Socio- Economic Impact Assessment of

Proposed Yzerfontein Heights Residential Development,

Yzerfontein

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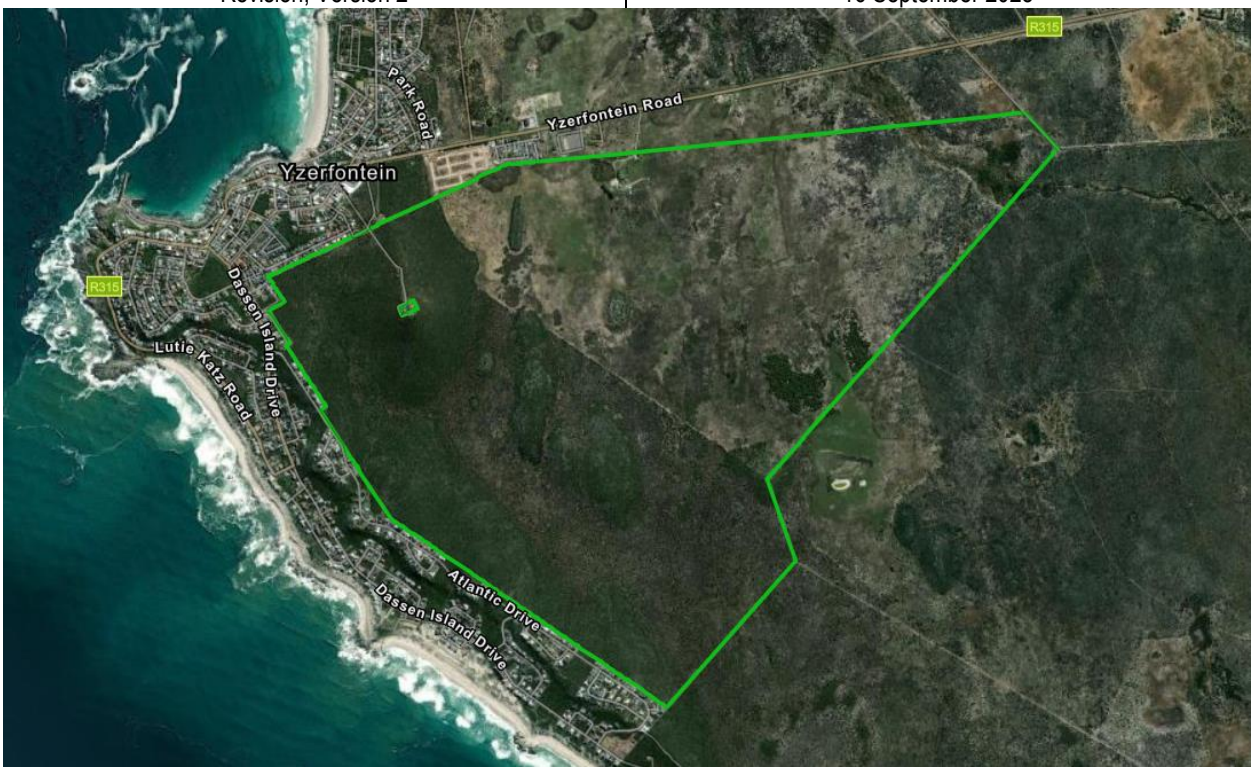

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Socio- Economic Impact Assessment Report:
Proposed Yzerfontein Heights Residential Development,
Yzerfontein

EXECUTIVE SUMMARY

Purpose of Socio-Economic Statement

The Socio-Economic statement highlights the intended (direct and indirect impacts) and unintended (residual) consequences on the human and natural environment caused by the proposed residential development. Management measures are proposed to mitigate these consequences.

The impacts identified, are based on assessments of similar residential developments located in the Swartland Municipal area and the Western Cape. Mitigation measures are suggested for the various impacts considered as per the last Chapter of this report.

