

Socio-Economic Impact Assessment Report

Erf 360 McGregor: Proposed Subsidized, GAP and CRU Residential Development

November 2013



[photos by Henry Aickman, 2013]

Executive Summary

Eco Impact Environmental Legal Consulting (Pty) Ltd was appointed by ASLA Devco as Environmental Assessment Practitioners to undertake an Environmental Impact Assessment (EIA) for a proposed public sector residential development located on Erf 360, McGregor, Langeberg Municipality. Leap Sustainable Developments was appointed to undertake a specialist Social Impact Assessment (SIA) as part of the EIA.

Although the housing need in McGregor, according to the IDP was 150 subsidized houses, 56 GAP houses and approximately 90 families living in the informal settlement, the need was confirmed in October 2013 as 543 and 100 families in the informal settlement.

The proposed development for 517 houses (Site Development Plan Version 5C) is located on Erf 360, McGregor. Erf 360 is surrounded on its eastern boundary by the floodplains of the Hoeks River, on its southern boundary by high agricultural land, on its western boundary by Buitekant Street and on its northern boundary by a higher density residential area along Meyer Street.

The high unemployment (12%) and economically not active (50%) rate together with low monthly household income (81% of the population earns R38 400 (maximum R3 200 per month) and less) necessitate the presences of economic activity that is stable and provides a steady stream of income.

The objectives and results of the proposed subsidized residential development are aligned with the Langeberg Spatial Development Framework 2010, Integrated Development Plan (2012 - 2016) and Human Settlement Plan 2010.

The following coding was used to illustrate the impacts during the three phases i.e. Construction, Operations and 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 proposed subsidized residential development impacts on:

Population Characteristics as

1. the influx of employed construction workers is low positive
2. the influx of unemployed persons is slightly (low) negative on the social stability of local & regional community and mitigation is proposed.
3. skills development will be beneficial (although low) to the local community and mitigation measures are proposed.

Community & Institutional Arrangement as

4. the increased employment rate is slightly positive yet low
5. access to leiwater is low and temporary negative due to the relocation of the dam retaining the "leiwater" and mitigation measures are proposed

Individual & Family Changes as

6. income of families is enhanced and the impact is positive. Mitigation measure will ensure that locals benefit in the longer term.
7. their experience of a sense of place, and in particular those families along Buitekant and Meyer streets, will have a negative experience. Although it is temporary the experience is not distributed equally. Mitigation measures are proposed.

Community Resources as

8. Local and regional economy will grow and the impact is low yet positive. The contribution of Alternative 1 will be the highest.
9. Both Alternatives will have a low yet positive impact on the local and regional economy. Mitigation measures may assist to enhance the impact locally. The contribution of Alternative 1 will be the highest.
10. both Alternatives will have a low yet positive impact on the regional GGP. The No Go option will have no impact on the GGP.

A summary of the impacts 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	No	NI	
		Influx of Unemployed People	-26	No	-10	No	NI	
	Skills levels	Skills levels increase	14	22	NER	No	NI	
Community & Institutional Arrangements	Employment	Employment opportunities	20	30	NER	No	NER	
	Distribution of impact across community on leiwater specifically	Leiwater retention dam to be relocated	NER	No	NER	No	NI	
Individual and Family Changes	Family Wealth	Income during construction phase	12	No	18	No	NI	
	Distribution of impact on residents along Buitekant and Meyer streets	Loss of sense of place	-12 (Alt 1)	-4	-4(Alt 3)	-2	NI	
Community Resources	Land Use	Sporadic & intensified noise levels	-15 (Alt 3)	No	-3 (Alt 3)	No	NI	
	Air Quality	Noise caused by construction	NER	No	NER	No	NER	
	Noise	Dust caused by construction	NER	No	NER	No	NER	
	Aesthetic Quality & Sense of Place	Temporary change in appearance of Buitekant and Meyer Streets	NER	No	NER	No	NI	
	Local & Regional Economic Prosperity	Sales volumes grow	Increase GGP	18	21	21	No	NI
				14	No	21	No	NI
Water & Water Infrastructure (Leidam)	Leiwater retention dam to be relocated	NER	No	NER	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 proposed subsidized residential development impacts on:

Population Characteristics as

1. the influx of unemployed persons is slightly negative on the social stability of local and regional community and mitigation is proposed.
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.
4. social integration and community cohesion will be strongly enhanced and the beneficiaries and receiving community will experience this change positively given the preservation of "sense of place" and "sense of social norms".
5. the availability and quality of houses have a highly positive result enabling communities to take care of their frail, elderly community members and children.

Political and Social Resources as

6. visual intrusion caused by the proposed development can be mitigated to be moderate, yet negative and should be maintained to be kept moderate.
7. improved quality and availability of housing will impact moderately positively on family and mental health 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.
8. access to leisure opportunities and community facilities will be highly positive should Alternative 2 be developed.
9. the proposed subsidized development across Buitekant and Meyer Street will be experienced negatively by the receiving community and the property prices will decrease over the long term. However the overall impact of Alternative 2 is low negative as the property market will restore over a longer period of time should the proposed mitigation measure be implemented.

Individual and Family Changes as

10. 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.
11. social integration and community cohesion can be enhanced. Together with the improved quality of housing and the personal pride the housing project will bring about, the residential stability of the community will be positively enhance and no further evaluation is required.
12. their opportunities to access leisure opportunities and community facilities will highly improve should Alternative 2 be developed.
13. residential stability and family and mental health will increase moderately. These two consequences of the proposed subsidized residential development will enable community members to attend to their future aspirations individually or for their families.
14. Residence in Buitekant and Meyer street will be experience the proposed development as negatively and property prices will decrease over the long term. However the overall impact of Alternative 2 is low and positive as the property market will restore over a longer period of time should the proposed mitigation measure be implemented.
15. the standard of living of the beneficiaries will rise whilst those directly opposite will experience compromise. The standard of living can only be maintained if the transition between the developments are done appropriately and if a Home Owners Association is establish to guard the social standard.

Community Resources as

16. the permanent loss of 17.41ha agricultural land, producing wine grapes, will impact negatively and more so in the case of Alternative 1 than Alternative 2. The opportunity to grow food gardens (± 1 ha in extent) as per

Alternative 2 neutralizes the loss of agricultural land and creates the opportunity to strengthen the concept of a community market. The impact is low negative.

17. the development of Site 5 on the access to leisure opportunities and community facilities will be highly positive should Alternative 2 be developed.
18. 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 impacts during the Operational Phase follows below:

Variable	Variable elements	Result of change in variable	Local		Regional		No Go
			Un-mitigated	Mitigated	Un-mitigated	Mitigated	
Population Characteristics	Population Influx	Influx of job seekers	-26	No	-10	No	NER
	Crime & Violence	Skills levels increase	NER	No	NER	No	NI
Community & Institutional Arrangements	Accountability (to pay for services)	Contribution the rates & tax basis	68	No	68	No	NI
	Historical experience of change	Enhanced integration	132		132		
	Availability & Quality of housing & social infrastructure	Backyard dwellers acquire own housing; Informal structure replaced with formal structures	153		153		NI
	Distribution of impacts across the community related to access to leiwater	Leiwater dam relocate, no change in access to leiwater	NER	No	NER	No	NI
Political & Social Resources	Changes in community cohesion	Increased stability	NER	No	NER	No	NI
	Distribution of impacts across the community related to village character	Change of village character due to visual intrusion (will affect mainly Buitekant & Meyer Street Residence)	-135		-90		
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	68 (Alt 1)	No	100 (Alt 2)	No	NI
	Future Aspirations	Basic needs satisfied, ability to focus on aspirations	NER	No	NER	No	NI
	Property Values	Decrease temporarily, design of proposed development paramount	-58		-28		
	Standard of living	Enhanced Standard of living	NER	No	NER	No	NI

