela-Bela's evolution into a premier destination.

### 6.1.6

#### Potential Projects

The Waterberg Tourism Association identified three potential projects that could significantly enhance the region's tourism and economic landscape:

- + Botanical Garden: Establishing a botanical garden to showcase the region's diverse flora and provide educational opportunities for visitors.
- + Bela-Bela history: Developing initiatives to uncover and promote the cultural and historical heritage of the Waterberg area, appealing to the interests of Generation Alpha and Generation Z.
- + Junior Cycling: Creating facilities and programs to encourage junior cycling, promoting healthy lifestyles and attracting young visitors.

#### Agricultural Land and Water Resources

Over the past 40+ years, the agricultural land in the Waterberg region has become leached, with sandy soils losing their nutrient value. Water resources are limited, making livestock farming less advisable. Consequently, existing livestock farms are being converted to game farming, which is more sustainable given the current environmental conditions.

### 6.1.7

#### Investment Opportunities

The feedback from the Waterberg Tourism Association highlights several investment opportunities:

- + Cultural History Association: Investing in cultural history initiatives is seen as a promising opportunity, especially given the trends among Generation Alpha and Generation Z to explore historical and educational content.
- + Skills and Training Facility: With a high unemployment rate in the region, establishing a skills and training facility could provide valuable education and job opportunities for the local population. Agriculture-college, short course.
- + Botanical Gardens and Junior Cycling: Both projects are considered significant investment opportunities that could boost tourism and local engagement.

## 7

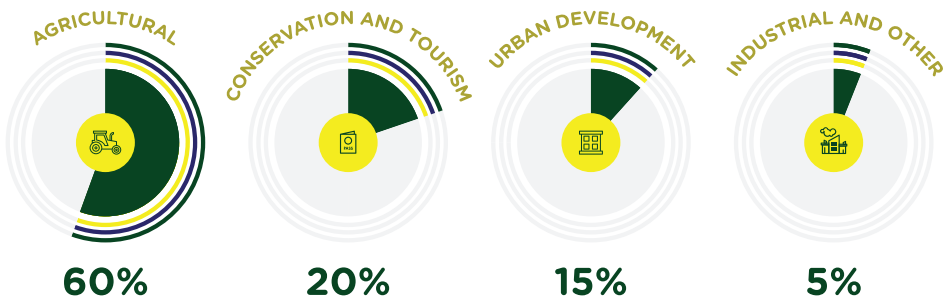
# Municipal Planning & Development Facilitation

## 7.1 PLANNING PROCESSES AND LAWS

Development in Bela-Bela is guided by regulations that ensure sustainable and equitable land use. Approximately 60% of the municipality's land is designated for agricultural purposes, while 20% is allocated for conservation and tourism-related activities. Urban development occupies 15%, with the remaining 5% dedicated to industrial and other uses. Processes emphasize community involvement, environmental preservation, and alignment with national and regional priorities, fostering balanced growth across sectors.

## BELA-BELA'S LAND

Processes emphasize community involvement, environmental preservation, and alignment with national and regional priorities, fostering balanced growth across sectors.



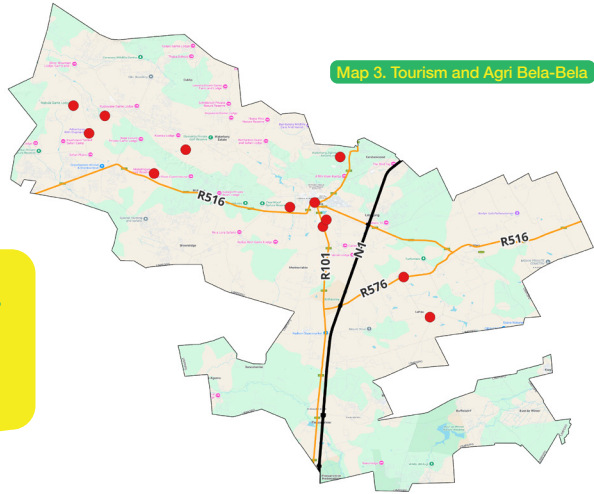
### Access to Government Land

Government-owned land in Bela-Bela accounts for approximately 25% of the total land area. This land is primarily utilized for housing projects, public infrastructure, and conservation efforts. Clear protocols are in place for land use applications, ensuring projects contribute positively to the region's growth. Partnerships between public entities and private investors are encouraged to maximize the use of available land for impactful initiatives.