Proposed Residential Development

Portion 4 of Farm No 560, and ±771ha in extent, is owned by Jos de Villiers Beleggings Trust as per T27422/2010 and zoned as Agricultural Zone 1. The proposed residential development is located east and inland along the settlement footprint on the southern coastline of Yzerfontein. The site is mainly vacant with some services infrastructure on it.

The proposed residential development extends over ±158ha of Portion 4 of Farm No. 560, Malmesbury RD leaving a natural veld remainder of ±613ha in extent. It includes several Residential Zone 1, some General Residential Zone 1, Open Space Zone 1, Business Zone 2 and Transport Zone 2 erven. The entire development will be phased.

The proposed residential development will be phased over 15 phases as per the table and site development plan below:

Table: Implementation Time Frame_ Yzerfontein Heights Residential development

Time Frame	Total Units	Single Residential	General Residential	Phase No.
Immediately	75	14	61	A, D
1 - 5 years	202	95	107	B, C, E, F
5 -10 years	383	383		G, H, J, K, L, M
10-15 years	132	132		N, O,
15 -20 years	125	125		P
Total	917	749	168	15 phases

Figure: Site Development Plan: Subdivisional area of Portion 1 of Farm No 560/4



A detailed breakdown of the development proposal are set out in the table and site development plan below:

Table: Residential Opportunity Types_ Yzerfontein Heights Residential development

Time Frame	Total Units	Single Residential	General Residential
Immediately	75	14(A)	61(D)
1 - 5 years	202	24(B)+71 (E)	54(C) +53 (F)
5 -10 years	383	44(G) + 39(H) + 48(K) + 52(J) + 62(L) + 138(M)	
10-15 years	132	10(N) + 122(O)	
15 -20 years	125	125(P)	
Total	917	749	168

