

Socio-Economic Impact Statement

La Motte: Proposed Subsidized and GAP Residential Development

By Leap Sustainable Development cc

February 2015



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Executive Summary

Enviro Africa was appointed by CK Rumboll and Partners as Environmental Assessment Practitioners to undertake a Basic Environmental Impact Assessment for a proposed public sector residential development located on Farms adjacent to La Motte Village to address this housing need. Leap Sustainable Development cc was appointed to prepare a Socio Economic Statement.

In 1998 the housing need in the Franschoek Valley was \pm 1000 units. Although 767 units were built and 300 additional plots were serviced in Mooiwater, the need for housing intensified as 1800 families settled in 1990 in Langrug.

To address the need the proposed development consists of 329 subsidized units, 106 GAP units, and the formalization of the erven of 16 existing dwelling units, 2 crèches, 2 churches, 1 school, 4 business and 2 authority sites. The development will be spread over three portions of land i.e. Farms 1653 (\pm 5.09ha); 1339 (\pm 11.42ha); and 1158/1 (\pm 5.23ha) adjacent to La Motte Village

Although Stellenbosch Municipality's economic growth increased consecutively over the two Census period (1996 – 2001 and 2001 -2011) by 12.4% and 23.8% respectively, the income distribution reflects 53% of the households in the municipal area has an income R 38 400 (maximum R 3 200 per month) and less whilst 27% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 20% earn more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are nearly 1:1. Focusing on Wards 1 and 2 reflect that the income 66% of the households in these wards is R 38 400 (maximum R 3 200 per month) and less whilst 23% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 10% earn more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are 1:1.5. This confirms the need for subsidized housing in the Franschoek Valley.

The unemployment (7%), discouraged work seekers (2%) and economically not active (27%) rate in the municipal area versus the unemployment (11%), discouraged work seekers (3%) and economically not active (19%) of Wards 1 and 2 reinforces the higher number of households with a lower income and the need for subsidized housing. Of note is the employment contribution by sector of the municipal area: wholesale and retail trade (including tourism) (23.8%), community (19.5%), manufacturing (13.7%), government (12.9%), and agriculture (9.2% - a significant drop after 2003 when agriculture provided 22.2% employment). Wards 1 & 2 have a very strong tourism and agricultural economic base. Due to the decreased contribution of the agricultural sector to employment, many farmworkers have moved off farms and require housing. Yet there is hope to find employment in the growing tourism sector.

This sets the scene for sensitive development as the landscape and particularly the agricultural landscape of these two wards are part of their tourism assets.

The proposed subsidized residential development is aligned with the Provincial Spatial Development Framework, the Stellenbosch SDF and Integrated Development Plan of Stellenbosch Municipality in particular to minimize the impact on tourism.

The following coding was used to illustrate the impacts during the three phases i.e. Construction, Operations and Removal of Informal Settlement (Demolition):

| Rating | Score - | Score + |
|-----------|------------------------|-----------|
| Low | 0 to - 40 | 0 to 40 |
| Medium | - 41 to - 80 | 41 to 80 |
| High | - 81 to - 120 | 81 to 120 |
| Very High | > - 120 | > 120 |
| NI | No impact | |
| NER | No evaluation required | |

Summary of impacts during Construction

The impacts of the proposed subsidized residential development are as follows:

Population Characteristics as

1. the influx of employed construction workers is low positive and should have no impact on safety and security.
2. the influx of unemployed persons is slightly (low) negative on the social stability and thus safety and security of local & regional community.
3. skills development will be beneficial (although low) to the local community and mitigation measures are proposed to enhance the impact on community upliftment.

Community & Institutional Arrangement as

4. the increased employment rate is slightly positive yet low

Individual & Family Changes as

5. income of families is enhanced and the impact is positive. Mitigation measure will ensure that locals benefit in the longer term.
6. their experience of a sense of place will be temporarily slightly negative. Standard mitigation measures are proposed to reduce the impact.

Community Resources as

7. the permanent loss of 17ha agricultural land for forestation will impact slightly negatively, however it is unlikely that forestation would have proceeded in future. The impact is low negative.
8. the local and regional economy will grow and the impact is low yet positive.

A summary of the impact ratings during the Construction Phase follows below:

| Variable | Variable elements | Result of change in variable | Local | | Regional | | No Go |
|--|--------------------------------------|-------------------------------------|--------------|------------|--------------|------------|-------|
| | | | Un-mitigated | Miti-gated | Un-mitigated | Miti-gated | |
| Population Characteristics | Population Influx | Influx of Employed People | 21 | 12 | NER | | NI |
| | | Influx of Unemployed People | -26 | None | NER | | NI |
| | Skills levels | Skills levels increase | 14 | 22 | NER | | NI |
| Community & Institutional Arrangements | Employment | Employment opportunities | 20 | 30 | NER | None | NR |
| Individual and Family Changes | Family Wealth | Income during construction phase | 12 | None | 18 | None | NI |
| Community Resources | Sense of Place | Loss of sense of place | -4 | -2 | NER | NE | NI |
| | Land Use | Sporadic & intensified noise levels | -3 | None | NER | NE | NI |
| | Air Quality | Noise caused by construction | NER | No | NER | No | NER |
| | Noise | Dust caused by construction | NER | No | NER | No | NER |
| | Local & Regional Economic Prosperity | Sales volumes grow | 18 | 21 | 21 | No | NI |
| | | Increase GGP | 14 | No | 21 | No | NI |
| Rating | Score - | Score + | | | | | |
| Low | 0 to – 40 | 0 to 40 | | | | | |
| Medium | - 41 to – 80 | 41 to 80 | | | | | |
| High | - 81 to – 120 | 81 to 120 | | | | | |
| Very High | > - 120 | > 120 | | | | | |
| NI | No impact | | | | | | |
| NER | No evaluation required | | | | | | |

Summary of impacts during Operations

The impacts of the proposed subsidized residential development are as follows:

Population Characteristics as

1. the influx of unemployed persons is slightly negative on the social stability and thus the security and safety of local and regional community.
2. Incidence of crime and violence may increase, however it seems unlikely and the impact is low.

Community and Institutional Arrangements as

3. community accountability will be enhanced moderately as some of these home owners can contribute to the tax base of the municipality
4. Integration making use of appropriate topologies and landscaping will enhance the historical experience of change. Mitigations as per specialist reports will ensure a positive experience.
5. *The availability and quality of houses will have a highly positive impact on the community of Langrug directly and the community of Franschoek Valley indirectly.*

Political and Social Resources

Individual and Family Changes as

6. Family and mental health will improved moderately as families are enabled to look after their frail and elderly family members and young children and a basic need i.e. shelter and safety is satisfied.
7. Their opportunities to access leisure opportunities and community facilities will improve highly and contribute to community upliftment.

Community Resources as

8. the sense of place will change in La Motte moderately negatively, but with mitigation become low negative and with time neutralize.
9. the sense of place of the Franschoek Valley will change moderately negatively, but with mitigation become low negative and with time neutralize. The partial removal of the Langrug community above Groendal will have a highly positive impact visually and on sense of place.
10. The impact on tourism will be temporary negative, neutralize and become positive and highly positive as the Langrug settlement will be partially removed.

Community Resources as

11. The security brought about by having a house will enable the community to be economically more active and to qualify themselves.

A summary of the impact ratings during the Operational Phase follows below:

| Variable | Variable elements | Result of change in variable | Local | | Regional | | No Go |
|--|---|--|--------------|------------|--------------|------------|-------|
| | | | Un-mitigated | Miti-gated | Un-mitigated | Miti-gated | |
| Population Characteristics | Population Influx | Influx of job seekers | -26 | None | -10 | None | NER |
| | Crime & Violence | Crime & violence levels increase | NER | None | NER | None | NI |
| Community & Institutional Arrangements | Accountability (to pay for services) | Contribution the rates & tax basis | 68 | None | 68 | None | NI |
| | Historical experience of change | Enhanced integration | 132 | None | 132 | None | |
| | Availability & Quality of housing & social infrastructure | Permanent housing acquired by inhabitants of Langrug; Informal structure removed | 153 | None | 153 | None | NI |
| Political & Social Resources | Changes in community cohesion | Increased stability | NER | None | NER | None | NI |
| Individual and Family Changes | Family & Mental Health | Income stability | 52 | No | 52 | No | NI |
| | Residential Stability | Enhanced stability | NER | No | NER | No | NI |
| | Changes in access to leisure opportunities | Increase in number of facilities; Close proximity | 105 | No | NER | No | NI |
| | Future Aspirations | Basic needs satisfied, ability to focus on aspirations | NER | No | NER | No | NI |

| | | | | | | | |
|----------------------------|---|---|-----|-----|-----|-----|----|
| Community Resources | Change in land use | Loss of agricultural land | NER | No | NER | No | NI |
| | Change in Sense of Place and Aesthetic quality | Permanent change from agriculture to residential | -87 | -39 | -87 | -39 | NI |
| | Exposure to leisure & recreation opportunities | Increase in number of facilities; Close proximity | NER | No | NER | No | NI |
| | Economic prosperity & Resilience | Increased ability to participate in economic activities | 64 | No | NER | No | NI |
| | | Valley as tourist attraction stay in tact | -87 | -37 | 105 | No | NI |
| Rating | Score - | Score + | | | | | |
| Low | 0 to – 40 | 0 to 40 | | | | | |
| Medium | - 41 to – 80 | 41 to 80 | | | | | |
| High | - 81 to – 120 | 81 to 120 | | | | | |
| Very High | > - 120 | > 120 | | | | | |
| NI | No impact | | | | | | |
| NER | No evaluation required | | | | | | |

Summary of Impact during Removal of Informal Settlement

Conclusion

From the assessment it is clear that the proposed subsidized residential development is overall positive should it be developed sensitively to enhance the Franschhoek Valley's biggest tourism asset i.e. the agricultural and natural landscape.

These impacts can be addressed by the appropriate housing topologies, landscaping, urban design and transition between the existing development and the proposed subsidized residential development as have been proposed by the various specialist contributions.