	Distribution of impacts across the community related to village character	Changes in property prices	NER	No	NER	No	NI
Community Resources	Change in land use	Loss of agricultural land	NER	No	NER	No	NI
	Change in proximity of community resources	Increase in number of facilities; Close proximity	NER	No	NER	No	NI
	Aesthetic quality & Sense of place	Permanent change from agriculture to residential. Moderate visual intrusion	-132		-90		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
	Water and Water Infrastructure	Leiwat dam relocate, no change in access to leiwat	NER	No	NER	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					

Summary of impacts during Demolition

The removal of the informal settlement is overall positive and should be pursued. Impacts that are negative and need mitigation are

- a) changes in community cohesion
- b) social integration
- c) residential stability

Conclusion

From the assessment it is clear that the proposed subsidized residential development is overall positive except for sense of place and property values particularly for the receiving community and Buitekant and along Meyer street. Community cohesion will also be impacted upon and require mitigation. 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. Sense of social norms will be achieved by home owner guidelines which all home owners along Buitekant and Meyer Street should be made aware. Besides implementing the mitigation measures, maintenance of these measures is of importance and the community and local authority will have to take hands to do so. 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 McGregor will be lost and its role as a destination and contribution to the economy will be lost.

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Table of Content

Executive Summary	pi
Summary of impacts during Construction	pii
Summary of impacts during Operations	piv
Summary of impacts during Demolition	pvi
Conclusion	pvi
1. Project Overview and Assessment Scope	p1
1.1 Introduction	p1
1.2 Description of the Proposed Development and Alternatives	p1
1.2.1 Site Alternatives	p1
1.2.2 Development Alternatives	p3
1.3 Purpose of the Assessment	p3
1.4 Specialist Details	p4
1.5 Declaration of Independence	p4
1.6 Report Outline	p4
2. Socio- Economic Overview of Study Area and Applicable Legal Context	p5
2.1 Socio-Economic overview of McGregor	p5
2.2 Policy and Planning Context	p6
2.2.1 Provincial Level	p6
2.2.2 District Level	p7
2.3 The Need for housing	p8
3. Evaluation of Impacts	p9
3.1 Construction Phase	p9
3.1.1 Population Characteristics	p9
3.1.1.1 Population Influx	p9
3.1.1.2 Skills levels	p11
3.1.2 Community & Institutional Arrangement	p12

3.1.2.1	Employment Status	p12
3.1.2.2	Distribution of the impacts across the community	p13
3.1.3	Individual & Family Changes	p14
3.1.3.1	Family Wealth	p14
3.1.3.2	Sense of Place (immediate environment)	p15
3.1.4	Community Resources	p16
3.1.4.1	Land use	P16
3.1.4.2	Air Quality	P18
3.1.4.3	Noise	P18
3.1.4.4	Sense of Place & Aesthetic Quality	P18
3.1.4.5	Local and Regional Economic Prosperity	P18
3.1.4.6	Water and Water Infrastructure	P20
3.1.5	Summary of Impacts	p21
3.2	Operational Phase	P23
3.2.1	Population Characteristics	P23
3.2.1.1	Population Influx	P23
3.2.1.2	Crime and Violence	P24
3.2.2	Community and Institutional Arrangements	P24
3.2.2.1	Accountability (to pay for municipal services)	P24
3.2.2.2	Historical experience of change	P25
3.2.2.3	Availability & Quality of housing & social infrastructure	P26
3.2.2.4	Distribution of impacts across community	P26
3.2.3	Political and Social Resources	P27
3.2.3.1	Changes in community cohesion	P27
3.2.4	Individual and Family Changes	P27
3.2.4.1	Family & Mental Health	P27
3.2.4.2	Residential Stability (Instability)	P28
3.2.4.3	Changes in access to leisure opportunities and community amenities	P28
3.2.4.4	Future Aspirations	P29
3.2.4.5	Property Values	p29
3.2.4.6	Standard of living	p30
3.2.4.7	Distribution of impacts across community	p30
3.2.5	Community Resources	p31

3.2.5.1	Change in land use	p31
3.2.5.2	Change in proximity of community resources	p31
3.2.5.3	Aesthetic quality & sense of place	p31
3.2.5.4	Exposure to leisure & recreation opportunities	p33
3.2.5.5	Economic prosperity & Resilience	p33
3.2.5.6	Water & Water infrastructure (Leidam)	p34
3.2.6	Summary of Impacts	p34
3.3	Demolition of Squatter Area	p36
3.3.1	Population Characteristics	p36
3.3.2	Community & Institutional Arrangements	p36
3.3.3	Political and Social Cohesion	p37
3.3.4	Individual and Family Changes	p37
3.3.5	Community Resources	p37
4.	Recommended Mitigation Measure	p38
4.1	Construction Phase	p38
4.2	Operational Phase	p39
4.3	Demolition Phase	p39

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1. Project Overview and Assessment Scope

1.1 Introduction

Eco Impact Environmental Legal Consulting (Pty) Ltd was appointed by ASLA Devco as Environmental Assessment Practitioners to undertake an Environmental Impact Assessment (EIA) for a proposed public sector residential development located on Erf 360, McGregor, Langeberg Municipality. Leap Sustainable Developments was appointed to undertake a specialist Social Impact Assessment (SIA) as part of the EIA.

1.2 Description of the Proposed Development and Alternatives

Although the housing need in McGregor, according to the IDP was 150 subsidized houses, 56 GAP houses and approximately 90 families living in the informal settlement, the need was confirmed in October 2013 as 543 and 100 families in the informal settlement.

The proposed subsidized residential development is located on Erf 360, McGregor. Erf 360 is surrounded on its eastern boundary by the floodplains of the Hoeks River, on its southern boundary by high agricultural land, on its western boundary by Buitekant Street and on its northern boundary by a high density residential area.

1.2.1 Site Alternatives

Five Site alternatives were identified. Sites 1, 2 and 3 are too small to develop given the housing backlog. Even if these sites are developed there will still be a need for additional land leaving only Site 4 and 5. The following should be considered when evaluating the two sites:

- Site 4 is further removed from all social amenities than Site 5.
- Limited social integration of the community will take place should Site 4 be developed.
- The development of site 5 will lead to the loss of agricultural land.



The sites are listed below and should be read together with the map included.

Site 1– Portion of Erf 330 & Erven 389,921-926, 1174-1175	Although within urban edge, only 25 opportunities can be developed. Desirable for high income/low density residential
Site 2–Portion of Erf 330	Although within urban edge, only 55 opportunities can be developed Desirable for high income/low density residential.
Site 3–Erven 946,968-994	Although within urban edge, only 90 opportunities can be developed Approvals exist for low-density residential development. Thus not viable for subsidy housing.
Site 4–Portion Erf 330	Outside urban edge, natural vegetation on site, 250 opportunities can be developed Subsidy & GAP
Site 5 –Erf 360	Outside urban edge, productive agricultural land, 450 opportunities can be developed GAP, Subsidy, Extensive residential. Most suitable site for proposed development.

From the above initial analysis, site 5, Erf 350 McGregor, is the best site identified to develop subsidized and GAP housing.