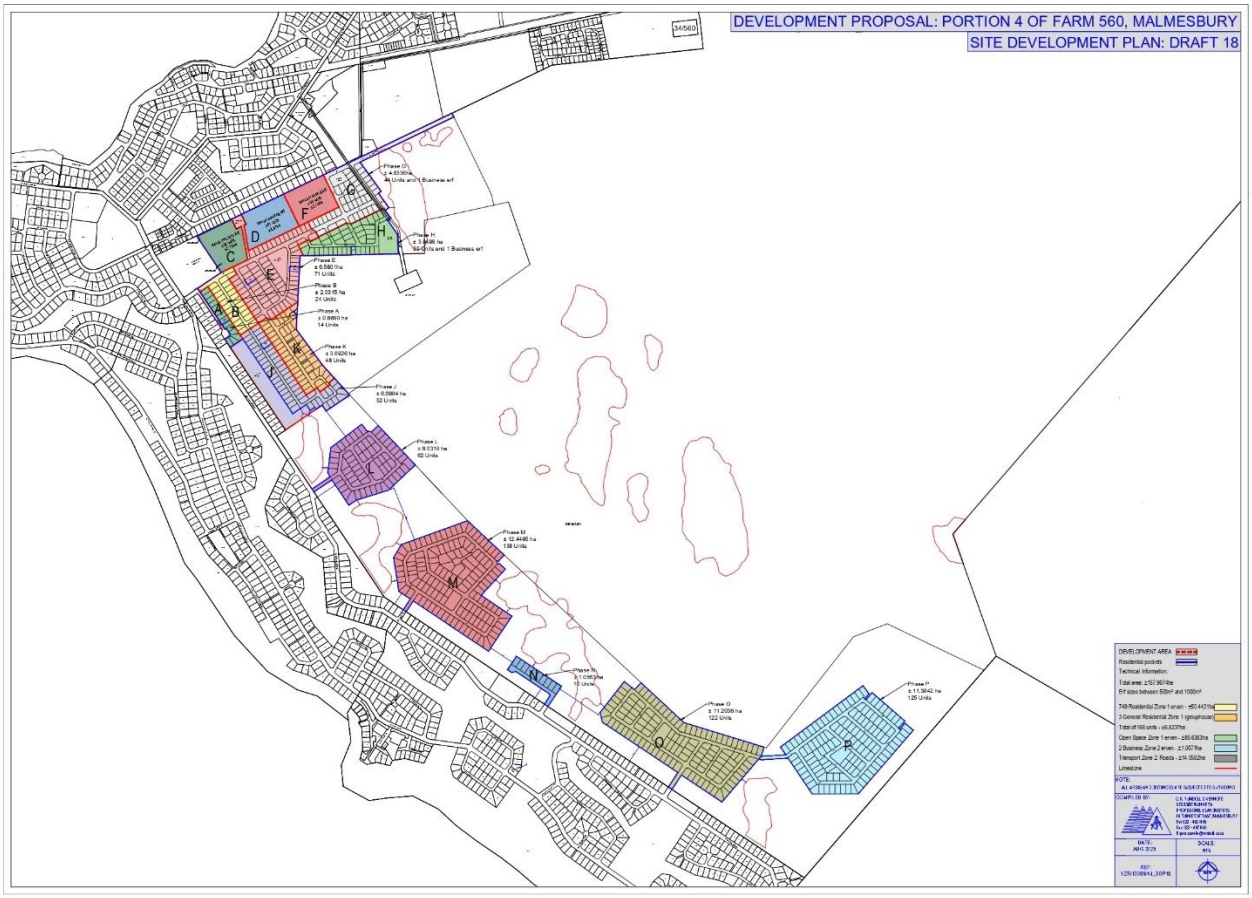


Figure: Site Development Plan: Land-use of Portion 1 of Farm No 560/4

A total of 917 residential and some related opportunities will be established by the proposed development:

- 749 Residential Zone 1 erven (±50.4ha).
- 3 General Residential Zone 1 (group house) erven and a total of 168 units (±6.8ha).
- 11 Open Space Zone 1 erven (±85.6ha).
- 2 Business Zone 2 erven (to operate a restaurant on one of the erven) (±1ha).
- Transport Zone 2: Roads. (±14ha).

Impacts addressing community concerns

Of note are the following impacts of the proposed residential development that address the concerns of the broader Yzerfontein and Swartland community, which include:

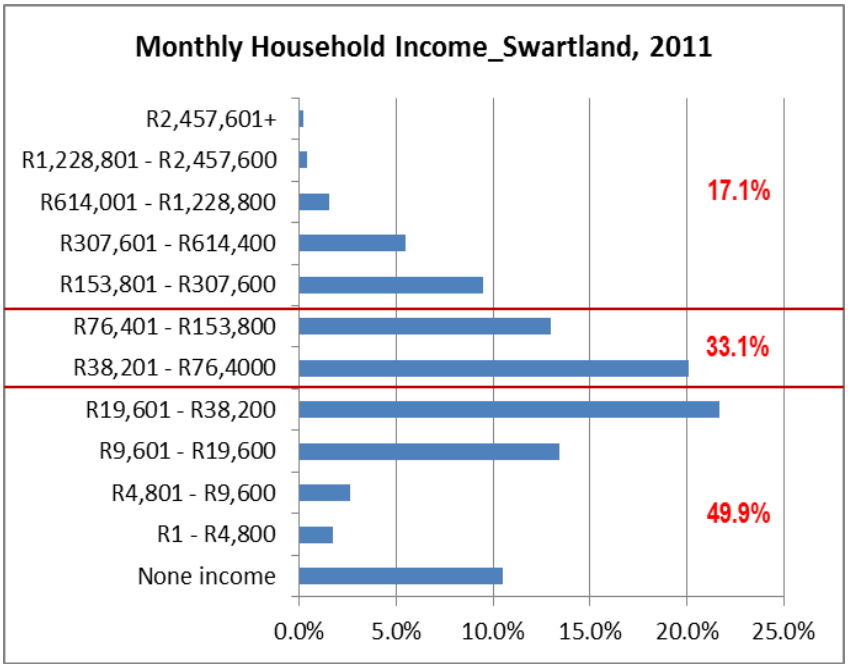
- Supply of bulk services unlocking economic opportunities;
- Generation of jobs;
- Conservation of endangered vegetation.