The proposed subsidized residential development should be approved from a socio-economic perspective and equally important is implementing the mitigation measures proposed. Should these measures be neglected, the sense of place of La Motte and the Franschhoek Valley will be lost as well as its role as a destination and contribution to the economy will be lost.

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Socio-Economic Impact Assessment Report

La Motte: Proposed Subsidized and GAP Residential Development

1. Project Overview

Enviro Africa was appointed by CK Rumboll and Partners as Environmental Assessment Practitioners to undertake a Basic Environmental Impact Assessment for a proposed public sector residential development located on Farms adjacent to La Motte Village to address this housing need. Leap Sustainable Development cc was appointed to prepare a Socio Economic Statement.

1.1 Description and Background of Proposed Development

To address the subsidized housing need in the Franschhoek Valley, the proposed development consists of 329 subsidized units, 106 GAP units, and the formalization of the erven of 16 existing dwelling units, 2 crèches, 2 churches, 1 school, 4 business and 2 authority sites. The development will be spread over three portions of land i.e. Farms 1653 ($\pm 5.09\text{ha}$); 1339 ($\pm 11.42\text{ha}$); and 1158/1 ($\pm 5.23\text{ha}$) adjacent to La Motte Village

In 1998 the estimated backlog for subsidized housing in Franschhoek was ± 1000 units. This included people living in shacks, backyard dwellings, waiting lists and provision for people moving off the farms and into town. A successful housing project was implemented at Mooiwater where 767 units were built and another 300 plots developed (Linneman, 2014).

Despite the above efforts the backlog kept on growing and currently stands at an estimated 800-1000 housing units. This figure is made up of people not accommodated in Mooiwater, unable to afford their own accommodation and who have justification for living in the valley. A much bigger need obviously exists in the greater municipal area; changing socio-economic trends have generated urban flows of people from surrounding rural areas and elsewhere, leading to an informal settlement at Langrug which is growing by the day (Linneman, 2014).

Langrug is home to approximately 1800 families squatting on government land in Franschhoek on the slope of a mountain. In the 1990's this settlement was a haven for migrants from the Eastern Cape looking for job opportunities in wine factories in nearby Stellenbosch (Kenney 2011). Today, Langrug faces many of the challenges, including poverty and a lack of adequate water and sanitation services. Langrug is divided into three areas, Mandela Park, Nkanini and Zwelitsha. It is proposed that some of the dwellers from the Langrug informal settlement (Franschhoek) be accommodated in the proposed development as set out below.

1.2 Proposed Sites

The proposed development sites were determined based on a study outlining different possible sites. Hence no alternatives are being considered in this report. The entire development will take place on three sites adjacent and across La Motte. Of note is that the existence of rivers, hills and natural features around La Motte were respected.



Figure 1: Proposed Sites for La Motte Development

Site details

The details of the identified 'extension areas' are tabulated below:

| | Portion of farm 1339, Administrative District Paarl | Portion of portion 1 of farm 1158, Administrative District Paarl | Farm 1653 |
|-----------------------------|---|--|---|
| Referred to: | Area 3 (Figure 1) | Area 1 (Figure 1) | Area 2 (Figure 1) |
| Owner | National Government of the Republic of South Africa | National Government of the Republic of South Africa | Cape Winelands District Municipality |
| Extent | 1209.8882ha | 53.6185ha | 17.3991ha |
| Title deed | T37290/1980 | T5519/1918 | T66593/2006 |
| Area of interest | ±12.33ha | ±4.59ha | ±5.6246ha |
| Vegetation | Natural Veld & Alien Species | Natural Veld & Alien Species | Natural Veld |
| Zoning | Agriculture I | Agriculture I | Agriculture I |
| Proposed development | Subsidized Housing | GAP Housing | Infill development & Formalization of existing development. |



Fig. 2: Area 3, proposed expansion North of La Motte



Fig. 3: Area 1, proposed expansion South of La Motte

Of note are the opportunities for “infill” in the part of town east of the river on the Roberts valley road leading to La Motte village, as shown on Fig 4, below.



Fig. 4: Area 3, proposed expansion to the East of La Motte

1.3 Proposed development

Application is made for the subdivision of

- Farm 1339 into Portion A ($\pm 12.33\text{ha}$) and a Remainder ($\pm 1197.5582\text{ha}$)
- Portion 1 of Farm 1158 into Portion A ($\pm 4.59\text{ha}$) and a Remainder ($\pm 49.0285\text{ha}$), a *green field* development
- Farm 1653 into Portion A ($\pm 5.6246\text{ha}$) and a Remainder ($\pm 11.7745\text{ha}$), the formalisation of the existing node through formalizing erven around existing houses/ authority buildings and some infill development. 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility, creating 18 opportunities

The proposed development consists of 329 subsidized units, 106 GAP units, and the formalization of the erven of 16 existing dwelling units, 2 creches, 2 churches, 1 school, 4 business and 2 authority sites

Further subdivision of portions A into the following is required:

| Description | Number of units | Size (ha) | Number of units | Size (ha) | Number of units | Size (ha) |
|--------------------------|------------------|--|-------------------------------|-----------------------------------|------------------|--------------------------------|
| | Farm 1339 | | Portion 1 of Farm 1158 | | Farm 1653 | |
| Subsidised housing units | 329 | ± 6.0145 | 0 | 0 | | |
| GAP housing/ Residential | 0 | 0 | 106 | ± 3.2298 | 16 | ± 3.4166 |
| Open Spaces | 1 | ± 0.1149 | 1 | ± 0.0601 | | |
| Crèches | 2 | ± 0.0936 | 0 | 0 | | |
| Church | 2 | ± 0.1183 | 0 | 0 | | |
| School site | 1 | $\pm 2.6\text{ha}$ | 0 | 0 | | |
| Road | 1 | ± 3.2434 | 1 | ± 1.3001 | | |
| Business | 1 | ± 0.1453 | 0 | 0 | 3 | ± 1.2821 |
| Authority | | | | | 2 | ± 0.9259 |
| Total | 337 | $\pm 12.33\text{ha}$ | 108 | 4.59ha | 21 | ± 5.6246 |

Access to the development can be obtained

- Farm 1339 via extensions of Bergendal Lane, a 13m entrance road, entering from the east. This layout proposal ensures the utilization of existing infrastructure thus minimizing cost implications.
- Portion 1 Farm 1158 via extending an existing road entering TCTA from the north.
- Farm 1653 via existing access

In order to retain the dominant landscape of wilderness and agriculture it has been recommended that broad green corridors are provided for between the existing La Motte village and TCTA village and the

proposed residential development in order to soften the impact of urban development in this small valley. The new areas of residential development are broken up into small pockets/nodes with broad corridors.

The proposed crèche, church, school and commercial sites will provide in the social requirements of the community. The crèche will provide a preschool and after care function. The commercial site, at the entrance at Bergendal Lane can be utilized by the proposed new inhabitants, as well as by the existing inhabitants of La Motte living nearby. Provision is also made for a primary school, situated on approximately 2.6ha of land, providing sufficient land for school buildings, sports fields whilst existing sports fields can also be utilized.

It is evident that the proposed development proposal deviates from the norm used for subsidized housing projects to protect the sustainability of the valley as a tourist destination and important agricultural region, blessed with an abundance of natural beauty.

Application is made for the rezoning of portions of Farms 1339; 1158/1 and 1653 from Agricultural Zone I to Subdivisional Area in order to establish multiple uses.

1.4 Purpose of the Assessment

A Socio- Economic Impact Assessment analyses (predicting, evaluating and reflecting) and manages the intended and unintended consequences on the human environment of planned interventions (policies, programmes, plans and projects) and any social change processes invoked by those interventions so as to bring about a more sustainable and equitable biophysical and human environment (Vanday, 2002).

At a broad level the impact of the overall welfare of a community should be investigated considering the efficiency, equity and sustainability of the project as well as the trade-offs or opportunity cost 'the various alternative will yield.

1.5 Specialist details

The author of this report is an independent specialist with 10 years' experience in the field of rural development, 7 years in community education, 6 years in project management and coordination, 8 years in town and regional planning and 8 years in socio-economic research.

1.6 Declaration of Independence

This is to confirm that Anelia Coetzee, responsible for conducting the study and preparing the Socio- Economic Statement, is independent and has no vested or financial interest in the proposed development being either approved or rejected

1.7 Report Outline

The report is divided into four sections, namely:

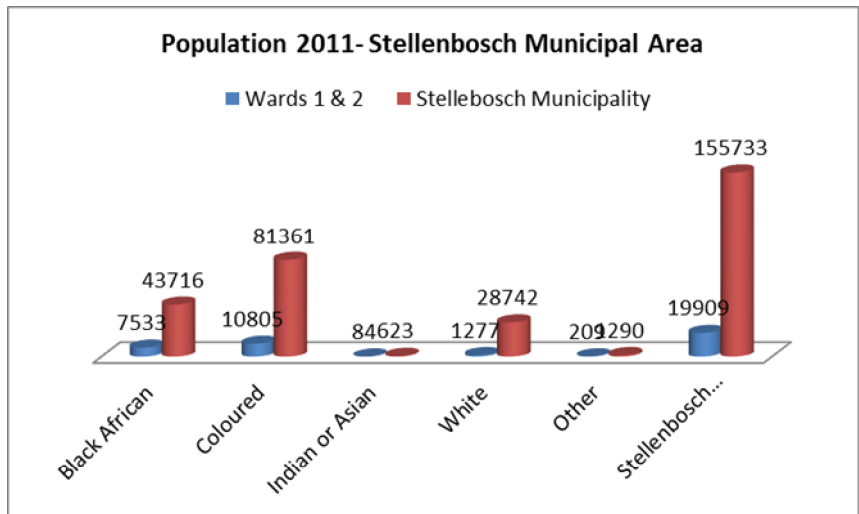
- Section 1: Project Overview & Assessment Scope
- Section 2: Socio Economic Overview of Study Area and Applicable Legal Context
- Section 3: Identification and preliminary Evaluation of Socio Economic Impacts: Construction, Operational and Demolition Phases
- Section 4: Mitigation & Recommendations

Section 2: Socio-Economic Overview of Study Area and Applicable Legal Context

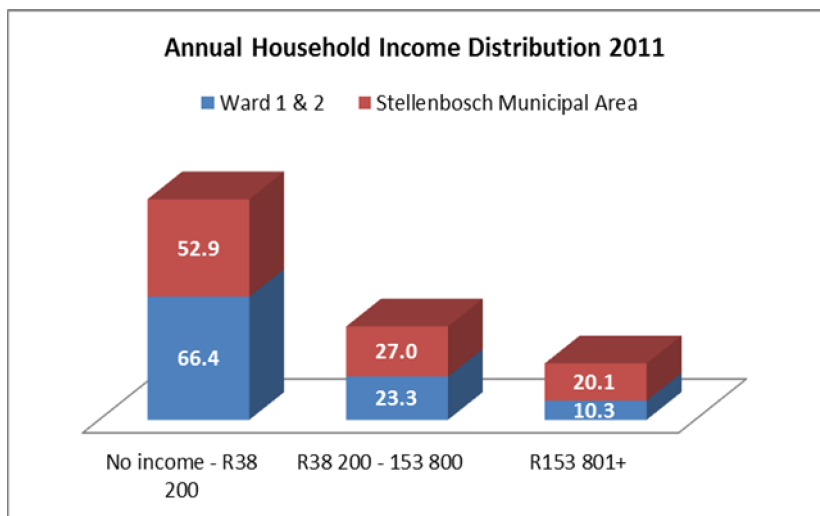
This section provides an overview of the baseline socio-economic conditions of the receiving environment and the policy context.