### Access to Privately Owned Real Estate

Private real estate in Bela-Bela constitutes around 75% of the total land area. This includes residential, commercial, and tourism-related properties. Zoning regulations ensure that all transactions and projects align with regional priorities for sustainable growth and environmental preservation. Collaboration between private landowners and municipal stakeholders is pivotal in facilitating investments that benefit both parties and the community.

Map 3. Tourism and Agri Bela-Bela



25%

## GOVERNMENT-OWNED LAND IN BELA-BELA






3,406 km<sup>2</sup>

### Starting a Business in Bela-Bela

Entrepreneurs in Bela-Bela are supported through local strategies that aim to stimulate economic growth and job creation. Processes for starting a business are streamlined and designed to be efficient. Key sectors for business opportunities include tourism, agriculture, and retail. The municipality provides training programs and funding assistance to small and medium enterprises, fostering innovation and expansion. Bela-Bela’s strategic location along the N1 highway enhances connectivity and access to markets, making it an attractive destination for new businesses.

The Local Economic Development initiatives in Bela-Bela Municipality aim to foster a thriving environment for investment and enhance economic activity across the region. By facilitating business development, the municipality focuses on creating job opportunities and promoting agricultural production and processing. Efforts are also geared toward stimulating sustainable tourism and marketing the area’s unique opportunities to potential investors. Furthermore, the municipality prioritizes the upgrading of the informal sector, ensuring inclusive growth and development for all residents.

## 7.2 MUNICIPALITY’S ECONOMIC PRIORITIES:

Eco-Tourism Development	Tourism Marketing and Promotion	Agricultural Development	Inclusive Rural Economies	Investment Attraction
<p>Leveraging natural mineral springs, game reserves, and nature reserves.</p> 	<p>Implementing strategies to market Bela-Bela as a prime holiday and health resort destination.</p> 	<p>Promoting sustainable agricultural practices and supporting small-scale farmers.</p> 	<p>Emphasising the development of inclusive rural economies to boost local economic growth.</p> 	<p>Providing incentives and support mechanisms to attract investors.</p> 

## LOW-HANGING FRUITS/AREAS OF FOCUS FOR INVESTMENT:

### Agriculture

Financial incentives and support for small-scale farmers and sustainable agricultural practices.



### Tourism

Marketing and promotion strategies to enhance tourism opportunities.



### Eco-Tourism

Existing support structures and strong policy alignment for developing eco-tourism projects such as mineral springs and game reserves.

## 7.3 INVESTMENT PRIORITY AREAS:

### TOURISM



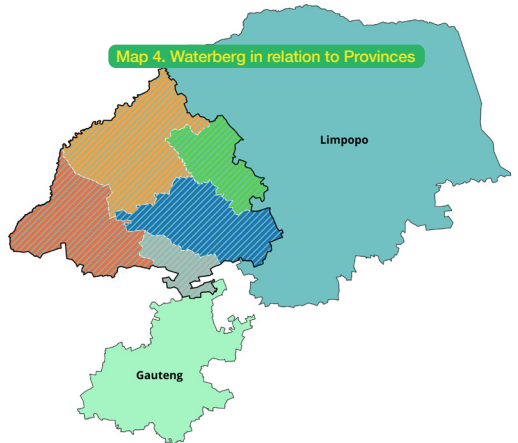
Eco-tourism projects, tourism marketing and promotion, and development of tourism-related facilities.

### AGRICULTURE



Agriculture: Sustainable agricultural practices, agricultural infrastructure development, support for small-scale farmers.

Map 4. Waterberg in relation to Provinces



The policy framework governing agriculture and tourism in Bela-Bela is designed to foster economic development while ensuring sustainability and inclusivity. By aligning with national and provincial strategies, the municipality offers a stable and predictable investment climate. Incentives such as financial grants, tax benefits, and infrastructure support further enhance Bela-Bela's attractiveness as an investment destination. With a structured policy environment and dedicated support for investors, Bela-Bela provides a competitive advantage in both agriculture and tourism. Businesses looking to establish or expand operations in the municipality can leverage these policies to maximize profitability while contributing to the region's long-term economic growth.