Receiving Community

In 2020 the Swartland population of 147 225 people represented 39 929 households with and average household size of 3.5 people. Malmesbury has 47 930 residents representing 33% of the Swartland population.

Since the 2016 Community Survey, the **average annual growth rate** of the Swartland population is calculated as **3.3%**. The population is fairly equally distributed in terms of gender with 50.4% females and 49.6% males. Of note are the **28.5% female-headed households** whilst 39.2% of households have partners who are married or live as married partners. Thus, **60% of households are single parents** in one way or another (never married, widowed, separated or divorced). The population of the Swartland is relatively young as the Youth (0-14) represents 25%, **the working-age population** (15 – 64) represents **69.1%** and the Elderly (65+) 5.9% of the total population.

According to StatsSA (2011) half (**49.8% or 14 603) of the households** within the municipal area **earned less than R3 500** per month and qualify for subsidised housing and indigent services provision.



More than half (51%) of the working-age (15-64) Swartland population are employed, 39% are not economically active while 8% are unemployed and 2% are discouraged work-seekers (StatsSA 2011).

In 2017 the Swartland unemployment rate of 10.4% was slightly less that of the West Coast District **unemployment rate of 11.1%** (StatsSA) and the **youth unemployment rate was 17.9%**.

The decrease in employment opportunities in agriculture, forestry and fishing will most likely cause discomfort for the 50.1% of the workforce that is low-skilled and the 34.6% of the workforce that is semi-skilled. The growth in the secondary economic sector such as wholesale, retail and trade and tertiary economic sectors such as financial and business services will most likely favour the 15.2% of the population that are skilled (Quantec Research, 2018).

The competitive strengths of the region reside in its food value chain (processing), including a stable Agricultural sector producing for the export and local market, as well as associated agricultural industries. However, a reliable and constant power supply is key for the agri-industrial activities.

In Swartland, basic services are accessed by the 90.9% households that live in formal dwellings and those not so fortunate:

- Water (piped water inside the dwelling): 80.6%.
- Energy / Electricity for lighting: 97.8%
- Sanitation: Flush toilet connected to sewerage: 77.3%
- Weekly refuse removal: 76.1%

Whilst forty four percent (**43.6%) of households own** and nearly nine percent (**8.6%**) of households **pay off** their homes, **28% of households rent** their homes.

The **Swartland has the second largest economy in the WCD**, with a regional gross domestic product (**GDPR) of R7.4 billion** in 2016 with Malmesbury comprising the economic hub. More than three quarters (77.5%) of the contribution to Swartland's economy comes from the five main sectors. These are manufacturing (R1 689.0 million or 22.9%), wholesale and retail, catering and accommodation (R1 289.2 million or 17.5%) and agriculture, forestry and fishing (R1 173.4 million or 15.9% in 2016). Government services are the fourth biggest contributor (R851.0 million or 11.5%) whilst finance, insurance, real estate and business services (R704.7 million or 9.6%) follows as the fifth biggest contributor as Swartland is renowned as a sought after tourist destination.

Though income disparity, and hence the poverty rate is high, the community is stable and resilient.

Approach and Assumptions

The approach to the study is directed by the requirements for Environmental Impact Assessments and the Guidelines for Social Impact Assessments (SIA) and Economic Impact Assessments (EIA) commissioned by the Department of Environmental Affairs and Development Planning (DEA&DP).

Hence, this Social Economic Statement (SES):

- Reviews the social status of the receiving community;
- Identifies development impacts and state significance of impacts based on experience and communication with the develop, specialists and key project team members;
- Recommends likely management and mitigation measures;
- Concludes the assessment result.

This socio-economic statement considers the development alternative proposed as the preferred alternative and refers to the no-go alternative. Furthermore, the following assumptions and limitations shaped the assessment:

a) As the life style residence market is driving the proposed residential develop, an apparently limited spectrum of society will benefit;
b) The event of a complete demolition phase is unlikely and has not been assessed;
c) 50% (518 units) of the residential units will be used as recreational homes and 50% (518 units) as permanent residences whilst these residents work from home. The split is informed by semi-gration instead of following the trend of 70% (725 units) of the residential units will be used as recreational (holiday) homes. And the remaining 30% (311 units) is foreseen to be used by commuters mainly working in Saldanha bay and Vredenburg.