2.1 Socio-Economic overview of Franschoek Valley

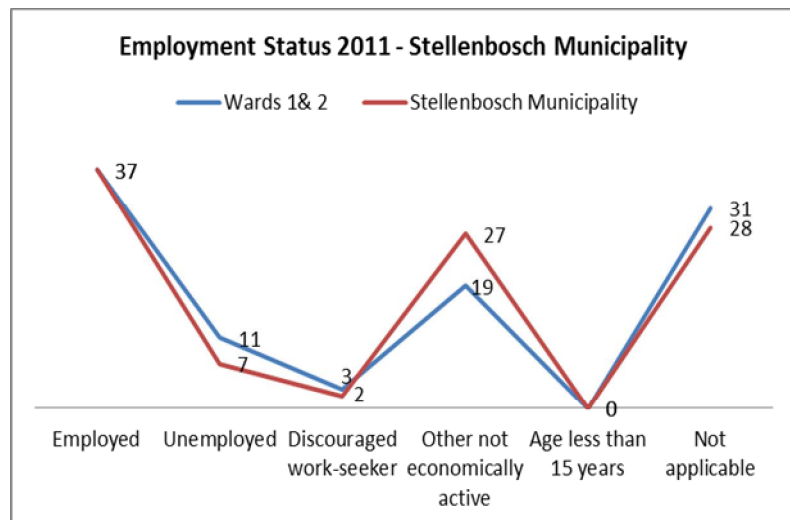
There are 19 909 inhabitants in the Franschoek Valley (Wards 1 & 2). Blacks constitute 38% of the population in Wards 1&2 whilst they constitute 28% in the Stellenbosch Municipal area. Coloureds constitute 52% of the population in Wards 1&2 whilst they constitute 53% in the Stellenbosch Municipal area. The demographic compilation of the Franschoek Valley alludes to the need for subsidized housing.



Although Stellenbosch Municipality's economic growth increased consecutively over the two Census period (1996 – 2001 and 2001 -2011) by 12.4% and 23.8% respectively, the income distribution reflects 53% of the households in the municipal area has an income R 38 400 (maximum R 3 200 per month) and less whilst 27% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 20% earn more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are nearly 1:1. Focusing on Wards 1 and 2 reflect that the 66% of the households in these wards earns R 38 400 (maximum R 3 200 per month) and less whilst 23% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 10% earns more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are 1:1.5. This confirms the need for subsidized housing in the Franschoek Valley.



The unemployment (7%), discouraged work seekers (2%) and economically not active (27%) rate in the municipal area versus the unemployment (11%), discouraged work seekers (3%) and economically not active (19%) of Wards 1 and 2 reinforces the higher number of households with a lower income and the need for subsidized housing. Of note is the employment contribution by sector of the municipal area: wholesale and retail trade (including tourism) (23.8%), community (19.5%), manufacturing (13.7%), government (12.9%), and agriculture (9.2% - a significant drop after 2003 when agriculture provided 22.2% employment). Wards 1 & 2 have a very strong tourism and agricultural economic base. Due to the decreased contribution of the agricultural sector to employment, many farmworkers have moved off farms and require housing. Yet there is hope to find employment in the growing tourism sector.



2.2 Policy and Planning Context

The compatibility of the proposed project with the relevant sector policies and development plans is required:

2.2.1 Provincial Level

Western Cape Provincial Spatial Development Framework (WCPSDF), 2009

The objectives and results of the proposed subsidized residential development are aligned with the ***Western Cape Provincial Spatial Development Framework (WCPSDF), 2009***, a Section 4(6) Structure Plan in terms of the Land Use Planning Ordinance, Ordinance 15 of 1985. The WCPSDF, aims to achieve sustainable development that are ecologically justifiable, socially equitable and economically viable (the triple bottom line)

The application complies with the following objections of the WCPSDF:

| WCPSDF Objective & Strategies | Proposed Subsidized Residential Development, La Motte |
|--|--|
| <i>Policy UR1:</i> <i>Optimise urbanisation in an area that has adequate resources and the economic growth potential to sustain further urbanisation.</i> | The Franschhoek Valley reflects economic growth potential and resources to sustain sensitive and limited development |
| <i>Policy UR2:</i> <i>Encourage the increase of the average gross residential densities in urban settlements to 25 dwelling units per hectare.</i> | The proposed development will increase the density in La Motte but a density of 25 dwellings units per hectare will not be achieved. |

| | |
|---|--|
| Policy UR3: Achieve the density target by using a range of urban development tools including the development of infill or surplus vacant land within the existing urban areas. | The proposed developments on Area 2 utilize infill as a development tool whilst Area 1 and 3 utilize surplus vacant land. |
| Policy UR4: Densification of urban settlements should occur with due regard for ecological and heritage concerns as identified in EIAs/HIAs. | The urban design, heritage and ecological concerns raised were addressed through green corridors between development areas. |
| Policy UR7: Urban development projects on public land should provide a mixed use and socio-economically integrated communities. | The development constitutes socio-economic integration give the provision of the community infrastructure and different housing options for different income groups. |
| Policy UR11: 50% of the five major urban activities (public transport, access points, residence, recreation, shopping and employment) should be accessible within walking distance (1000m) of residential dwellings. | More than 50% of the proposed urban activities are within walking distance of the proposed residential dwellings. |

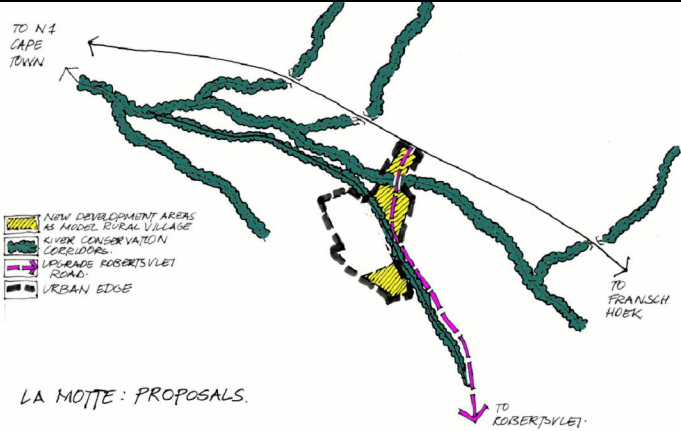
Western Cape Sustainable Human Settlement Strategy

The objectives and results of the proposed subsidized residential development are aligned with the **Western Cape Sustainable Human Settlement Strategy** which aims that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone who chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. South Africa has a constitutional imperative that obliges government to ensure that all its citizens are provided with shelter and housing in accordance with the Bill of Rights. Stellenbosch Municipality therefore strives to provide 20 000 dwelling units for its current and future community by 2017.

2.2.2 District and Local Level

The objectives and results of the proposed subsidized residential development are aligned with the Stellenbosch Development Framework (2012), Integrated Development Plan (2013/2014) and Human Settlement Strategy (2008) as follows:

| Local Municipal Policies & Frameworks | Proposed Subsidized Residential Development, La Motte |
|--|---|
| <i>Stellenbosch Spatial Development Framework, 2012:</i> | <i>New Development Areas (32 hectares) identified as per SDF 2012 – Included is Area 2: This former SAFCOL headquarters site through to R45, offers an excellent opportunity for mixed income, mixed use development, with a low key retail/commercial farm stall frontage along the R45.</i> |

| | |
|---|--|
|  | <p>The identified portion of Farm 1339 falls outside the “Urban Edge”. Application is made for the amendment of the urban edge to include this portion of Farm 1339.</p> <p>Portions of Farms 1158/1 and 1653 are included within the existing urban edge.</p> |
| <p>Integrated Development Plan (IDP) 2013/14 First review of the 3rd generation IDP (2012/17) as prescribed by section 34 of the Municipal Systems Act.</p> | <p>La Motte is identified as an area where there is a potential for the provision of housing opportunities.</p> |
| <p>Integrated Human Settlement Plan: “Stellenbosch 2017 Housing Strategy”, 2008</p> | <p>This document was further elaborated on in a report, “Analysis and Evaluation of Key Stellenbosch ISHSP Sites”, undertaken by the District Municipality in 2009. In 2010, the municipality appointed a service provider to report on the status quo of potential housing projects in Stellenbosch Municipality. A housing “pipeline” document was prepared by the municipality during November 2010 and approved by Council.</p> <p>Nineteen hamlets/projects were identified as the strategic focus of the Stellenbosch Human Settlement Strategy of which La Motte forms one.</p> |

The above documentation address also the need for housing and the plans made to address the need. The proposed subsidized develop represents one of several project to be implemented by Stellenbosch Municipality.

3. Evaluation of Impacts

Impacts generated by constructing the proposed 435 dwellings and related infrastructure will be fully evaluated for the construction and operational phase and contextually evaluated for the demolition phase.