1.2.2 Development Alternatives

There are three proposed site development alternatives for site 5, erf 360, McGregor:

Option 1: Maximum Number of Opportunities: 583 units

- 443 Subsidized units in phase 1, 90 units in phase 2
- 50 Gap units

Total: 583 units (approximate erf size: 150m² in extent)

- Community facility 1
- Open Space: along flood line & Buitekant Street.

Option 2 (Version 5C): A variety of erf sizes and keeping sense of place: 517 units

- 447 Subsidized Units
- 17 GAP units
- 53 CRUs (rental units)

Total: 517 units

- 5 extensive residential units
- Fresh produce 1 site
- Food Gardens 1 site (several plots)
- Open Spaces & Sports (soccer & volley ball) fields
- Agri-Training Centre: 1
- Business: 2 sites
- Community Facility 1

Option 3: No Go Alternative

No development is proposed.

1.3 Purpose of the Assessment

A Socio-Economic Impact Assessment analyzes (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 (Vanclay, 2002).

At a broad level the impacts on 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 alternatives will yield.

1.4 Specialist details

The author of this report is an independent specialists with, 10 years experience in the field of rural development, 7 years in community education, 5 years in project management and coordination, 7 years in town and regional planning (Reg. no: A/1369/2010) and 7 years in socio-economic research.

1.5 Declaration of Independence

This is to confirm that Anelia Coetzee, responsible for conducting the study and preparing the Preliminary and Final Socio Economic Impact Assessment Report, is independent and has no vested or financial interests in the proposed development being either approved or rejected.

1.6 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: 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 McGregor

The town of McGregor have a total population of three thousand one hundred and twenty five (3 125) persons whilst in 2001 there were two thousand three hundred and sixty eight (2368) people. Sixty eight percent (68%) are of employable age (between 19 and 65) (Census 2001). This implies an increase of 32% of 3.2% per annum. The

Economic Sectors of Employment: McGregor



major increase of numbers was amongst colours whom still constituting 82.8% of the population of McGregor but who increased by 627 persons over the ten years between the two Census surveys.

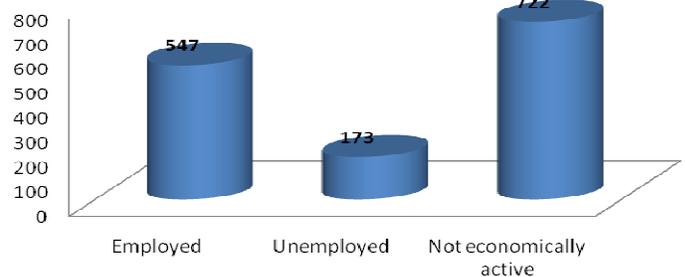
The sectors of employment, according to the 2001 Census, are Agriculture, Community, Social and Personal Services, Wholesale and Retail and Private Households.

Thirty eight percent (37.93% or 547 persons) of the employable population are employed, whilst 12% (or 173 persons) are unemployed and discouraged work-seekers. Fifty percent (50% or 722 persons) of the population is not economically active.

Household income overall is low as 81% of the population earns R38 400 (maximum R3 200 per month) and less, whilst 17% earns between R 38 401 and R 153 600 (maximum R12 800 per month).

The high unemployment (12%) and economically not active (50%) rate together with low monthly household income necessitate the presences of economic activity that is stable and provides a

Employment Status: McGregor



steady stream of income.

2.2 Policy and Planning Context

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

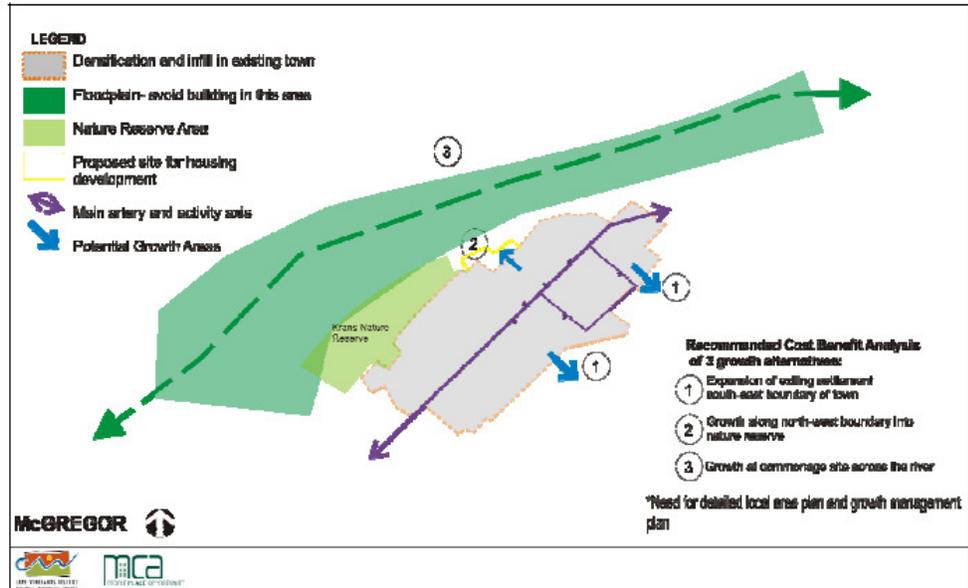
2.2.1 Provincial Level

The objectives and results of the proposed subsidized residential development are aligned with the Provincial Spatial Development Framework (2009) Objectives and Strategies.

WCPSDF Objective & Strategies	Proposed Subsidized Residential Development, Erf 360, McGregor
Objective 1: Align future settlement pattern of the province with the location of environmental resources and economic opportunities.	Proposed development will remove living within the flood line (demolition).
Objectives 3: Strategically invest scarce public sector resources where they will generate the highest socio-economic returns i.e.: - Urban settlements prioritised for fixed investment (infrastructure) -Support local initiatives.	The project has a permanent life span and contributes directly and indirectly to the services provided by the local authority in the municipal area.
Objective 4: Support Land Reform	The community gardens and fresh produce market will contribute to land reform. In addition households will obtain an erf that they will own.
Objective 5: Conserve and strengthen the sense of place of important natural cultural and productive landscapes, artefacts and buildings	Care was taken to conserve and strengthen the historically sensitive environment contributing to the character and tourism driven economy of McGregor. The unique identity of this small town was maintained through urban design, heritage and visual assessments and subsequent directives.
Objective 6: End the apartheid structure of urban settlements	The proposed development enhance integration as it build on the existing situation and formalize the links between different income groups.
Objective 7: Conveniently locate urban activities and promote public and non motorized transport	The proposed development provide for mixed used activities within the development. These activities are used to enhance integration and to strengthen movement and accessibility through the settlement.
Objective 8: Protect biodiversity & agricultural resources	The site selection protected biodiversity and although the proposed development sterilized some agricultural activity, it promotes intensified agricultural activities and agricultural training.
Objective 9: Minimise consumption of scarce environmental resources	Energy and water use efficiency are objectives of the proposed development.

2.2.2 District and Local Level

The objectives and results of the proposed subsidized residential development are aligned with the Langeberg Spatial Development Framework 2010, Integrated Development Plan (2012 - 2016) and Human Settlement Plan 2010.