Policy and Planning Context

An analysis of the compatibility of the proposed project with the relevant sector policies and development plans concluded that the proposed residential development is compatible with the following National and Provincial plans and policies:

- Western Cape Provincial Spatial Development Framework (PSDF), March 2014 revised 2019;
- Swartland Spatial Development Framework;
- Swartland IDP;
- Swartland Human Settlement Plan;

- National Development Plan (NDP) of 2012;
- One Cape 2040;
- Western Cape Infrastructure Framework (2013).

Impacts, Direct, Indirect and Residual

The significance of impacts is expressed according the score scale as per the table below:

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

Overall, the impacts generated by the proposed residential development are:

Overall, the construction phase brings about some direct and positive impacts, direct and negative impacts and indirect positive and negative impacts.

Direct and Positive Impacts during the Construction Phase are tabulated below:

Table: A summary of direct and positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
A	Increased Employment opportunities	Working-age people find employment - Temporarily (settlement & regional). - Permanently (settlement & regional) (phasing of development).	Individuals & Families	Medium, Positive	High, Positive
B	Increased Income	Income of families increases as working-age people are employed (settlement & regional).	Families	Low, Positive	Low, Positive
C	Increased skills levels of working-age population	Those employed temporarily and permanently develop skills: - Construction and related. - Conservation and related (search & rescue). - Other.	Individuals & Families	Medium, Positive	Medium, Positive
D	Increased Local Sales and GGP	- Increased sales (settlement). - Increased income and spending/ investment power (regional).	Community	Low, Positive	None

Direct and Negative Impacts during the Construction Phase are tabulated below:

Table: A summary of direct and negative impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
E	Increased use of Social Amenities and Services	- Diminishing social amenities and services capacity (short term). - Additional private social amenities and GDP (long term).	Individuals & families	Low, Negative	Low, Negative

F	Increased Motorized and non-motorized traffic levels	Pedestrian and road safety are compromised: - Increased motorized traffic (settlement). - Increased non-motorized traffic and pedestrians (settlement).	Community	Low, Negative	Low, Negative
G	Increased noise and dust levels	Dust generated during the implementation of the development phases: - Unlikely decreased health (settlement).	Community	Low, Negative	Low, Negative
H	Changed sense of place	Living environment a temporary construction site: - Temporarily (settlement).	Community	Medium, Negative	Low, Negative

Indirect Positive Impacts during the Construction Phase are tabulated below:

Table: A summary of indirect positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
I	Individual development and qualifications	Enable youth to choose a career and entrepreneurs to start a business: - Influx of skilled people to work (settlement).	Individuals	Low, Positive	Low, Positive

Indirect Negative Impacts during the Construction Phase are tabulated below:

Table: A summary of indirect negative impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
J	Community stability & homogeneousness	Influx of people: - Permanently; - Semi-permanently; - Employed; - Unemployed, unlikely.	Community	Low, Negative	Low, Negative
K	Increased offences and incidences of crime	Prevalence of criminal incidence slim: - Criminal activity from region.	Community	Low, Negative	Low, Negative

Residual Positive Impacts during the Construction Phase are tabulated below:

Table: A summary of residual positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
L	Youth develop self-esteem	Youth are employed (and): - Keep up hope for future (settlement).	Individuals & community	Low, Positive	Low, Positive
M	Diversification of culture	Influx of people: - From homogeneous to cosmopolitan (settlement). - Temporarily on site stays.	Community	Low, Positive	None

Overall, the **operational phase** brings about some direct and positive impacts, direct and negative impacts and indirect positive and negative impacts.