3.1 Construction Phase

The construction will take place in two phases over a period of 21 months.

Phase 1: Preparation & Initiation

This phase involves the administrative process managed by the service provider to ensure the construction of the proposed subsidized residential development can proceed.

Phase 2: Construction

This phase involves seven activities:

- | | |
|------------------------------|--|
| 1 Site establishment | 4 Foundations and top structure frames |
| 2 Earthworks | 5 Top structures |
| 3 Underground services | 6 Internal & external fixing and finishing off |
| 4 Roads & paving layer works | 7 Installation of electrical reticulation |

3.1.1 Population Characteristics

The unemployment (incl. discouraged work-seekers) rate (14%) and economically not active rate (19%) in Wards 1 & 2 together with low monthly household income (66% of economically active population earns less than R3 200 per month) of the receiving community necessitate that the present development does not add to unemployment but rather enhances income.

3.1.1.1 Population Influx

Thirty (30) persons will be doing the construction of the proposed subsidized residential development lasting 21 months. The construction will be done by a professional contractor according to national building and safety standards. As the contractor requires specific skills a limited number of locals will be employed. The contracted team will be constituted by three (3) highly skilled persons, seven (7) semi-skilled persons and twenty one (20) unskilled persons

The construction phase will thus cause a temporary influx of outsiders.

No organized skills development of local labour will take place during the construction phase.

The construction phase of the proposed subsidized residential development, will impact on the population of La Motte and Franschoek and cause an

- i. influx of employed people temporarily (for 21 months) as they come to construct the facility and
 - ii. Influx of unemployed people semi-permanently in anticipation to access employment opportunities.
- The influx of people may result in a socially less stable community.

The No Go option will result in no influx of people and has no impact on the population of McGregor.

i. Influx of Employed People

The rating applied will be project specific.

| | | | | | | |
|--|--|----|-------------------------|--|---------------|---|
| Impact | Temporary increase in local population and presence of employed outsiders in the community as they construct the proposed subsidized residential development. | | | | | |
| Nature of Impact | The presence of 14 outsiders (contractors) will increase the population for a 21 month period (80% of the unskilled labour should be local). Given their assignment, which is temporary, these contractors may have some social interaction with the local community and will contribute to the local economy and not disturb the safety and security of local community. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Evaluation Not Required | | No impact | - |
| Duration of Impact (B) | Short term | 1 | Evaluation Not Required | | No impact | - |
| Probability of occurrence (C) | Highly Probable | 3 | Evaluation Not Required | | No impact | - |
| Intensity of Impact(D) | Low | 1 | Evaluation Not Required | | No impact | - |
| Degree of confidence (E) | High | 3 | Evaluation Not Required | | No impact | - |
| Level of significance (AxBxD+E)xC | Low, positive | 21 | Evaluation Not Required | | No impact | - |
| Mitigation measures: “ The appointed contractor should employ 80% of the unskilled labourers from the local HDIs who are suitably skilled. “ The developer should, where necessary, assist local HDI to find employment with the proposed project. “ Establish a Monitoring Committee for the demolition and construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed. | | | | | | |
| Level of significance after mitigation | (Intensity: Low: Impact:1) | 12 | | | No mitigation | |
| Related results | The construction creates the opportunity to raise awareness of employment and business opportunities. | | | | | |

Table 1: Impact on community stability by employed outsiders: Construction Phase

Conclusion 1:

The influx of employed construction workers has a low positive impact locally. It is unlikely that the influx of contractors should cause the social stability and thus safety and security of the local community to decrease. .

i. Influx of Unemployed People

| | | | | | | |
|---|--|-----|-----------------|--|---------------|---|
| Impact | Increase in the local population and presence of unemployed outsiders in the community as they are looking for work. | | | | | |
| Nature of Impact | The construction phase may create the impression that there are employment opportunities and will cause the unemployed to migrate to Franschoek in search of work. This influx can last for 21 months or longer or can even be semi - permanent. Should these job seekers not find work, the unemployment rate will rise and safety and security may decrease. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Not required | | No impact | 0 |
| Duration of Impact (B) | Medium term | 2 | Not required | | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Not required | | No impact | 0 |
| Intensity of Impact(D) | Medium, negative | -2 | Not required | | No impact | 0 |
| Degree of confidence (E) | High | 3 | Not required | | No impact | 0 |
| Level of significance (AxBxD+E)xC | Low, negative | -26 | | | No impact | 0 |
| Mitigation measures: • None | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |
| Related results | The burden on social services may increase. Crime may increase. | | | | | |

Table 2: Impact on community stability by unemployed outsiders: Construction Phase

Conclusion 2:

The influx of unemployed persons will impact slightly negatively on the social stability and thus safety and security of local and regional community, yet the impact will be low. No mitigation is proposed.

3.1.1.2 Skills levels

The construction phase of the proposed subsidized residential development will impact on the population of La Motte and Franschoek and cause an increase in skills of the local community. The construction contractor, from the region, employs skilled people to do the work. The construction team will be constituted by three (3) highly skilled persons, three (7) semi-skilled persons and twenty (20) unskilled persons. There is no organized skills programme to transfer skills to locals. However unskilled persons will be afforded the opportunity to be contracted and will learn on the job.

The No Go option will have no impact on skills levels locally or regionally.

| | | | |
|-------------------------|--|-------------------|--------------|
| Impact | Increase in skills levels of the local community. | | |
| Nature of Impact | As there is no organized skills development programme, it is likely that informal skills development of local employed in by the proposed project will take place. | | |
| ALTERNATIVES | Locally | Regionally | No Go |

| | | | | | | |
|--|--|----|-------------------------|--|---------------|---|
| Extent of impact (A) | Local | 4 | Evaluation Not Required | | No impact | - |
| Duration of Impact (B) | Short term | 1 | Evaluation Not Required | | No impact | - |
| Probability of occurrence (C) | Probable | 2 | Evaluation Not Required | | No impact | - |
| Intensity of Impact(D) | Low | 1 | Evaluation Not Required | | No impact | - |
| Degree of confidence (E) | High | 3 | Evaluation Not Required | | No impact | - |
| Level of significance (AxBxD+E)x C | Low, positive | 14 | Evaluation Not Required | | No impact | - |
| Mitigation measures: " Contractors should be required to enhance skills of locals non-formally. " The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters. " Should any of the women in the community be trained as plumbers (training offered by Boland College), they should get preference to gain experience. | | | | | | |
| Level of significance after mitigation | Medium, positive (Intensity of impact:2) | 22 | | | No mitigation | |
| Related results | The construction of the houses will create an awareness of different job opportunity unknown to the receiving community. | | | | | |

Table 3: Impact on skills levels: Construction Phase

Conclusion 3:

It is likely that skills development will benefit the local community yet the impact will be low. Mitigation measures i.e. a structured non formal skills development programme benefitting locals could enhance the positive impact although it will stay low.

3.1.2 Community & Institutional Arrangement

Community arrangements would not be affected. Institutional arrangements will only be affected as there is an additional business in the village providing temporary work.

3.1.2.1 Employment Status

The construction phase of the proposed subsidized residential development will impact on the population of Le Motte and Franshoek and will result in limited temporary employment opportunities: A total of 16 local persons will be employed during the construction phase working for a period of either 9, 11 or 21 months. The contractors tendering for the construction of the building will employ skilled people to do the work. As 80% of the unskilled workforce will be employed locally, some locals will benefit from the employment generated.

The No Go option has no impact.

- i. Employment opportunities

The rating applied will be project specific.

| | | | | | | |
|--|--|----|-------------------------|---|---------------|---|
| Impact | Creating employment opportunities | | | | | |
| Nature of Impact | Opportunities for unskilled locals to be employed will present it. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Evaluation Not Required | | No impact | - |
| Duration of Impact (B) | Short term | 1 | Evaluation Not Required | | No impact | - |
| Probability of occurrence (C) | Probable | 2 | Evaluation Not Required | | No impact | - |
| Intensity of Impact(D) | Low | 2 | Evaluation Not Required | | No impact | - |
| Degree of confidence (E) | Moderate | 2 | Evaluation Not Required | | No impact | - |
| Level of significance (AxBxD+E)xC | Low, positive | 20 | Evaluation Not Required | | No impact | - |
| Mitigation measures: " The Contractor should employing or seeking to employ 80% of its unskilled labour force from the village locals (HDIs) who are suitably skilled as part; " The developer should, where necessary, assist local HDI to gain employment from the contractor; " Establish a Monitoring Committee for the construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed. " The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which households should benefits from the employment of the individual. " Each household should make one worker available to work/ be employed on the project (as this will encouraged ownership of the development) | | | | | | |
| Level of significance after mitigation | Confidence: High: 2 | 30 | | - | No mitigation | |
| Related results | The skills set of the locals employed will increase. | | | | | |

Table 4: Impact on the employment status of the community: Construction Phase

Conclusion 4:

The construction phase will impact slightly positive on local employment. Regionally there will be no skills gain but the construction opportunity will enhance income security (of those employed long term by the contractor). With mitigation the benefit of construction phase can be increased to benefit locals.

3.1.2.2 Distribution of the impacts across the community

The construction phase of the proposed subsidized residential development will impact on La Motte and Franschoek communities, the surrounding farmers and on the beneficiaries. The impact will be overall positively low and temporary and no further evaluation is required.

3.1.3 Individual & Family Changes

3.1.3.1 Family Wealth

The construction phase of the proposed subsidized residential development will impact on the population of La Motte and Franschoek and result in some members of the population earning an income during the period of construction. For these families it will result in earning a temporary income for up to 21 months.

The No Go option will have no impact.