Local Municipal Policies & Frameworks	Proposed Subsidized Residential Development, Erf 360, McGregor
<p>Langeberg Spatial Development Framework (2007 & Revised 2010) Erf 360 located outside 2007 urban edge, but included in the 2010 revision</p>	<p>Erf 360 within revised urban edge.</p>
<p>Integrated Development Plan (2012 - 2016) The housing need in McGregor, which is situated in Ward 5, is according to the IDP 150 subsidized houses and 56 GAP houses. There are approximately 90 families living in the informal settlement.</p>	<p>The project contributes directly and indirectly to the need for housing and services. The location of the proposed development is in accordance with the IDP site earmarked for 150 opportunities.</p>
<p>Langeberg Human Settlement Plan, Phase 3, Business Plan, 2010</p> <p>Figure 5: McGregor: Proposed Sustainable Housing Strategy</p> 	<p>Erf 360 is located within the general expansion direction no1 as per map included.</p> <p>Hence the proposed development is aligned with the proposals as per the business plan, 2010</p>
<p>Growth Potential Study for Towns in the Western Cape (2004)</p> <p>McGregor has a low development and resource potential and a high human need according to the study. Thus the back log in housing should be addressed within McGregor but housing provision for future growth should be catered for in a growth node i.e. Robertson.</p>	<p>The proposed development addresses the backlog in McGregor.</p>

2.3 The Need for housing

The need for housing, who qualifies and how are outlined below.

Housing waiting list status	<p>The housing waiting list had 528 applicants and 115 families in the informal settlement. In October 2013 the waiting list applicants were confirmed as 543 and 100 families in the informal settlement.</p> <p>Farm workers are not encouraged to settle in the village according to the local authority, but if they want to they have to apply as any other town inhabitant.</p>
<p>The correctness of the housing waiting list refers to those qualifying for housing according to</p> <ul style="list-style-type: none">a) the Department of Human Settlement's criteria andb) the strategy adopted in the Human Settlement Plan of Langeberg Municipality and the Growth Potential of Towns in the Western Cape.	<p>The total population as per Statistic SA, 2011 is 3125 persons whilst in 2001 there were 2368 persons. This implies an increase of 32% of 3.2% per annum. The major increase of numbers was amongst colours whom still constituting 82.8% of the population of McGregor but who increased by 627 persons over the ten years between the two Census surveys.</p>
<p>The waiting list informs the proposed subsidized housing development.</p>	<p>The list will be verified on the national database of the Department of Human Settlement. The provincial branch of the department has undertake to verify the list</p>
<p>The process of allocating housing refers to the criteria used to determine which beneficiaries obtain housing.</p>	<p>Some residents are waiting for 20 years. Their children have now registered on the waiting list to obtain a house.</p>

3. Evaluation of Impacts

Impacts 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 (12%) and economically not active rate (50%) together with low monthly household income (81% of households earn less than R3 200 per month) of the receiving community necessitate that the presence development does not add to unemployment and enhance a steady stream of income.

3.1.1.1 Population Influx

A team of approximately thirty one (31) 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 contracting team will be constituted by three (3) highly skilled persons, seven (7) semi-skilled persons and twenty one (21) 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, irrespective of Alternative 1 or 2, will impact on the population of McGregor 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 (Alternative 3) 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 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.					
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:						
<ul style="list-style-type: none"> • 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.					

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 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 McGregor 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.					
ALTERNATIVES	Preferred Local		Preferred 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.					

Conclusion 2:

The influx of unemployed persons will impact slightly negatively on the social stability 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, irrespective of Alternative 1 or 2, will impact on the population of McGregor and cause an increase in skills of the local community. The construction contractor, from the region, employs skilled people to do the work. The contracting team will be constituted by three (3) highly skilled persons, seven (7) semi-skilled persons and twenty one (21) 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	Preferred Locally		Preferred 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)xC	Low, positive	14	Evaluation Not Required	No impact	-
Mitigation measures: <ul style="list-style-type: none"> 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. The McGregor women, trained in plumbing by Boland College, should gain additional training whilst working with an experienced plumber. The developer to engage Breede Centre to provide basic training and to assist with on the job evaluation of this training. The farmhouse should be used as a general training centre offering LED, agricultural and technical (plumbing, welding, etc.) training (Department of Agriculture Western Cape funds agricultural projects). 					
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.				

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, irrespective of Alternative 1 or 2, will impact on the population of McGregor and will result in limited temporary employment opportunities: A total of 17 persons being 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. It is estimated that 31 people, of whom three (3) people will be skilled, seven (7) people will be semi-skilled and twenty one (21) people will be unskilled will be employed for a period of 9, 11 or 21 months.

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	Preferred Locally		Preferred 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	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: <ul style="list-style-type: none"> • 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 household should benefits from the employment of the individual. • Each household should make one worker available to work / be employed on the project (as it will encourage 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.				

Conclusion 4:

The construction phase will result slightly positive yet low on employment locally during the construction phase. There will be no skills gain regionally and yet the construction opportunity will enhance income security regionally (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, irrespective of Alternative 1 or 2, will impact on the McGregor community, the surrounding farmers and on the beneficiaries. The development will in the long term affect the dam used to retain "leiwat" as it will be relocated. The impact will be low and temporary and no further evaluation is required.

Conclusion 5:

The relocation of the dam retaining the “leiwater” should be the responsibility of the developer and clear timelines for it has to be developed. It should be included in the medium term budget of the municipality to ensure that there are sufficient funds to do so as the dam and leivoor are important elements in the character and sense of place of McGregor.

3.1.3 Individual & Family Changes

3.1.3.1 Family Wealth

The construction phase of the proposed subsidized residential development, irrespective of Alternative 1 or 2, will impact on the population of McGregor 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 17 locals which will result in an income for twenty one (21) months.

The rating applied will be project specific.

Impact	Some families (max 17 families) 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	Preferred Locally		Preferred Regionally		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.					

Conclusion 6:

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

3.1.3.2 Sense of place (immediate environment)

The construction phase of the proposed subsidized residential development, irrespective of Alternative 1 or 2, will impact on the population of McGregor and in particular on the properties between Van Rheenen and Kerk Streets as well as between Buitekant and Hartzenberg Street and along Meyer Street. The sense of place will change temporarily as the construction of the houses gets underway and the erf turn into a building site.

The No Go option will have no impact.

The rating applied will be project specific.

Impact	Families along Buitekant and Meyer 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 a productive farm will be exchanged to a construction site for in particular those families along Buitekant and Meyer streets.					
ALTERNATIVES	Alternative 1		Alternative 2		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)	Probable	2	Probable	2	No impact	-
Intensity of Impact(D)	Medium	-2	Low	-1	No impact	-
Degree of confidence (E)	Medium	2	Medium	2	No impact	-
Level of significance (AxBxD+E)xC	Low negative	-12	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. Implement a buffer zone, as per Alternative 2. Stay within the developable area as determined by Alternative 2. 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	Intensity: Low: -1	-4	Probability: Improbable: 1	-2	No mitigation	
Related results						

Conclusion 7:

The construction of the proposed subsidized residential development, irrespective of Alternative 1 or 2, will impact on experience of a sense of place for in particular those families along Buitekant and Meyer streets negatively yet temporary. The distribution of the impact is not equally spread across the community. Should mitigation measures be applied the impact decreases and can be neutralized should Alternative 2 be the preferred option.

3.1.4 Community Resources

3.1.4.1 Land use

The loss of agricultural land will impact on community resources. Five Site alternatives were identified. Sites 1, 2 and 3 are too small to develop given the housing backlog. Even if these sites are developed there will still be a need for additional land leaving only Site 4 and 5. The following should be considered when evaluating the two sites:

- Site 4 is further removed from all social amenities than Site 5.
- Limited social integration of the community will take place should Site 4 be developed.
- The development of site 5 will lead to the loss of agricultural land.