Direct and Positive Impacts during the Operational Phase are tabulated below:

Table: A summary of direct and positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
A	Increased employment opportunities	- Working-age people find employment temporarily and permanently (settlement and region). - Working-age people working from home employ people (settlement and region).	Individuals & Families	Medium, Positive	Medium, Positive
B	Increased Income	Income of families and per capita increases as: - Working age people are employed (settlement & region). - Working age people work from home (regional).	Individuals & Families	Medium, Positive	Medium, Positive
C	Increased skills levels of working-age population and youth in particular	- Skills levels and employability improve. - Ability to generate a decent income (settlement & region).	Individuals & community	Medium, Positive	Medium, Positive
D	Increased Local Sales and GGP (Enhanced local economy)	Increased sales and income as: - Higher income spent on luxury goods regularly (not holidays only) as people work from home. - more people participate in the local and regional economy (enhancing local businesses) as people work from home. - Increased tourism expenditure. - Semi-gration and more people settle permanently than only visit during holiday season.	Individuals & community	Medium, Positive	Medium, Positive
E	Integration of different income gradients	Different residential typologies, price ranges and markets (region): - Lifestyle. - First time home owners, young people. - Retirees are provided for given the different typologies.	Community	High, Positive	None
F	Broadened municipal tax base	Living Environment: - Well maintained (settlement). - High income tax base (region). - Coastal settlement versus coastal resorts.	Community	High, Positive	None
G	Enhanced supply of Bulk Services	High quality living environment as bulk infrastructure are provided and/ or enhanced: - Enhanced provision of bulk sewerage capacity and reticulation.	Community	High, Positive	High, Positive

		- Enhanced provision of water reservoirs and reticulation. - Enhanced alternative energy provision and reticulation. - Long term budget planning at municipal level taking settlement expansion into account.			

Direct and Negative Impacts during the Operational Phase are tabulated below:

Table: A summary of direct and negative impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
I	Changed sense of place	- Perceived decrease in property values. - Settlement extent is enlarged, access to natural veld is moved away and extent of natural veldt decreases (settlement). - Complete change in use cause a permanent change of settlement extent, having a high intensity and high significance on the landscape (settlement and region); - Open space corridor (50%) between pockets of development (50%) creates a high quality living environment, affording more people access to the coast (a public amenity), it creates its own development precinct with its own sense of place (behind the dune) (settlement and region). - Conservation and heritage integrity along the Scenic Coast line is maintained as the remainder of the farm will be conserved. This is aligned with both the MSDF and MIDP.	Community	High, Negative	Medium, Negative
J	Loss of Conservation worthy land	Extent of natural vegetation and conservation worthy biodiversity decrease as development phases are implemented: - Off set and official conservation off set protect remaining conservation worthy land (local and national). - Search and rescue per phase will be conducted (local). - Accessible as open spaces corridors to residents and tourists. - Conservation of ±320ha of the remainder of the farm (local, regional and international) including formal conservation servitude of ±31ha. - A soft development (urban) edge change into a tangible (hard) edge (local, regional and international).	Community	Medium, Negative	High, Positive

K	Increase in Traffic	Pedestrian and road safety are compromised: - More vehicles transporting people on the road (settlement). - Increased non-motorized traffic and pedestrians (settlement).	Community	Low, Negative	Low, Positive

Indirect and Positive Impacts during the Operational Phase are tabulated below:

Table: A summary of indirect and positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
L	Diversification of culture	Influx of people: - From homogeneous to cosmopolitan (settlement). - Temporarily on site stays.	Community	Low, Positive	None
M	Increased levels of education and qualifications and fewer drop outs (Individual development)	Fewer school drop outs and higher Matric pass rate: - More young people want to qualify to have the lifestyle (regional). - Skilled inhabitants encourage youth to obtain an education (settlement & regional). - Enhance personal choices in world of work (settlement).	Individuals & Families	Low, Positive	Low, Positive
N	Increased SMME participation	More small businesses (settlement). Increased economic participation by individual small business owners (settlement). - Driven by the need people working remotely. - To support lifestyle living.	Families	Low, Positive	Low, Positive
O	Enhancing Yzerfontein as a Brand	Yzerfontein being enhanced as destination and a place to live: - Improve tourism (short term and long term stay) (regional). - More permanent residents (settlement). - A coastal residential development with an eco-village sense of place (own and new sense of place).	Community	Medium, Positive	None
P	Intensified use of public infrastructure (harbour) and amenity (sea)	More people use the harbour as a working launch site (local) as: - More residents access the sea as their sea vessels are at hand (stored in Yzerfontein). - More tourists visit and access the sea.	Community	Medium, Positive	None