The construction phase will bring about employment opportunities for some 16 locals which will result in an income for twenty one (21) months.

| | | | | | | |
|---|--|----|-----------------|----|---------------|---|
| Impact | Some families (maximum 16) will experience an increase income | | | | | |
| Nature of Impact | The families of unskilled and semi-skilled locals will be employed and will benefit as there will be a stable income for up to 21 months. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regionally | 4 | No impact | - |
| Duration of Impact (B) | Short term | 1 | Short term | 1 | No impact | - |
| Probability of occurrence (C) | Probable | 2 | Highly Probable | 3 | No impact | - |
| Intensity of Impact(D) | Low | 1 | Low | 1 | No impact | - |
| Degree of confidence (E) | Medium | 2 | Medium | 2 | No impact | - |
| Level of significance (AxBxD+E)xC | Low, positive | 12 | | 18 | No impact | - |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> Developer and contractor to act as reference for locals employed after project closure. Developer and contractor to liaise with existing or future projects to access employment for locals. | | | | | | |
| Level of significance after mitigation | None | | | - | No mitigation | |
| Related results | Those employed will be able to find work on contract sites of new developments within the region (Robertson) and its immediate surroundings. | | | | | |

Table 5: Impact on income: Construction Phase

Conclusion 5:

The construction of the proposed subsidized residential development will positively impact on the income of families locally. Mitigation measure will ensure that locals benefit in the longer term. The No Go option will have no impact.

3.1.4 Community Resources

3.1.4.1 Sense of place

The construction phase of the proposed subsidized residential development will impact the local sense of place as the area will change temporarily as the construction of the houses gets underway and the land partially turns into a building site.

The No Go option will have no impact.

| Impact | Families along the affected streets will experience a change in the sense of place | | | |
|--|--|----|---------------|---|
| Nature of Impact | As the preparation of the site and construction of the houses start the experience of open and natural areas will be exchanged to a temporary construction site for in particular those families along affected streets. | | | |
| ALTERNATIVES | Local | | No Go | |
| Extent of impact (A) | Local | 4 | No impact | - |
| Duration of Impact (B) | Short term | 1 | No impact | - |
| Probability of occurrence (C) | Probable | 2 | No impact | - |
| Intensity of Impact(D) | Low | -1 | No impact | - |
| Degree of confidence (E) | Medium | 2 | No impact | - |
| Level of significance (AxBxD+E)xC | Low negative | -4 | No impact | - |
| Mitigation measures: <ul style="list-style-type: none"> • Limit visual impact on area by implementing a building management and control code. • Stay within the developable area. • Appoint an Environmental Control Officer to supervise construction and building. • All construction and building work fall under a comprehensive set of guidelines determining acceptable standards of visual issues. • All workers and management must undergo an induction course. • All road construction must be limited to the road reserve. • Stock piles must be screened off from general view and liquids must not leach into the agricultural land. • Dust creation must be controlled by wetting the soil. • The construction and building period should be limited to prohibit any erven becoming construction sites. • All lighting must be shielded. • Access must be on recognised routes. • Litter and littering must be strictly controlled. • All construction waste and building rubble must be removed off site. • Cut and fill should be kept to a minimum and should be rehabilitated immediately. | | | | |
| Level of significance after mitigation | Probability: Improbable: 1 | -2 | No mitigation | |
| Related results | | | | |

Table 6: Impact on sense of place: Construction Phase

Conclusion 6:

The construction of the proposed subsidized residential development will impact negatively yet temporary on experience of a sense of place for in particular those families along streets opposite the proposed development. The distribution of the impact is therefore not equally spread across the community. As the impact is temporary, standard mitigation measures are required.

3.1.4.2 Land use

The loss of land for forestation will impact on community resources. However forestation itself has scaled down and the possibility that it would be used in future is unlikely.

| | | | | |
|--|---|----|---------------|---|
| Impact | 17ha of agricultural land for forestation will be lost. | | | |
| Nature of Impact | The proposed subsidized housing development will prohibit forestation of 17ha of agricultural land. | | | |
| ALTERNATIVES | Local | | No Go | |
| Extent of impact (A) | Local | 4 | No impact | - |
| Duration of Impact (B) | Permanent | 1 | No impact | - |
| Probability of occurrence (C) | Highly Probable | 3 | No impact | - |
| Intensity of Impact(D) | Low | -1 | No impact | - |
| Degree of confidence (E) | High | 3 | No impact | - |
| Level of significance (AxBxD+E)xC | Low, negative | -3 | No impact | - |
| Mitigation measures: | | | | |
| <ul style="list-style-type: none"> The layout of the proposed development to provide for areas for forestation or natural veld. | | | | |
| Level of significance after mitigation | | | No mitigation | |
| Related results | Opportunity for a community market is strengthened. | | | |

Table 7: Impact on Land Use: Construction Phase

Conclusion 7:

The permanent loss of 17ha agricultural land for forestation will impact slightly negatively, however it is unlikely that forestation would have proceeded on these portions of land. The impact is low negative.

3.1.4.3 Air Quality

The generation of dust during the construction phase and particularly during the excavation, foundations and street construction will be temporarily and can be mitigated by

- Keeping the surfaces moist
- Covering heaps of sand with net.

The impact of dust on the receiving community will be low and no evaluation is required.

3.1.4.4 Noise

The generation of noise during the construction phase will be standard and of temporary nature. The impact will be low and no evaluation is required.

3.1.4.5 Local and Regional Economic Prosperity

During the construction phase, the general building materials, such as stone, cement, bricks and fuel will be purchased regionally. Domestic purchases, such as groceries, liquor, restaurant services and accommodation, will be purchased in Franschhoek and its immediate surroundings.

Hundred percent (100%) of the total capital expenditure of approximately R53million will be spent in the region. This expenditure will increase the

- i. sale volumes (regional) and
- ii. Gross Geographical Product (GGP) (regional).

The regional economy will benefit as the capital expenditure to construct the proposed subsidized development will be boost regional economy.

The local economy may benefit less, yet construction workers will purchase consumables and domestic items.

The No Go option has no impact.

i. Sales Volumes

Sales volumes, regionally, will increase as the capital expenditure to construct the facility will amount to R53 million. It is anticipated that purchases will be made regionally and the impact of the capital expenditure on the regional sales volumes is assessed.

| Sales Volume | Alternative | No Go |
|----------------------------|-------------|-------|
| Direct Sales ('000 000) | 64.9 | 0 |
| Indirect Sales ('000 000) | 120.6 | 0 |
| Total Sales ('000 000) | 185.5 | 0 |
| % Increase in Sales Volume | <1 | |

The regional sales will experience a slight increase of less than 1%. Intensity will be measured according to the following scale:

| Rating | Low | Medium | High |
|--------------------------|-----|------------|-----------|
| % change to Sales output | 3.5 | 3.6 – 17.5 | 17.6 – 21 |

The rating applied will be project specific.

| Impact | Sales volumes regionally will grow |
|------------------|--|
| Nature of Impact | The regional economy will experience a slight increase in sales volumes of less than 1% of the total regional (provincial) sales. The regional economy (surroundings i.e. Paarl or Stellenbosch) benefits from the purchase of general building materials, such as stone, cement, bricks and fuel |

| | | | | | | |
|---|---|----|-------------------|----|---------------|---|
| | which will be purchased locally. The local economy (Franschoek and La Motte) benefits from domestic purchases, such as groceries, liquor, restaurant services and accommodation. | | | | | |
| ALTERNATIVES | Locally | | Regionally | | No Go | |
| Extent of impact (A) | Local | 4 | Local | 4 | No impact | - |
| Duration of Impact (B) | Short term | 1 | Short term | 1 | No impact | - |
| Probability of occurrence (C) | Highly probable | 3 | Highly probable | 3 | No impact | - |
| Intensity of Impact(D) | Low | 1 | Low | 1 | No impact | - |
| Degree of confidence (E) | Moderate | 2 | High | 3 | No impact | - |
| Level of significance (AxBxD+E)xC | Low, positive | 18 | Low, positive | 21 | No impact | - |
| Mitigation measures: ~ Encourage contractors to support the local economy through incentives and rewards for purchasing locally. | | | | | | |
| Level of significance after mitigation | Confidence: High: 3 | 21 | No mitigation | - | No mitigation | |
| Related results | The regional GDP will increase. | | | | | |

Table 8: Impact on Sales: Construction Phase

Conclusion 8:

The construction of the proposed development will have a low yet positive impact on the local and regional economy. Mitigation measures may assist to enhance the impact locally.

ii. Increase in GGP

The increase in the sales volume will cause an increase in GGP of the Western Cape.

| GGP | Alternative 2 | No Go |
|-------------------------|----------------------|--------------|
| Direct GGP ('000 000) | 10.3 | 0 |
| Indirect GGP ('000 000) | 58.6 | 0 |
| Total GGP ('000 000) | 68.9 | 0 |
| % Increase in GGP | <1 | 0 |

Intensity will be measured according to the following scale:

| Rating | Low | Medium | High |
|-------------------------------|------------|---------------|-------------|
| % change to GDP output | 1 | 2-5 | 6 |

The rating applied will be project specific.

| Impact | Economic impetus | | | | | |
|-------------------------------|---|---|-------------------|---|--------------|---|
| Nature of Impact | The regional economy will experience a slight increase in GGP of less than 1% generated from the purchase of building materials. The local economy (Franschoek) benefits from domestic purchases which in turn contribute to the regional GGP. | | | | | |
| ALTERNATIVES | Locally | | Regionally | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | - |
| Duration of Impact (B) | Short term | 1 | Short term | 1 | No impact | - |

| | | | | | | |
|---|---|----|-----------------|----|---------------|---|
| Probability of occurrence (C) | Probable | 2 | Highly Probable | 3 | No impact | - |
| Intensity of Impact(D) | Low | 1 | Low | 1 | No impact | - |
| Degree of confidence (E) | High | 3 | High | 3 | No impact | - |
| Level of significance (AxBxD+E)xC | Low, positive | 14 | Low, positive | 21 | No impact | - |
| Mitigation measures: " None | | | | | | |
| Level of significance after mitigation | None | | | - | No mitigation | |
| Related results | Strengthening contribution of Engineering and Construction sector locally | | | | | |

Table 9: Impact on GGP: Construction Phase

Conclusion 9:

The construction phase will have a low yet positive impact on the regional GGP. The No Go option will have no impact on the GGP.

3.1.5. Summary of impacts during Construction

The impacts of the proposed subsidized residential development are as follows:

Population Characteristics as

9. the influx of employed construction workers is low positive and should have no impact on safety and security.
10. the influx of unemployed persons is slightly (low) negative on the social stability and thus safety and security of local & regional community.
11. skills development will be beneficial (although low) to the local community and mitigation measures are proposed to enhance the impact on community upliftment.