## 8

# Living in Bela-Bela

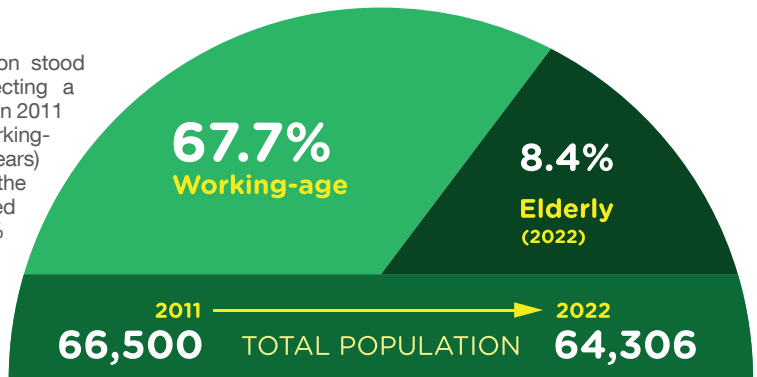


## 8.1 DEMOGRAPHIC AND INFRASTRUCTURE ANALYSIS

Bela-Bela Local Municipality offers essential services and infrastructure to support its residents and businesses. Banking services are accessible through major banks like Standard Bank and Capitec, catering to both locals and tourists. The healthcare sector (section 8.1.9) includes a public hospital and clinics, though challenges persist in upgrading facilities to meet community needs. Education (section 8.1.8) is served by several primary and secondary schools, with limited access to higher education institutions. Safety and security are managed by local police stations, but resource constraints can impact response times. Road infrastructure connects Bela-Bela to major routes like the N1, enhancing regional connectivity, though rural roads require improvement. Telecommunication services are available, with mobile networks and internet providers ensuring connectivity. Public holidays align with South Africa's national calendar, and business hours typically run from 8:00 AM to 5:00 PM on weekdays. Applicable tariffs for electricity, water, rates, and refuse are determined annually by the municipality, with adjustments reflecting service delivery costs and inflation.

## 8.2 POPULATION

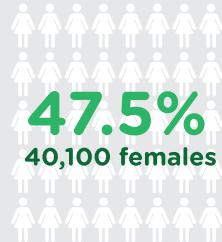
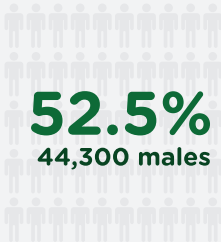
Bela-Bela's total population stood at 64,306 in 2022, reflecting a slight decline from 66,500 in 2011 (Stats SA, 2022). The working-age population (15-64 years) comprises 67.7%, while the elderly (65+) have increased from 5.9% (2011) to 8.4% (2022), indicating an aging population. Tables below give data in comparison to either other municipalities or to the province.



In 2023, Bela-Bela Local Municipality had a population of **84,400**, making up **0.1% of South Africa's total population**. From 2013 to 2023, the municipality grew at an average annual rate of 1.80%, surpassing South Africa's rate of 1.44% and the Waterberg District's rate of 1.30%. Bela-Bela's share of the district's population rose from 10.0% in 2013 to 10.5% in 2023, ranking third in growth among the district's municipalities. Projections suggest an average growth rate of 1.2% for the municipality between 2023 and 2033.

In 2023, Bela-Bela Local Municipality had a male-to-female ratio of 110.5 males for every 100 females, with males making up 52.5% of the population and females 47.5%. The total population was 44,300 males and 40,100 females.