The sites are listed below and should be read together with the map included.

Site 1– Portion of Erf 330 & Erven 389,921-926, 1174-1175	Although within urban edge, only 25 opportunities can be developed. Desirable for high income/low density residential
Site 2–Portion of Erf 330	Although within urban edge, only 55 opportunities can be developed Desirable for high income/low density residential.
Site 3–Erven 946,968-994	Although within urban edge, only 90 opportunities can be developed Approvals exist for low-density residential development. Thus not viable for subsidy housing.
Site 4–Portion Erf 330	Outside urban edge, natural vegetation, 250 opportunities can be developed Subsidy & GAP
Site 5 –Erf 360	Outside urban edge, productive agricultural land, 450 opportunities can be developed GAP, Subsidy, Extensive residential. Most suitable site for proposed development.

As Site 5, erf 360, McGregor was selected; the loss of 17.41 agricultural land will be evaluated.

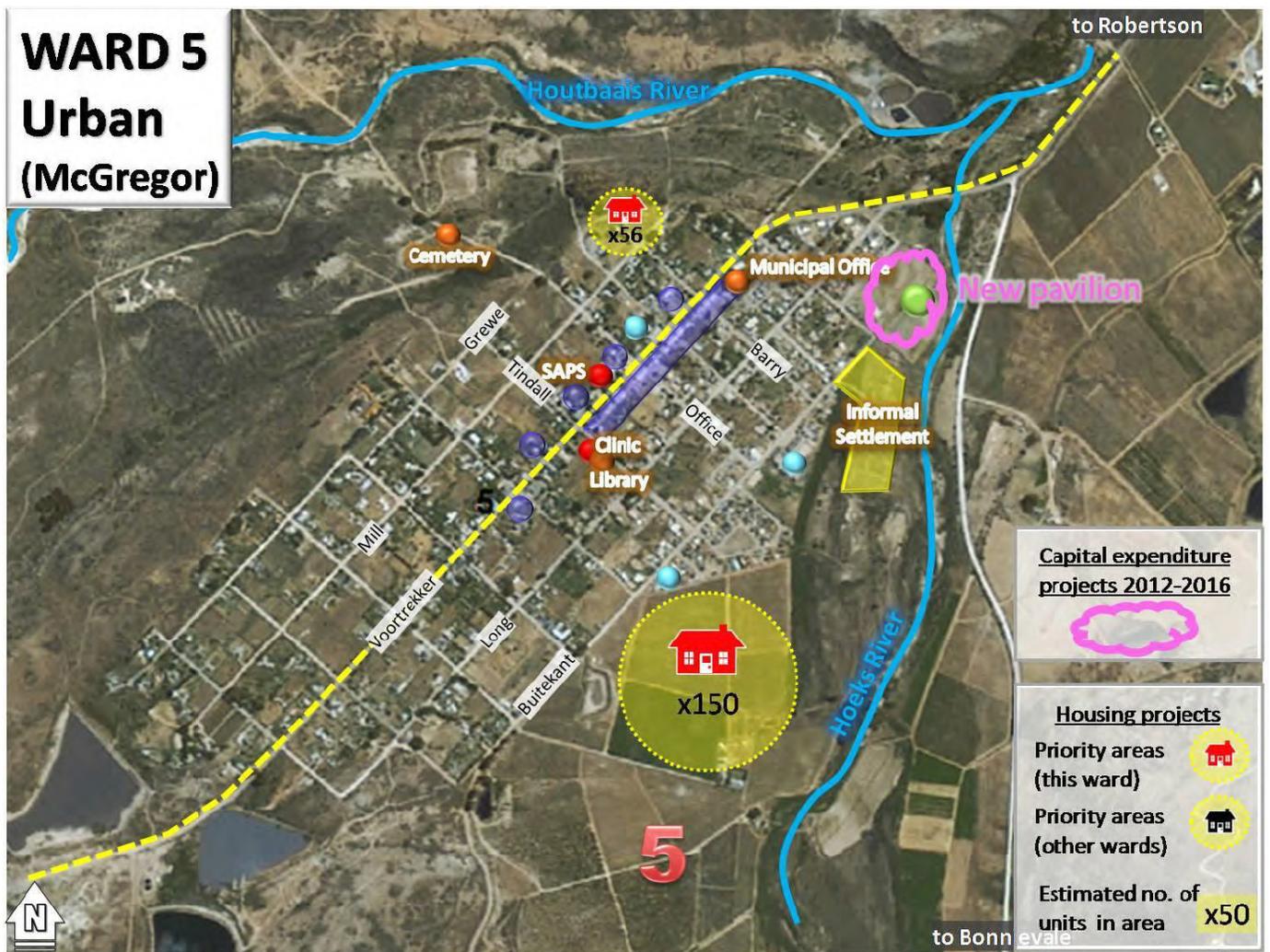
The rating applied will be project specific.

Impact	17.41 ha of agricultural land producing wine grape will be lost to the agricultural sector					
Nature of Impact	The proposed subsidized housing development, irrespective of the alternatives will cause the production of wine grape to cease on the 17.41ha.					
ALTERNATIVES	Alternative 1		Alternative 2		No Go	
Extent of impact (A)	Local	4	Local	4	No impact	-
Duration of Impact (B)	Permanent	1	Permanent	1	No impact	-
Probability of occurrence (C)	Highly Probable	3	Highly Probable	3	No impact	-
Intensity of Impact(D)	Medium	-2	Low	-1	No impact	-
Degree of confidence (E)	High	3	High	3	No impact	-
Level of significance (AxBxD+E)xC	Low, negative	-15	Low, negative	-3	No impact	-

Mitigation measures:				
<ul style="list-style-type: none"> Alternative 2 provides opportunities to keep some of the agricultural land and to grow food gardens. 				
Level of significance after mitigation				No mitigation
Related results	Opportunity for a community market is strengthened.			

Conclusion 8:

The permanent loss of 17.41ha agricultural land, producing wine grapes, will impact negatively and more so in the case of Alternative 1 than Alternative 2. The opportunity to grow food gardens (±1ha in extent) as per Alternative 2 neutralizes the loss of agricultural land and creates the opportunity to strengthen the concept of a community market. The impact is low negative.



3.1.4.2 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

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

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

3.1.4.3 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.

3.1.4.4 Sense of Place & Aesthetic Quality

The sense of place, as a community resource, will change for the broader community including tourists using the surroundings. As the change will be temporary, it will be evaluated under the operational phase.

The same mitigation measures are recommended as per *Individual and Family Changes* category in the construction phase.

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 McGregor and its immediate surroundings i.e. Robertson.

The total capital expenditure, depending on the alternative range from R53 to R40 million of which 100% will be spent in the region. This expenditure will increase the

- i. sale volumes (regional) and
- ii. Gross Geographical Product (GDP) (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 between R53 – R40 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 1	Alternative 2	No Go
Direct Sales ('000 000)	49	64.9	0
Indirect Sales ('000 000)	91	120.6	0
Total Sales ('000 000)	140	185.5	0
% Increase in Sales Volume	<1	<1	

For both Alternatives the regional sales will experience a slight increase of less than 1%. The contribution of Alternative 1 will be the highest.

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 local economy (surroundings i.e. Robertson) benefits from the purchase of general building materials, such as stone, cement, bricks and fuel which will be purchased locally. The local economy (McGregor) benefits from domestic purchases, such as groceries, liquor, restaurant services and accommodation.					
ALTERNATIVES	Altern. 1&2 Locally		Altern. 1&2 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.					