Community & Institutional Arrangement as

12. the increased employment rate is slightly positive yet low

Individual & Family Changes as

13. income of families is enhanced and the impact is positive. Mitigation measure will ensure that locals benefit in the longer term.
14. their experience of a sense of place will be temporarily slightly negative. Standard mitigation measures are proposed to reduce the impact.

Community Resources as

15. the permanent loss of 17ha agricultural land for forestation will impact slightly negatively, however it is unlikely that forestation would have proceeded in future. The impact is low negative.
16. the local and regional economy will grow and the impact is low yet positive.

3.2 Operational Phase

The operational phase will consist of the occupation of dwellings by those on the waiting list followed by the maintenance of and service delivery to the newly developed areas. .

The impacts caused by the residential development will be evaluated according to the variables and impact categories below.

3.2.1 Population Characteristics

3.2.1.1 Population Influx

The impact created by the construction of the subsidized residential development will continue during operations to impact on the population of La Motte and Franschoek and cause an influx of unemployed people semi-permanently in anticipation to access employment opportunities or housing. The influx of people may result in a socially less stable community.

It is unlikely that the no go option will result in an influx of people and it will be rated as having no impact on the population of La Motte and Franschoek.

ii. Influx of Unemployed People

| Impact | Increase in the local population and presence of unemployed outsiders in the community as they are looking for work and housing. | | | | | |
|--|--|-----|---------------|-----|---------------|---|
| Nature of Impact | The construction phase may create the impression that there are employment opportunities and will cause the unemployed to migrate to La Motte and Franschoek in search of work and housing. This influx would have started during the 21 months of construction and may continue well after the construction period. Should these job seekers not find work, the unemployment rate will rise and safety and security may decrease. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Medium term | 2 | Medium term | 2 | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Probable | 2 | No impact | 0 |
| Intensity of Impact(D) | Medium, negative | -2 | Low, negative | -1 | No impact | 0 |
| Degree of confidence (E) | High | 3 | Moderate | 3 | No impact | 0 |
| Level of significance (AxBxD+E)xC | Low, negative | -26 | Low, negative | -10 | No impact | 0 |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> None | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |
| Related results | The burden on social services may increase. Crime may increase. | | | | | |

Table 11: Impact on community stability by unemployed outsiders: Operational Phase

Conclusion 10:

The influx of unemployed persons will impact slightly negatively on the social stability and thus safety and security of local and regional community, yet the impact will be low. No mitigation is proposed.

3.2.1.2 Crime and Violence

The influx of people in search of work given the possible perception of the availability of employment and housing may cause increase incidence of crime and violence. Such incidence is unlikely as the impact of outsiders and in particular the unemployed, was evaluated as low and hence incidence of crime and violence will be low too.

3.2.2. Community and Institutional Arrangements

3.2.2.1 Accountability (to pay for municipal services)

The engineering report by SKCM Engineers, September 2013, confirmed no major upgrades for storm water, water storage capacity and roads, whilst sufficient sewerage capacity exists.

The proposed subsidized residential development will not only provide back yard dwellers and those living in informal structures with permanent shelter, but will expand the tax and endearment basis of the Stellenbosch Municipality.

| | | | | | | |
|--|--|----|------------------|----|---------------|---|
| Impact | As residence acquire their own houses and serviced stands, they will be responsible to pay rates and taxes. | | | | | |
| Nature of Impact | Several household use municipal services indirectly and do not contribute to rates or taxes of the local authority. Acquiring their own serviced stand will assist to determine which households should pay rates and taxes and which households should receive an endearment grant. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Permanent | 4 | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Probable | 2 | No impact | 0 |
| Intensity of Impact(D) | Medium, positive | 2 | Low, positive | 1 | No impact | 0 |
| Degree of confidence (E) | Moderate | 2 | Moderate | 2 | No impact | 0 |
| Level of significance (AxBxD+E)xC | Medium, positive | 68 | Medium, positive | 68 | No impact | 0 |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> None | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |

| | |
|------------------------|--|
| Related results | The number of indigent households will increase. Indigent households will be able to receive an endearment grant. |
|------------------------|--|

Table 12: Impact on community accountability: Operational Phase

Conclusion 11:

The provision of housing will enhance community accountability moderately as property owners will be held responsible for taxes. The No Go alternative will have no impact.

3.2.2.2 Historical experience of change

The proposed subsidized residential development will enhance social integration and community cohesion and the beneficiaries and receiving community will experience this change. Integration can be experienced both as positive and negative and is highly dependent on the perception of “sense of place”. Hence care has to be taken to establish a housing development aligned with the same sense of place of La Motte. The sense of place will be achieved by the housing topology and landscaping to facilitate the transition between the existing development and the proposed subsidized residential development.

| Impact | Enhanced integration | | | | | |
|---|---|-----|-----------------|-----|---------------|---|
| Nature of Impact | <i>To enhance integration within La Motte, the sense of place will be strengthened by the housing topology and landscaping to facilitate transition between the existing development and the proposed subsidized residential development.</i> | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Permanent | 4 | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Probable | 2 | No impact | 0 |
| Intensity of Impact(D) | High, | 4 | High | 4 | No impact | 0 |
| Degree of confidence (E) | Medium | 2 | Medium | 2 | No impact | 0 |
| Level of significance (AxBxD+E)xC | | 132 | | 132 | No impact | 0 |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> Landscaping will assist the transition. | | | | | | |
| Level of significance after mitigation | | | | | No mitigation | |
| Related results | . | | | | | |

Table 13: Impact on historical experience of change, Operational Phase

Conclusion 12:

The proposed development will impact positively on the historical experience of change as integration will be enhanced by using appropriate housing topologies and landscaping. The mitigation measure as per specialist reports will ensure the positive experience. The No Go impact will have no impact.

3.2.2.3 Availability & Quality of housing & social infrastructure

As shown in Figures below, the majority of dwellings in the village are simple timber frame structures. RDP type dwellings were also erected in the last few years.



Figure 5: Typical timber frame dwelling

The proposed subsidized development will provide housing as per subsidized housing norms. Houses will be loose standing. Each house will be on a serviced stand. The housing topologies will be workshopped with the community. The housing backlog will be partially addressed as Langrug informal settlement will be partially relocated.

| Impact | Occupants of in informal structures in Langrug will occupy a single residential subsidized house build according to national standards | | | | | |
|---|--|-----|-----------------|-----|-----------|---|
| Nature of Impact | Occupants living in informal structures will acquire their own freestanding house and a serviced stand. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Permanent | 4 | No impact | 0 |
| Probability of occurrence (C) | Highly Probable | 3 | Highly Probable | 3 | No impact | 0 |
| Intensity of Impact(D) | High, positive | 3 | High, positive | 3 | No impact | 0 |
| Degree of confidence (E) | High | 3 | High | 3 | No impact | 0 |
| Level of significance (AxBxD+E)xC | High, positive | 153 | High, positive | 153 | No impact | 0 |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> Select sensitive topologies to existing topologies. | | | | | | |

| | | | | | | |
|--|--|--|---------------|--|---------------|--|
| <ul style="list-style-type: none"> Obtain community contributions w.r.t topology, design and floorplan. | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |
| Related results | The informal settlement gets demolished. The pride and self confidence of those acquiring a house grew. | | | | | |

Table 14: Impact on quality and availability of housing and community amenities: Operational Phase

Conclusion 13:

The availability and quality of houses will have a highly positive impact on the community of Langrug directly and the in the community of Franschoek Valley indirectly. The no go impact will have no impact.

3.2.3 Political and Social Resources

3.2.3.1 Changes in community cohesion

The housing development will enhance social integration and community cohesion and the beneficiaries and receiving community will experience this change. Integration and cohesion can be experienced as positive and negative and is highly dependent on the perception of “sense of place”. Hence care has to be taken to establish a housing development aligned with the sense of place of La Motte and the Franschoek Valley. The sense of place can be achieved by the housing topologies and landscaping creating the transition between the existing development and the proposed subsidized residential development.

The impact of integration and cohesion was evaluated under community and institutional arrangement during the construction phase. The impact does not require further evaluation or mitigation as “sense of place” was addressed.

3.2.4 Individual and Family Changes

3.2.4.1 Family & Mental Health

The impact of improved quality and availability of housing were evaluated and found to be highly positive. The quality and availability of housing will enable families to look after their frail family members and young children. The overall family health will improve. Addressing the stress of not having a basic need satisfied according to Maslow's hierarchy of need i.e. shelter and safety will enable people to focus on earning a living and qualifying themselves.

| | |
|-------------------------|--|
| Impact | Increase family and mental health. |
| Nature of Impact | The quality and availability of housing will enable families to look after their frail family members and young children. The overall family health will improve. Addressing the stress of not having a basic need satisfied according to Maslow hierarchy of need i.e. shelter and safety will enable people to focus on earning a living and qualifying themselves. |

| ALTERNATIVES | Local | | Regional | | No Go | |
|--|---|----|------------------|----|---------------|---|
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 2 | Permanent | 2 | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Probable | 2 | No impact | 0 |
| Intensity of Impact(D) | High, positive | 3 | High, positive | 3 | No impact | 0 |
| Degree of confidence (E) | Moderate | 2 | Moderate | 2 | No impact | 0 |
| Level of significance (AxBxD+E)XC | Medium, positive | 52 | Medium, positive | 52 | No impact | 0 |
| Mitigation measures: <ul style="list-style-type: none"> None | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |
| Related results | The frail will be taken care off in better circumstances. Children will have improved facilities to study and do homework. | | | | | |

Table 15: Impact on family and mental health: Operational Phase

Conclusion 14:

The impact of improved quality and availability of housing on family and mental health is moderately positive as families are enabled to look after their frail family members and young children and a basic need i.e. shelter and safety is satisfied. This will enable people to focus on earning a living and qualifying themselves.

The No Go alternative has no impact.

3.2.4.2 Residential Stability (Instability)

The housing development will enhance social integration and community cohesion. Together with the improved quality of housing and the personal pride the housing development will bring about, the residential stability of the community will be positively enhance and no further evaluation is required.