## 2023 BELA-BELA LOCAL MUNICIPALITY male-to-female ratio





**BELA-BELA**  
LOCAL MUNICIPALITY

**VS**

**LIMPOPO**  
PROVINCE



**POPULATION**

64 306 **2022**  
Growth Rate **-0.3**

**Growth rate breakdown**

**2022** 762 862  
**1.1** Growth Rate

**Bela-Bela LM** 8%

**Growth rate Comparison to Waterberg District municipalities**

9% **Thabazimbi**  
16% **Lephalale 2022**  
17% **Modimolle - Mookgopong**  
50% **Mogalakwena**

**Bela-Bela LM** 26 832

**2022 Household Total**

1 811 565 **Limpopo**  
248 526 **Waterberg DM**

**86,4%** Black African  
**1,4%** Coloured  
**0,9%** Indian/Asian  
**11,2%** White  
**0,2%** Other

**Population groups**

BB LP WD

Black African **96,5%** **90,2%**  
Coloured **0,3%** **0,4%**  
Indian/Asian **0,5%** **0,5%**  
White **0,3%** **8,7%**  
Other **0,1%** **0,2%**

Young children (0-14 years)  
**23,9%**

Young children (0-14 years)  
**31,6%**  
**27,9%**

Working age (15-64 years)  
**67,7%**

**Age Distribution**

BB LP WD

Working age (15-64 years)  
**61,4%**  
**64,5%**

Elderly (65+ years)  
**8,4%**

Elderly (65+ years)  
**6,9%**  
**7,5%**

Dependency ratio  
**47,7**

Dependency ratio  
**62,7**  
**54,9**

**49,5%** Male  
**50,5%** Female

**Sex**

BB LP WD

Male **47,2%** **49,2%**  
Female **52,8%** **50,8%**

Source: STATSSA 2022

### 8.3 EDUCATION

From 2013 to 2023, the number of people without schooling in Bela-Bela Local Municipality decreased by an average annual rate of -7.48%. The number of people with matric only increased from 11,800 to 18,200 while those with matric and a certificate/diploma grew by 5.64% annually and those with matric and a bachelor’s degree increased by 1.56%. These changes reflect an overall improvement in educational attainment. In 2023, people without schooling in Bela-Bela made up 7.49% of the district’s total, 0.67% of the province, and 0.11% of the national total. The 18,200 people with only a matric in Bela-Bela represented 12.3% of the district’s matric holders, while those with a matric and postgraduate degree made up 11.07% of the district, 1.24% of the province and 0.08% nationally.

#### Schools and Higher education:

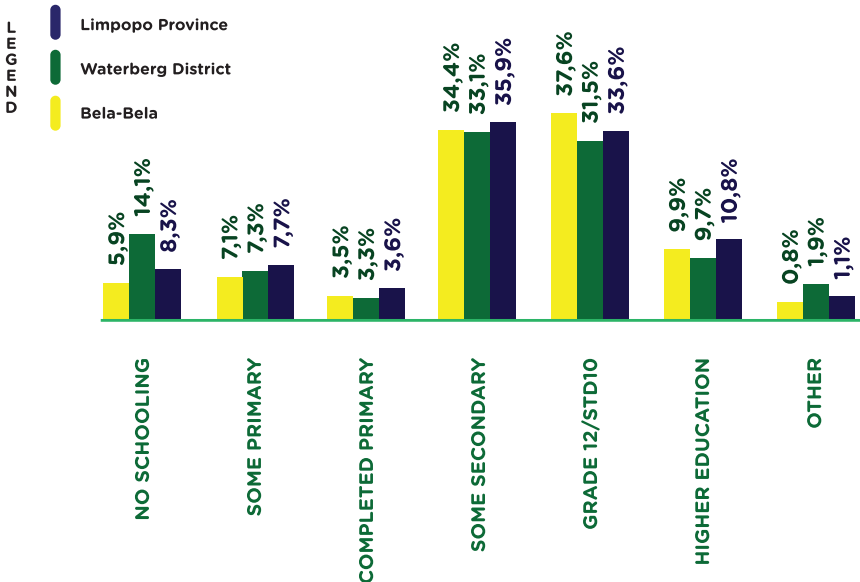
- **Primary Schools:** Bela-Bela Local Municipality has **35 schools**, which include primary schools.
- **High Schools:** There are several secondary schools, such as Bela-Bela Secondary School and Hoërskool Warmbad.
- **Colleges:** Specific data on colleges in Bela-Bela is limited. However, institutions like **Harvard Engineering and Business College** and **Impala Game Ranger Training** are known to operate in the area.