Conclusion 9:

For both Alternatives the construction will have a low yet positive impact on the local and regional economy. Mitigation measures may assist to enhance the impact locally. The contribution of Alternative 1 will be the highest.

ii. Increase in GGP

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

GGP	Alternative 1	Alternative 2	No Go
Direct GGP ('000 000)	7.8	10.3	0
Indirect GGP ('000 000)	44.2	58.6	0
Total GGP ('000 000)	53	68.9	0
% Increase in GGP	<1	<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 (McGregor) benefits from domestic purchases which in turn contribute to the regional GGP.					
ALTERNATIVES	Altern. 1&2 Locally		Altern. 1&2 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					

Conclusion 10:

For both Alternatives, 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.

3.1.4.6 Water and Water Infrastructure

The impact of the proposed subsidized residential development on community and institutional arrangement was evaluated and the impact on community resources will be evaluated now. The development will in the long term affect the dam used to retain "leiwat" as it will be relocated. The relocation of the dam retaining the "leiwat" should be the responsibility of the developer and clear timelines for it has to be developed. It should be included in the medium term budget of the municipality to ensure that there are sufficient funds to do so as the dam and leivoor

are important elements in the character and sense of place of McGregor. The impact will be low and temporary and no further evaluation is required.

3.1.5 Summary of impacts during Construction

Population Characteristics

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 of the local community to decrease. .

Conclusion 2:

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

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.

Community & Institutional Arrangement

Conclusion 4:

The construction phase will result slightly positive yet low on employment locally during the construction phase. There will be no skills gain regionally and yet the construction opportunity will enhance income security regionally (of those employed long term by the contractor). With mitigation the benefit of construction phase can be increased to benefit locals.

Conclusion 5:

The relocation of the dam retaining the “leiwater” should be the responsibility of the developer and clear timelines for it has to be developed. It should be included in the medium term budget of the municipality to ensure that there are sufficient funds to do so as the dam and leivoor are important elements in the character and sense of place of McGregor.

Individual & Family Changes

Conclusion 6:

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

Conclusion 7:

The construction of the proposed subsidized residential development, irrespective of Alternative 1 or 2, will impact on experience of a sense of place for in particular those families along Buitekant and Meyer streets negatively yet temporary. The distribution of the impact is not equally spread across the community. Should mitigation measures be applied the impact decreases and can be neutralized should Alternative 2 be the preferred option.

Community Resources

Conclusion 8:

For both Alternatives the construction will have a low yet positive impact on the local and regional economy. Mitigation measures may assist to enhance the impact locally. The contribution of Alternative 1 will be the highest.

Conclusion 9:

For both Alternatives the construction will have a low yet positive impact on the local and regional economy. Mitigation measures may assist to enhance the impact locally. The contribution of Alternative 1 will be the highest.

Conclusion 10:

For both Alternatives, 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.

3.2 Operational Phase

The operational phase will consist of a first phase when those on the waiting list will be occupying their dwellings followed by a second phase when those who qualify gets settled in the new subsidized residential development.

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, despite which alternative, will continue during operations to impact on the population of McGregor 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 McGregor.

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 McGregor 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 for longer than the duration of the construction period. Should these job seekers not find work, the unemployment rate will rise.					
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.					

Conclusion 11:

The influx of unemployed persons will impact slightly negatively on the social stability 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. It 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 proposed subsidized residential development will not only provide back yard dwellers and those living in informal structures of houses, but will expand the tax and endearment basis of the Langeberg 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.					

Conclusion 12:

The provision of housing will enhance community accountability moderately. 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 as positive and negative and is highly dependent on the perception of “sense of place” and “sense of social norms”. Hence care has to be taken to establish a housing development aligned with the sense of place of McGregor and the sense of social norms. The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development. Sense of social norms could be achieved by home owner guidelines which all home owners should be made aware off as part of the residential development.

Impact	Enhanced integration					
Nature of Impact	The housing development will cause enhanced integration within a village that has been well integrated. The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development. Sense of social norms could be achieved by home owner guidelines which all home owners should be made aware off as part of the residential development.					
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	High	132	High	132	No impact	0
Mitigation measures: <ul style="list-style-type: none"> Establish / enlarge a Home Owners Association of the transition area (i.e. 2 rows of houses at least on both sides of Buitekant and Meyer Street. 						
Level of significance after mitigation					No mitigation	
Related results	.					

Conclusion 13:

The proposed subsidized residential development will strongly enhance social integration and community cohesion and the beneficiaries and receiving community will experience this change positively given the preservation of .sense of place” and “sense of social norms”. The No Go Alternative has no impact.

3.2.2.3 Availability & Quality of housing & social infrastructure

The proposed subsidized development will provide housing as per subsidized housing norms. However the topology will look different from the standard subsidized house. Most houses will be loose standing with some semi-detached options. Each house will be on a serviced stand. Houses will have a shower and toilet, two bedrooms and a combined living room and kitchen.

The housing backlog will be cleared and provision will be made for population growth and relocating the informal settlement.

Impact	Backyard dwellers and those living in informal structures will occupy a single residential subsidized house build according to national standards					
Nature of Impact	Back yard dwellers and those 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"> None 						
Considerations based on public comment:						
<ul style="list-style-type: none"> Pitch of roof to be constructed that there is sufficient height for an adult person to walk and for children to sleep on the loft. Main room to be slightly bigger than second room. Design should allow for extensions. Provide sufficient parking so that parking in the street is not necessitated. 						
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.					

Conclusion 14:

The availability and quality of houses will have a highly positive impact on the community of McGregor. The no go impact will have no impact.

3.2.2.4 Distribution of impacts on institutional arrangements across the community

The impact of the proposed subsidized residential development on community and institutional arrangements and the impact on community resources were evaluated during the construction phase. The development will in the long

term affect the dam used to retain “leiwater” as it will be relocated. The relocation of the dam retaining the “leiwater” should be the responsibility of the developer and clear timelines for it has to be developed. It should be included in the medium term budget of the municipality to ensure that there are sufficient funds to do so as the dam and leivoor are important elements in the character and sense of place of McGregor.

The impact will be low and temporary and no further evaluation is required.

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” and “sense of social norms”. Hence care has to be taken to establish a housing development aligned with the sense of place of McGregor and the sense of social norms. The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development. Sense of social norms could be achieved by home owner guidelines which all home owners should be made aware off as part of the residential development.

The impact of integration and cohesion was evaluated under community and institutional arrangement during the construction phase. The impact will continue during the operational phase yet do not require further evaluation or mitigation as both “sense of place” and “sense of social norms” were 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 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. The continuous rows between backyard dwellers and occupants will come to an end.					
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.					

Conclusion 15:

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 project 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 leisure opportunities and community amenities

According to the RDP, 2012 – 2016, funds were earmarked to develop a pavilion. The proximity of the housing development will enable community members to access leisure opportunities within the 1 km walkable distance which will be positive.

In addition a community facility where agricultural training can be conducted (both alternatives) and a community market and food gardens (only Alternative 2) will be added community facilities

It is estimated that the proposed development will be home to 2000 children (4 children per household). The community identified appropriate play grounds for smaller children as a need. Is specifically located playgrounds where children can play under supervision, are not provided for, the children will tend to go play along the river. This will result in them being raped and abused.