3.2.4.3 Changes in access to community amenities

The proximity of the housing development will enable community members to access social amenities within the 1km walkable distance which will be positive.

| Impact | Access to community amenities will improve. | | | | |
|--------------------------------|---|---|-----------|---|--|
| Nature of Impact | 2 creches, 2 churches, 1 school, 4 business and 2 authority sites will be built within the 0.5km walkable distance from the houses. Access to education, sport, religion and business and/ or work will thus improve. | | | | |
| ALTERNATIVES | Local | | No Go | | |
| Extent of impact (A) | Local | 4 | No impact | 0 | |
| Duration of Impact (B) | Permanent | 4 | No impact | 0 | |
| Probability of occurrence (C) | Probable | 3 | No impact | 0 | |

| | | | | |
|--|----------------------------|-----|---------------|---|
| Intensity of Impact(D) | Medium, positive | 2 | No impact | 0 |
| Degree of confidence (E) | High | 3 | No impact | 0 |
| Level of significance (AxBxD+E)xC | High, positive | 105 | No impact | 0 |
| Mitigation measures: | | | | |
| <ul style="list-style-type: none"> None | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | |
| Related results | Food security is enhanced. | | | |

Table 16: Impact of proximity of community amenities: Operational Phase

Conclusion 15:

The impact on the access to social amenities and community facilities will highly positive. The No Go Alternative has no impact.

3.2.4.4 Future Aspirations

The impact on residential stability and family and mental health were evaluated as moderately positive. These two consequences of the proposed subsidized residential development will enable community members to attend to their future aspirations individually or for their families. The proposed subsidized residential development will have a positive impact on future aspirations of individuals and families and no further evaluation is required.

3.2.5 Community Resources

3.2.5.1 Change in land use

This impact was evaluated in the Construction Phase. The permanent loss of 17ha agricultural land for forestation will impact negatively. The impact is low negative.

3.2.5.2 Change in Sense of place and aesthetic quality

The sense of place, as a community resource and an instrument to enhance integration has been evaluated. Sense of place will change long term. Mitigation measures are recommended to ensure care should be taken to establish a housing development aligned with the sense of place of La Motte and the Franschoek Valley.

The provincial approach is to channel pressures for residential development to existing towns, villages and hamlets. It concludes that only in essential circumstances should new settlements of appropriate scale and compatibility be considered within the rural landscape (Aikman, 2013)

Four settlement patterns are however evident:

- The historic homesteads;
- The off-farm agro-villages on the main movement spine (i.e. Pniel);
- Villages on a secondary corridor (i.e. Kylemore) and
- On-farm accommodation for farm labourers.

The first three patterns operated as an integrated system as they are linked through pedestrian flows and all contribute to the thresholds or levels of support for social and commercial facilities which operate to the benefit of all. It can be argued that La Motte village fits into category 3 as it is sited on a secondary corridor, the Robertsvlei Road.

To meet the performance criteria of integration, dominance of and agricultural landscapes and authenticity, any new settlement in the valley must exhibit a locational logic which derives in the first instance from the regional and sub-regional movement structure: it must reinforce existing settlement and movement patterns (unlikely what is prescribed in provincial and national policy). It must derive from and respect the character of the landscape. Mitigation measure are proposed

Given the past disturbance on Areas 1 and 3 but regenerating fynbos the impacts of the proposed residential development are rated as Medium Negative overall. On-site mitigation would be difficult but it is recommended that in the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations. In the case of Area 2 there is a high level of transformation and there should be no constraints on development of that area apart from adequately buffering the riparian zone.

Simultaneously the impact of Langrug on the Franschoek Valley will be partially removed. Langrug is located on the high and steep slopes above Groendal. It is highly visible when driving on the R45 approaching Franschoek. The partial removal of the settlement will have a highly positive impact visually on the Franschoek Valley.

The No Go Alternative has no impact.

| Impact | The Sense of Place of La Motte will Change | | | | | |
|---------------------------------------|--|----|------------------|----|--------------|---|
| Nature of Impact | Over time the proposed residential development and formalization and construction of amenities will blend into the existing village'. Housing topologies and landscaping will lessen the impact at settlement level The development mitigation measure ensure that the sense of place in the valley is limited. The partial removal of the Langrug community above Groendal will have a highly positive impact visually. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Permanent | 4 | No impact | 0 |
| Probability of occurrence (C) | Probable | 3 | Probable | 3 | No impact | 0 |
| Intensity of Impact(D) | Medium, negative | -2 | Medium, negative | -2 | No impact | 0 |
| Degree of confidence (E) | Medium | 3 | Medium | 3 | No impact | 0 |

| | | | | | | |
|--|--------------------------------------|-----|--------------------------------------|-----|------------------|---|
| Level of significance (AxBxD+E)xC | <i>High, negative</i> | -87 | <i>High, negative</i> | -87 | <i>No impact</i> | 0 |
| Mitigation measures: <ul style="list-style-type: none"> In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations. At the level of the settlement system: <p>Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets; Use new development to reinforce and integrate the regional and sub-regional movement structure; Respond to historical investment in infrastructure: Replicate the dominant pattern of “bead on a string” in order to preserve large uninterrupted green swathes.</p> <ul style="list-style-type: none"> At the level of Micro-location: <p>No development in river floodplains, or areas prone to flooding; No development on good agricultural soils and tread lightly on moderate soils; No development on steeper slopes (9°) No development on ridgelines or hills; No blockages to important public viewing cones and vistas and their backdrops; Make erven larger and building footprints smaller as slopes steepen; Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).</p> <ul style="list-style-type: none"> To control the visual impact the following heritage related design indicators are recommended: <p>Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.</p> <p>Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°.</p> <p>Fynbos: Areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.</p> <p>The cemetery: This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.</p> | | | | | | |
| Level of significance after mitigation | Low, negative (Intensity: Low: 1) | -39 | Low, negative (Intensity: low: 1) | -39 | No mitigation | |
| Related results | | | | | | |

Table 17: Impact on sense of places: Operational (and Planning) Phase

Conclusion 16:

The sense of place will change in La Motte and the impact will be medium negative, but with mitigation become low negative and with time neutralize. The sense of place of the Franschoek Valley will be impacted moderately negative by the proposed La Motte development, but with mitigation become low negative and with time neutralize whilst the partial removal of the Langrug community above Groendal will have a highly positive impact visually.

3.2.5.3 Exposure to leisure & recreation opportunities

The impact of the development of the three sites on the access to leisure opportunities and community facilities will highly positive as has been evaluated under. The No Go Alternative has no impact.

3.2.5.4 Economic prosperity & Resilience

The impact of improved quality and availability of housing on family and mental health is moderately positive as families are enabled to look after their frail family members and young children and a basic need i.e. shelter and safety is satisfied. This will enable people to focus on earning a living and qualifying themselves.

The No Go alternative has no impact.

| Impact | Increased focus to be economically active. | | | | | |
|--|---|----|-------------------------|--|---------------|---|
| Nature of Impact | The satisfaction of a families basic need for shelter and safety will enable families to focus on earning a living and qualifying themselves. | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Evaluation not required | | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Evaluation not required | | No impact | 0 |
| Probability of occurrence (C) | Probable | 2 | Evaluation not required | | No impact | 0 |
| Intensity of Impact(D) | Medium, positive | 2 | Evaluation not required | | No impact | 0 |
| Degree of confidence (E) | Moderate | 2 | Evaluation not required | | No impact | 0 |
| Level of significance (AxBxD+E)xC | Medium, positive | 64 | Evaluation not required | | No impact | 0 |
| Mitigation measures: | | | | | | |
| <ul style="list-style-type: none"> None | | | | | | |
| Level of significance after mitigation | No mitigation | | No mitigation | | No mitigation | |
| Related results | . | | | | | |

Table 18: Impact on local economy: Operational Phase

Conclusion 17:

The impact of the proposed subsidized residential development will be moderately positive on the community as it will enable them to be economically more active and to qualify themselves. The No Go alternative has no impact.

3.2.5.5 Valley as tourism attraction

The sense of place, as a community resource and an instrument to enhance integration was evaluated. Sense of place will change over the long term. Mitigation measures are recommended to ensure care should be taken to establish a housing development aligned with the sense of place of La Motte and the Franschoek Valley.

The proposed development and the partial removal of the Langrug community meet the performance criteria of integration, dominance of and agricultural landscapes and authenticity as it reinforce existing settlement and movement patterns (unlikely what is prescribed in provincial and national policy). To respect the character of the

landscape mitigation measures were proposed including that in the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

The No Go Alternative has no impact.

| Impact | The Valley as a tourism attraction. | | | | | |
|--|---|-----|------------------|-----|-----------|---|
| Nature of Impact | <p>Over time the proposed residential development and formalization and construction of amenities will blend into the existing village'. Housing topologies and landscaping will lessen the impact at settlement level.</p> <p>The partial removal of the Langrug community above Groendal will have a highly positive impact visually.</p> <p>The mitigation measure proposed, ensure that the enhancement of sense of place in La Motte and in the Franschoek valley.</p> | | | | | |
| ALTERNATIVES | Local | | Regional | | No Go | |
| Extent of impact (A) | Local | 4 | Regional | 4 | No impact | 0 |
| Duration of Impact (B) | Permanent | 4 | Permanent | 4 | No impact | 0 |
| Probability of occurrence (C) | Probable | 3 | Probable | 3 | No impact | 0 |
| Intensity of Impact(D) | Medium, negative | -2 | Medium, positive | 2 | No impact | 0 |
| Degree of confidence (E) | Medium | 3 | Medium | 3 | No impact | 0 |
| Level of significance (AxBxD+E)xC | High, negative | -87 | High, negative | 105 | No impact | 0 |
| <p>Mitigation measures:</p> <ul style="list-style-type: none"> In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations. At the level of the settlement system: <p>Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets; Use new development to reinforce and integrate the regional and sub-regional movement structure; Respond to historical investment in infrastructure: Replicate the dominant pattern of "bead on a string" in order to preserve large uninterrupted green swathes.</p> <ul style="list-style-type: none"> At the level of Micro-location: <p>No development in river floodplains, or areas prone to flooding; No development on good agricultural soils and tread lightly on moderate soils; No development on steeper slopes (9°) No development on ridgelines or hills; No blockages to important public viewing cones and vistas and their backdrops; Make erven larger and building footprints smaller as slopes steepen; Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).</p> <ul style="list-style-type: none"> To control the visual impact the following heritage related design indicators are recommended: <p>Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of</p> | | | | | | |

residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.

Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°.

Fynbos: Areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

The cemetery: This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.

| | | | | | | |
|---|--------------------------------------|-----|---------------|--|---------------|--|
| Level of significance after mitigation | Low, negative (Intensity: Low: 1) | -39 | No mitigation | | No mitigation | |
| Related results | | | | | | |

Table 18: Impact on Tourism: Operational (and Planning) Phase

Conclusion 18:

The impact on tourism will be temporary medium negative in La Motte itself and the Franschoek Valley, but with mitigation will become neutral. The impact on tourism for the Franschoek Valley will be highly positive as the Langrug settlement will be partially removed from the steep slopes above Groendal.

3.2.6 Summary of impacts during Operations

The impacts of the proposed subsidized residential development are as follows:

Population Characteristics as

12. the influx of unemployed persons is slightly negative on the social stability and thus the security and safety of local and regional community.
13. Incidence of crime and violence may increase, however it seems unlikely and the impact is low.

Community and Institutional Arrangements as

14. community accountability will be enhanced moderately as some of these home owners can contribute to the tax base of the municipality
15. Integration making use of appropriate topologies and landscaping will enhance the historical experience of change. Mitigations as per specialist reports will ensure a positive experience.
16. *The availability and quality of houses will have a highly positive impact on the community of Langrug directly and the community of Franschoek Valley indirectly.*

Political and Social Resources

Individual and Family Changes as

17. Family and mental health will improved moderately as families are enabled to look after their frail and elderly family members and young children and a basic need i.e. shelter and safety is satisfied.
18. Their opportunities to access leisure opportunities and community facilities will improve highly and contribute to community upliftment.

Community Resources as

19. the sense of place will change in La Motte moderately negatively, but with mitigation become low negative and with time neutralize.
20. the sense of place of the Franschoek Valley will change moderately negatively, but with mitigation become low negative and with time neutralize. The partial removal of the Langrug community above Groendal will have a highly positive impact visually and on sense of place.
21. The impact on tourism will be temporary negative, neutralize and become positive and highly positive as the Langrug settlement will be partially removed.

Community Resources as

22. The security brought about by having a house will enable the community to be economically more active and to qualify themselves.

3.3 Removal of a portion of the Langrug Squatter Area

The matrix below reflects the various impacts that the removal of a portion of Langrug (the informal settlement) will cause. This will be referred to as the Demolition Phase.

| Variables | Population Characteristics | Community & Institutional Arrangements | Political & Social Resources | Individual & Family changes | Community Resources |
|---|----------------------------|---|--|---|--|
| Impact Category | | | | | |
| Health & Social Well Being | | Historical experience of change | | Family & Mental Health Residential Stability (Instability) Changes in access to leisure opportunities Future Aspirations | Change in proximity Community resources |
| Quality of living environment | Crime & Violence | Availability & Quality of housing & social infrastructure | | | Aesthetic quality & sense of place Exposure to leisure & recreation opportunities |
| Economic & Material Well being | | | | Property Values Standard of living | Water Quality (Flood Plain) |
| Family & Community Well being | | | Changes in community cohesion | | Changes in community cohesion |
| Institutional, legal, political well being & equity impacts | | Distribution of impacts across community | Distribution of impacts across community | | |

The impacts of the demolition phase will be evaluated briefly for each variable in the context of the proposed subsidized residential development.

3.3.1 Population Characteristics

| | |
|------------------|--|
| Crime & Violence | Positive, as community stability and pride will be enhanced. |
|------------------|--|

3.3.2 Community & Institutional Arrangements

| | |
|--|---|
| Historical experience of changes | Positive for beneficiaries and community as the informal settlement will be removed. |
| Availability of Quality of housing & social infrastructure | Positive as it will enable beneficiaries to take care of their frail family members and young children and free them up to become economically more active. |

| | |
|---|--|
| Distribution of impact across the community | Positive for beneficiaries and community as the informal settlement will be partially removed. |
|---|--|

Mitigation: Manage the area where Langrug residents moved from to prohibit settlement again.

3.3.3 Political and Social Cohesion

| | |
|--|--|
| Changes in community cohesion | Should be positive, need mitigation as per Heritage Impact Assessment Phase I. |
| Distribution of impacts across community | Equal, removal of informal settlement positive and social integration to be mitigated. |

3.3.4 Individual and Family Changes

| | |
|--|---|
| Family & Mental Health | Positive, as availability and quality of housing will satisfy basic needs |
| Residential Stability | Should be positive, need mitigation as per Heritage Impact Assessment Phase I. |
| Changes in access to leisure opportunities | Positive, as alternative will enhance proximity of leisure and social amenities |
| Future Aspirations | Positive, as availability and quality of housing will satisfy basic needs |
| Property Values | Positive for beneficiaries, phase 2 |
| Standard of living | Positive, as availability and quality of housing will satisfy basic needs |

3.3.5 Community Resources

| | |
|--|--|
| Change in proximity community resources | Positive, as formalization of Area 2 will enhance proximity of social amenities |
| Aesthetic quality & sense of place | Positive for beneficiaries and community as the footprint informal settlement will be removed. |
| Exposure to recreation opportunities and community amenities | Positive, as proposed development will enhance number of facilities. |
| Water and Sanitation | The partial removal of the Langrug settlement and the moving of families to the proposed subsidized residential development site will have a positive impact on community hygiene, water quality and health. |
| Changes in community cohesion | Should be positive, need mitigation as per Heritage Impact Assessment Phase I. |

The overall removal of the informal settlement will be positive and should be pursued.

4. Recommended Mitigation Measure

- The appointed contractor should employ 80% of the unskilled labourers from the local HDIs who are suitably skilled.
- The developer should, where necessary, assist local HDI to find employment with the proposed project.
- Establish a Monitoring Committee for the demolition and construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed.
- Contractors should be required to enhance skills of locals non-formally.
- The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters.
- Should any of the women in the community be trained as plumbers (training offered by Boland College), they should get preference to gain experience.
- Building contractor to act as reference for locals employed after project closure.
- The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which households should benefit from the employment of the individual.
- Each household should make one worker available to work/ be employed on the project (as this will encourage ownership of the development)
- Developer and contractor to act as reference for locals employed after project closure.
- Developer and contractor to liaise with existing or future projects to access employment for locals.
- Limit visual impact on area by implementing a building management and control code.
- Stay within the developable area.
- Appoint an Environmental Control Officer to supervise construction and building.
- All construction and building work fall under a comprehensive set of guidelines determining acceptable standards of visual issues.
- All workers and management must undergo an induction course.
- All road construction must be limited to the road reserve.
- Stock piles must be screened off from general view and liquids must not leach into the agricultural land.
- Dust creation must be controlled by wetting the soil.
- The construction and building period should be limited to prohibit any erden becoming construction sites.
- All lighting must be shielded.
- Access must be on recognised routes.
- Litter and littering must be strictly controlled.
- All construction waste and building rubble must be removed off site.
- Cut and fill should be kept to a minimum and should be rehabilitated immediately.
- The layout of the proposed development to provide for areas for forestation or natural veld.
- Encourage contractors to support the local economy through incentives and rewards for purchasing locally.

4.1 Construction Phase

- The appointed contractor should employ 80% of the unskilled labourers from the local HDIs who are suitably skilled.
- The developer should, where necessary, assist local HDI to find employment with the proposed project.
- Establish a Monitoring Committee for the demolition and construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is

implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed.

- Contractors should be required to enhance skills of locals non-formally.
- The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters.
- Should any of the women in the community be trained as plumbers (training offered by Boland College), they should get preference to gain experience.
- Building contractor to act as reference for locals employed after project closure.
- The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which households should benefit from the employment of the individual.
- Each household should make one worker available to work/ be employed on the project (as this will encourage ownership of the development)
- Developer and contractor to act as reference for locals employed after project closure.
- Developer and contractor to liaise with existing or future projects to access employment for locals.
- Limit visual impact on area by implementing a building management and control code.
- Stay within the developable area.
- Appoint an Environmental Control Officer to supervise construction and building.
- All construction and building work fall under a comprehensive set of guidelines determining acceptable standards of visual issues.
- All workers and management must undergo an induction course.
- All road construction must be limited to the road reserve.
- Stock piles must be screened off from general view and liquids must not leach into the agricultural land.
- Dust creation must be controlled by wetting the soil.
- The construction and building period should be limited to prohibit any even becoming construction sites.
- All lighting must be shielded.
- Access must be on recognised routes.
- Litter and littering must be strictly controlled.
- All construction waste and building rubble must be removed off site.
- Cut and fill should be kept to a minimum and should be rehabilitated immediately.
- The layout of the proposed development to provide for areas for forestation or natural veld.
- Encourage contractors to support the local economy through incentives and rewards for purchasing locally.

4.2 Operational Phase

- Landscaping will assist the transition.
- Select sensitive topologies to existing topologies.
Obtain community contributions w.r.t topology, design and floorplan.
- In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.
- At the level of the settlement system:

Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets;

Use new development to reinforce and integrate the regional and sub-regional movement structure;

Respond to historical investment in infrastructure:

Replicate the dominant pattern of “bead on a string” in order to preserve large uninterrupted green swathes.

- At the level of Micro-location:

No development in river floodplains, or areas prone to flooding;

No development on good agricultural soils and tread lightly on moderate soils;

No development on steeper slopes (9°)

No development on ridgelines or hills;

No blockages to important public viewing cones and vistas and their backdrops;

Make erven larger and building footprints smaller as slopes steepen;

Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).

- To control the visual impact the following heritage related design indicators are recommended:

Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.

Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°.

Fynbos: Areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

The cemetery: This site needs further investigation and conservation and memorialization by the municipality and SAHRA who should liaise in this regard.

4.3 Demolition Phase

- Manage the area where Langrug residents moved from to prohibit settlement again.

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