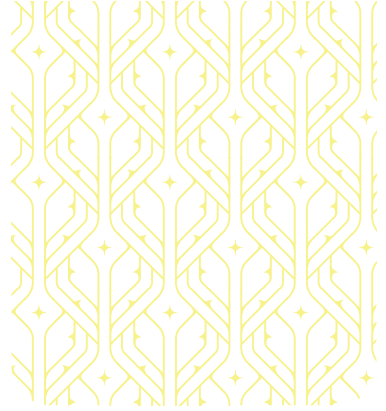
#### Education and Workforce:

- **No schooling (20+ years):** Decreased from **9.7% (2011) to 5.9% (2022)**
- **Higher education (20+ years):** Increased from **9.1% (2011) to 10.8% (2022)**

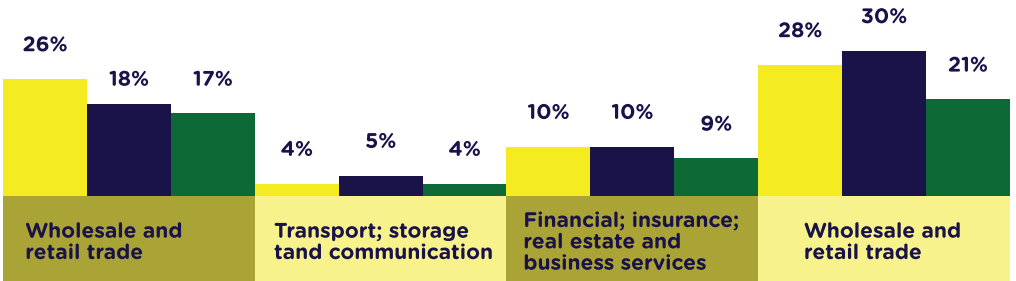
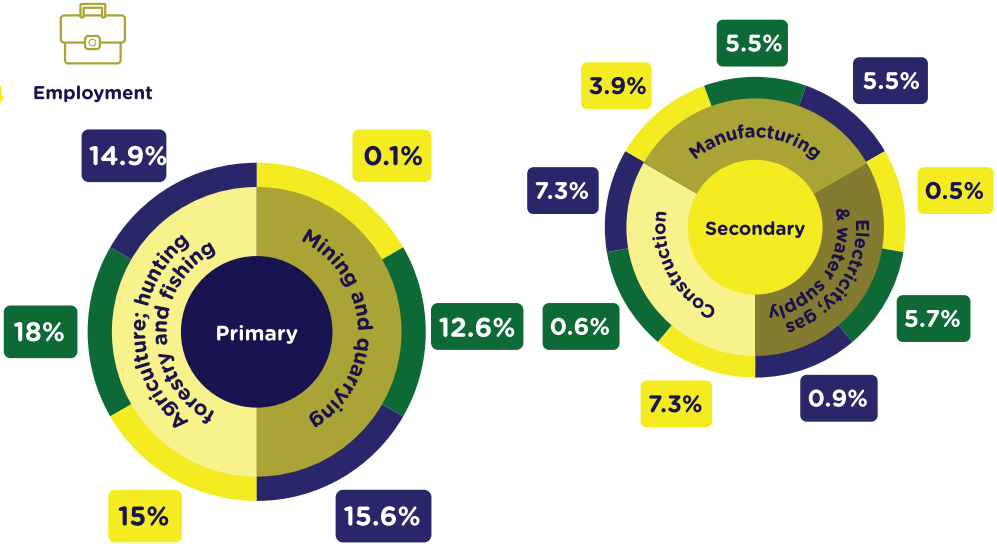


## Education





8.4 Employment



Tertiary

## 8.5 INFRASTRUCTURE ASSESSMENT (IDP 2025)

Bela-Bela's road infrastructure has improved, with 75% of roads tarred, but rural roads remain underdeveloped (Bela-Bela Local Municipality, 2024a).

### Infrastructure and Service Delivery

- Households with piped water in dwelling: 55.4% (2022), up from 41.9% (2011)
- Households with flush toilets connected to sewerage: 79.5% (2022)
- Households using electricity for lighting: 83.5% (2022), down from 85.0% (2011)
- Weekly refuse disposal service: 70.0% (2022), up from 64.2% (2011)

### Transport and Connectivity

The municipality is strategically located along the R101 and N1 highways, linking it to Pretoria (110 km) and Polokwane (150 km). This makes it an attractive location for logistics and agribusiness investments (LEDET, 2023).