Impact	Access to leisure opportunities and community facilities will improve.		
Nature of Impact	The sports field will be upgraded. A community facility offering agricultural training will be made available. A community market and food gardens will be part of the proposed subsidized housing development.		
ALTERNATIVES	Alternative 1	Alternative 2	No Go

Extent of impact (A)	Local	4	Local	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	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	68	Highly, positive	100	No impact	0
Mitigation measures:						
<ul style="list-style-type: none"> • None 						
Proposals						
<ul style="list-style-type: none"> • The dam should be used as an amphitheatre and the walls can be used for seats. • Site design to encourage motor vehicles to park inside erf. • Encourage uptake of food gardens. • Provide for a skateboard park • Provide for play parks that can be supervised for smaller children. 						
Level of significance after mitigation	No mitigation		No mitigation		No mitigation	
Related results	Food security is enhanced.					

Conclusion 16:

The impact on the access to leisure opportunities and community facilities will highly positive should Alternative 2 be developed.

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 as families. The proposed subsidized residential development will have a positive impact on future aspirations of individuals and families and no further evaluation is required. There is a tendency that more young people complete school and attain a Grade 12 qualification. The proposed residential development should encourage the pursuit of educational opportunities.

3.2.4.5 Property Values

The property values of the beneficiaries will increase.

The property values of the receiving community will decrease for a cycle of approximately 10 to 15 years. Buyers will initially be hesitant to buy right across the proposed subsidized development until the area has stabilized and experience proof positive. The value of the current properties in Buitekant and Meyer Street will then return to market value. The value of the newly built properties across Buitekant and Meyer Street will also increase.

Impact	An initial decrease in property values will be experienced but the values will be restored over the long term.					
Nature of Impact	The property values of the receiving community will decrease for a cycle of approximately 10 to 15 years where after it will be restored to market value within the context of property prices in 10 – 15 years time. Ninety percent (90%) of the properties in Buitekant street is now for sale. Properties in the streets identified as entrance routes are also for sale given the increase in traffic i.e. taxi's and busses.					
ALTERNATIVES	Alternative 1		Alternative 2		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	1	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	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, negative	-58	Low, negative	-28	No impact	0
Mitigation measures:						
<ul style="list-style-type: none"> Establish / enlarge a Home Owners Association of the transition area (i.e. 2 rows of houses at least on both sides of Buitekant and Meyer Street. The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development. Sense of social norms will be achieved by home owner guidelines which all home owners should be made aware off as part of the residential development. 						
Level of significance after mitigation	No mitigation		No mitigation		No mitigation	
Related results	Some inhabitants may sell and leave the community. New inhabitants may move in.					

Conclusion 17:

The impact of the proposed subsidized development across Buitekant and Meyer Street will be experienced negatively by the receiving community and the property prices will decrease over the long term. However the overall impact of Alternative 2 is low negative as the property market will restore over a longer period of time should the proposed mitigation measure be implemented.

3.2.4.6 Standard of living

The standard of living of the beneficiaries will rise whilst those directly opposite will experience compromise. The standard of living can only be maintained if the transition between the developments are done appropriately and if a Home Owners Association is establish to guard the social standard. No further evaluation is required.

3.2.4.7 Sense of place (immediate environment)

The impact of the proposed subsidized development across Buitekant and Meyer Street will be experienced negatively by the receiving community and the property prices will decrease over the long term.

However the overall impact of Alternative 2 is low negative as the property market will restore over a longer period of time should the proposed mitigation measure be implemented. The impact on Individual and Family changes was evaluated for property values and the results include the distribution of the impact across the community. Hence 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 17.41ha agricultural land, producing wine grapes, will impact negatively and more so in the case of Alternative 1 than Alternative 2. The opportunity to grow food gardens (± 1 ha in extent) as per Alternative 2 neutralizes the loss of agricultural land and creates the opportunity to strengthen the concept of a community market. The impact is low negative.

3.2.5.2 Change in proximity of community resources

Five Site alternatives were identified. Sites 1, 2 and 3 are too small to develop given the housing backlog. Even if these sites are developed there will still be a need for additional land leaving only Site 4 and 5. Site 4 is further removed from all social amenities than Site 5.

The impact of the development of Site 5 on the access to leisure opportunities and community facilities will highly positive should Alternative 2 be developed.

The No Go Alternative has no impact.

3.2.5.3 Aesthetic quality & sense of place

The loss of a large portion of Erf 360's characteristic vineyards, proposed infill of the dam, demolition of its labourers' cottages and its proximity to the Hoeksrivier riverine corridor and floodplain (running north-south on the eastern edge of the proposed development) will irrevocably alter the visual reading of McGregor and certainly the site on which it sits. Erf 360 is partially defined by an "avenue" of Eucalyptus along Buitekant Street whilst its outer limits and that of McGregor are defined by extensive agricultural land uses on its south-eastern edge and olive groves on its south western boundary.

The landscape significance of Erf 360 is rated as high as it includes patchworks of vineyards, has historic significance (to a lesser degree its homestead and associated buildings) and provide a visual buffer or transitional zone between McGregor's gridiron settlement pattern and the Hoeksriver to the east. Furthermore its location in an intimate valley further magnifies the above.

Taken into account that Erf 360's location is "within" the urban edge (under review) and that, immediately adjacent to two of its existing boundaries, development has already taken place, the significance of the visual intrusion of the proposed development is somewhat diminished.

The proposed development of Erf 360 will impact on the sense of place as experienced by both its direct neighbours and the community at large including tourists. Sports events such as the Epic and Ride to Nowhere attract tourism as the McGregor Area is an appropriate area to prepare for the Epic and to host the Ride to Nowhere.

Mitigating measures will to a degree ameliorate the extent of the visual impact both on its immediate context and when viewed from further beyond. Hence the visual intrusion can be mitigated to be moderate and should be maintained to be kept moderate.

The No Go option has no impact.

Impact	Visual intrusion is high					
Nature of Impact	<p>The landscape significance of Erf 360 is rated as high.</p> <p>The visual sensitivity of the proposed development ranges from moderate, in context of the surrounding rural environment of McGregor, and high, in context of its localized environment.</p> <p>The visual intrusion ranges from moderate (into abutting and adjoining streets and immediate neighbours) to high (from the broader cultural and scenic landscape in which it sits).</p> <p>The visual absorption of the context for the proposed development is low i.e. the ability of the landscape to conceal the proposed development at a local and broader rural context of McGregor is low.</p>					
ALTERNATIVES	Alternative 1		Alternative 2		No Go	
Extent of impact (A)	Local	4	Local	4	No impact	0
Duration of Impact (B)	Permanent	4	Permanent	4	No impact	0
Probability of occurrence (C)	High	3	High	3	No impact	0
Intensity of Impact(D)	High	-3	Moderate	-2	No impact	0
Degree of confidence (E)	High	3	Moderate	2	No impact	0
Level of significance (AxBxD+E)xC	High, negative	-135	Moderate, negative	-90	No impact	0
<p>Mitigation measures:</p> <ul style="list-style-type: none"> Implement and maintain as per visual impact assessment i.e. planting trees, different topologies, historic urban and architectural guidelines <p>The following implementation proposals should be considered”</p> <ul style="list-style-type: none"> Use mature trees to landscape the proposed development. Shade trees to be planted on east & west edges, north sun controlled with veranda’s and pergolas Landscape should blend in with agricultural landscape along Rheebooskraal and Stormsvlei and Bonnievale roads. Implement a transition zone consisting of GAP erven, extensive residential erven and food gardens on the outer perimeter of Erf 360. Such a zone is visually more compatible with the larger erven and residential fabric on the site’s northern and north western edge. Select the size of the units, the units’ placement within its erf, the typological variations between units and the proximity of units to each other keeping the visual intrusion of the proposed development, which is rated 						

<p>as highly visible, in mind.</p> <ul style="list-style-type: none"> By selectively placing trees sporadically within the fabric of the proposed development the potential visual impact of the monotony of the units and the proposed urban layout maybe diminished. Therefore the visual absorptive capacity of the erf and the proposed development is low. <p>The following maintenance proposals should be considered:</p> <ul style="list-style-type: none"> Locals should be employed to maintain the landscape, open spaces and fresh produce market. Engage locals employed to set up and take down sports and tourist events and to keep events clean from littering as they know what a clean and attractive landscape means. 						
Level of significance after mitigation	No mitigation		No mitigation		No mitigation	
Related results						

Sense of place will change for the families and individual mostly living adjacent to the proposed subsidized housing development along Buitekant and Meyer Streets. The change will be permanent. Mitigation measures are recommended and care should be taken to establish a housing development aligned with the sense of place of McGregor. The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development.

Conclusion 18:

"The visual intrusion can be mitigated to be moderate, yet negative and should be maintained to be kept moderate. The No Go option has no impact.

3.2.5.4 Exposure to leisure & recreation opportunities

Five Site alternatives were identified. Sites 1, 2 and 3 are too small to develop given the housing backlog. Even if these sites are developed there will still be a need for additional land leaving only Site 4 and 5. Site 4 is further removed from all social amenities than Site 5.

The impact of the development of Site 5 on the access to leisure opportunities and community facilities will highly positive should Alternative 2 be developed.

The No Go Alternative has no impact.

3.2.5.5 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, feeding themselves (food gardens) and qualifying themselves.

The No Go alternative has no impact.

Impact	Increased focus to be economically active.
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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 12: Impact on community stability by unemployed outsiders: Construction Phase

Conclusion 19:

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.

3.2.5.6 Water & Water infrastructure (Leidam)

The impact of the proposed subsidized residential development on community and institutional arrangements and the impact on community resources were evaluated during the construction phase. The development will in the long term affect the dam used to retain “leiwater” as it will be relocated. The relocation of the dam retaining the “leiwater” should be the responsibility of the developer and clear timelines for it has to be developed. It should be included in the medium term budget of the municipality to ensure that there are sufficient funds to do so as the dam and leivoor are important elements in the character and sense of place of McGregor.

The impact will be low and temporary and no further evaluation is required.

3.2.6 Summary of Impacts during Operations

Population Characteristics

Conclusion 11:

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

Community and Institutional Arrangements

Conclusion 12:

The provision of housing will enhance community accountability moderately. The No Go alternative will have no impact.

Conclusion 13:

The proposed subsidized residential development will strongly enhance social integration and community cohesion and the beneficiaries and receiving community will experience this change positively given the preservation of "sense of place" and "sense of social norms". The No Go Alternative has no impact.

Conclusion 14:

The availability and quality of houses will have a highly positive impact on the community of McGregor. The no go impact will have no impact.

Political and Social Resources

Conclusion 15:

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.

Conclusion 15:

The impact on the access to leisure opportunities and community facilities will highly positive should Alternative 2 be developed. The No Go Alternative has no impact.

Conclusion 17:

The impact of the proposed subsidized development across Buitekant and Meyer Street will be experienced negatively by the receiving community and the property prices will decrease over the long term. However the overall impact of Alternative 2 is low negative as the property market will restore over a longer period of time should the proposed mitigation measure be implemented.

Community Resources

Conclusion 18:

"The visual intrusion can be mitigated to be moderate, yet negative and should be maintained to be kept moderate.

The No Go option has no impact.

Conclusion 19:

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.

3.3 Demolition of Squatter Area

The matrix below reflects the various impacts that the demolition of the informal settlement will cause.

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.
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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 removed.

3.3.3 Political and Social Cohesion

Changes in community cohesion	Should be positive, need mitigation as per visual impact assessment
Distribution of impacts across community	Equal, removal of informal settlement positive yet social integration may be negatively experienced, need mitigation as per visual impact assessment

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 visual impact assessment
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 alternative will enhance proximity of leisure and social amenities
Aesthetic quality & sense of place	Positive for beneficiaries and community as the informal settlement will be removed.
Exposure to leisure & recreation opportunities	Positive, as alternative will enhance proximity of leisure and social amenities
Water Quality (Flood Plain)	The formalization of housing will prohibit the pollution of water. The informal settlement is currently situated within the flood line and water pollution takes place daily. The removal of the informal settlement and the moving of families to the proposed subsidized residential development site will have a positive impact on water pollution.
Changes in community cohesion	Should be positive, need mitigation as per visual impact assessment

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

4. Recommended Mitigation Measure

The following mitigation measures should be included in the Environmental Management Plan:

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.
- 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.
- The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters.
- The McGregor women, trained in plumbing by Boland College, should gain additional training whilst working with an experienced plumber.
- The developer to engage Breede River Centre to provide basic training and to assist with on the job evaluation of this training.
- The farmhouse should be used as a general training centre offering LED, agricultural and technical (plumbing, welding, etc.) training (Department of Agriculture Western Cape funds agricultural projects).
- The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which household should benefit from the employment of the individual.
- Each household should make one worker available to work / be employed on the project (as it will encourage ownership of the development).

- Limit visual impact on area by implementing a building management and control code.
- Implement a buffer zone, as per Alternative 2.
- Stay within the developable area as determined by Alternative 2.
- 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.
- Encourage contractors to support the local economy through incentives and rewards for purchasing locally.

- Alternative 2 is the preferred alternative provides opportunities to keep some of the agricultural land and to grow food gardens.

4.2 Operational Phase

- Establish / enlarge a Home Owners Association of the transition area (i.e. 2 rows of houses at least on both sides of Buitekant and Meyer Street
- The sense of place will be achieved by the housing topology, landscaping, urban design and transition between the existing development and the proposed subsidized residential development. Sense of social norms will be achieved by home owner guidelines which all home owners should be made aware off as part of the residential development.
- Implement a transition zone consisting of GAP erven, extensive residential erven and food gardens on the outer perimeter of Erf 360. Such a zone is visually more compatible with the larger erven and residential fabric on the site's northern and north western edge.
- Select the size of the units, the units' placement within its erf, the typological variations between units and the proximity of units to each other keeping the visual intrusion of the proposed development, which is rated as highly visible, in mind.
- The dam should also be used as an amphitheatre and the walls can be used for seats.
- Encourage uptake of food gardens.
- Site design to encourage motor vehicles to park inside erf.
- Provide for a skateboard park.
- Ensure that play parks that can be supervised are provided for smaller children.
- By selectively placing trees sporadically within the fabric of the proposed development the potential visual impact of the monotony of the units and the proposed urban layout maybe diminished.
- The mitigation measures as per visual impact assessment should be implemented and maintained. This can be achieved through a partnership between the Local Authority and the McGregor Community.
- Use mature trees to landscape the proposed development.
- Shade trees to be planted on east & west edges, north sun controlled with veranda's and pergolas
- Landscape should blend in with agricultural landscape along Rheebofskraal and Stormsvlei and Bonnievale roads.
- Locals should be employed to maintain the landscape, open spaces and fresh produce market. Engage locals employed to set up and take down sports and tourist events and to keep events clean from littering as they know what a clean and attractive landscape means.

4.3 Demolition Phase

- The mitigation measure as per visual impact assessment should be implemented and maintained. This can be achieved through a partnership between the Local Authority and the McGregor Community.

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