### Waste collection in Bela-Bela Municipality is as follows:

- All businesses receive refuse removal service twice a week.
- Vingerkraal, Tsakane and Rapotokwane do not receive refuse removal service.
- Mass refuse containers provided at informal settlements (Zuma, Ext 9 & Koppewaaai).
- Solid Waste Management
- There is only one (1) licensed dumping site which serving the entire Bela – Bela

Bela-Bela Local Municipality continues to demonstrate resilience and growth potential across multiple economic sectors. With agriculture and tourism as its economic cornerstones, the municipality has made significant strides in infrastructure development, investment attraction, and workforce improvement.

## 8.6 HEALTHCARE

Bela-Bela Municipality faces challenges in healthcare infrastructure, with the local hospital reported to be in substandard condition. This impacts service delivery and community well-being, particularly in rural areas where healthcare facilities often struggle with outdated equipment and insufficient staffing.

- **Water Access Expansion:** With only 42.4% of households having piped water, there is clear potential for infrastructure investment to improve health, hygiene, and service delivery.
- **Growing Young Population:** A high dependency ratio (54.9%) highlights the opportunity to invest in education and skills development, building a future productive workforce.
- **Emergency Services Development:** The ongoing improvement of emergency healthcare creates a chance to establish efficient, responsive systems that strengthen local health capacity.

Bela-Bela's competitive advantages includes its prime location along national transport corridors, strong policy alignment with provincial development plans, and growing investor confidence, which position it as an attractive destination for sustainable economic growth. By leveraging these strengths and addressing existing gaps, Bela-Bela can further enhance its role as a dynamic investment hub within the Waterberg District and Limpopo Province.

## 8.7 TARIFFS

### PROPERTY RATES

RATING CATEGORY	2025/2026
	R/c
Business & commercial	0.0191
Agricultural	0.0037
Industrial	0.0191

### SANITATION RATES

DESCRIPTION	2025/2026
	Rand
a) Residential/Flats/ Security Villages	272
b) Commercial/Government/Resorts/Hotels and Other	544

### WATER - VOLUMETRIC RATES

RANGE	Commercial, Government, hotels, Resorts and Other
	Rate (R/kl)
0 kl - 30 kl	36.11
31 kl - 50 kl	43.33
51 kl - 80 kl	51.99
81kl - 100kl	57.17
101kl - 130kl	57.17
131kl - 210kl	57.17
211kl - more	57.17

**ELECTRICITY RATES**

<b>DESCRIPTION</b>	<b>Basic Charge</b>
	<b>R/month</b>
General tariffs prepaid > 30Amp 1 Phase (Business)	114.23
General tariffs Conventional Business 1 Phase	114.23
General tariffs Conventional Business 2 Phase	171.36
Agricultural tariffs low voltages	342.71
Industrial low voltages	2647.97
Industrial medium voltages	6273.93

## 9

# Key contacts

## KEY CONTACTS

### Municipal Services

Customer Care Service	014 736 8000
Bela-Bela LED, Investment and Tourism Office	014 736 8704/ 082 040 1000
Municipal Revenue Services	014 736 8095/ 014 736 8028
Town Planning and Building Control	014 736 8042/ 082 837 7552
Bela-Bela Electricity and Fire (After Hours)	014 736 8000/ 082 807 8152/ 084 788 9291
Traffic Department	014 736 8024

### Health Care Services

Bela-Bela Hospital	014 717 2324/ 014 717 5257/ 014 736 2121
Childline	116/ 0800 055 555

### Health Care Services

Emergency Number	112
South African Police Services	10111/ 014 736 9700
Gender Based Violence Hotline	080 0428 428
Fire Department	0800 111 660/ 082 807 8152/ 084 788 9291
Ambulance	014 736 2697/ 082 734 2054/ 014 718 3800
Mountain Rescue	021 9489 900
Lifeline	021 461 1113
Crime Stop	086 0010 111
Towing Services	014 736 3062



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