Residual Positive Impacts during the Operational Phase are tabulated below:

Table: A summary of residual positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
Q	Access to basic services	Rate paying citizens indirectly support indigent citizens.	Community	Medium, Positive	None
R	Youth develop self-esteem	Youth are employed (and): - Keep up hope for future (settlement).	Individuals & Community	Low, Positive	None
S	Vulnerable groups enjoy employment equity	Women and Youth find employment (and): - Contribute to household income	Community	Low, Positive	None
T	Additional Social Amenity/ Clinic & Retirement precinct	New private amenities including a clinic & retirement precinct is accessible. State of the art health care is accessible. Retirement options (likely retirement facility) available within the retirement precinct.	Community	Medium, Positive	None

Residual Negative Impacts during the Operational Phase are tabulated below:

Table: A summary of residual negative impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
U	Influx of unemployed people	Unemployed people settle informally in Yzerfontein.	Community	Low, negative	Low, Positive

Cumulative Impacts

The cumulative impact associated with the proposed residential development is largely of a visual nature.

The cumulative impact associated with the proposed development and similar developments as per SDF proposals is largely of a visual and economic nature.

The associated impact on the **sense of place** of the surroundings is perceived as negative as the changed sense of place impact on the quality of the living environment. The cumulative impact is direct, additive and permanent. Yet it is limited to settlement scale which is countered by the integration of the residential development pockets into its surroundings. The latter constitutes ±320ha that will be conserved.

The associated impact on the **economy of Yzerfontein and the region** is of medium significance and positive. The cumulative impacts are described as direct and additive. Economic growth will be driven by people working from home (life style residents) and by more small businesses that will be establish in support of those who work from home. Such economic opportunities will be unlocked by bulk services infrastructure to be established. The economic significance of the development lies in its contribution to the Swartland's diversified and the second largest economy within the West Coast. The Swartland economy experiencing slow economic growth causing Swartland not escape poverty as:

- A Gini coefficient of 0.61 in 2020, presenting a severe income gap and income inequality within the Swartland community. Low growth and rising unemployment have contributed to the persistence of inequality.
- The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

No Go Alternative

Should this alternative be selected, the proposed residential development would not proceed. This alternative would allow the site to lay fallow and economic growth opportunities will be lost.

The No-Go Alternative will result in:

- Losing employment opportunities generated during construction and operational phases.
- Diverting economic opportunities, as small businesses will not be enhanced.

Given the slow economic growth in Swartland this alternative would represent a negative social cost, particularly, for the local community.

Concluding Remarks

The benefits of the proposed residential development are significant whilst the costs are limited. Having a diversified and the second largest economy within the West Coast yet experiencing slow economic growth the Swartland does not escape poverty as:

- A Gini coefficient of 0.61 in 2020, presenting a severe income gap and income inequality within the Swartland community. Low growth and rising unemployment have contributed to the persistence of inequality.
- The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

The benefits resultant from the development:

- Contributes to the slow growing economy:
  - As the number of life style residents that work from home will increase over time and would likely spend a sizable share of their disposable income locally;
  - As economic opportunities are unlocked by bulk services infrastructure to be established;
  - As small business growth will be encouraged by life style residents working from home;
  - As jobs will be generated in relatively close proximity and development of related skills will be promoted;
  - As Yzerfontein as a destination will be strengthened and more tourists will stay longer in the settlement.
- Enhances biodiversity targets as 50% of the development included in a ±320ha Biodiversity offset, will be conserved;
- Change the sense of place of Yzerfontein as exclusive holiday settlement to permanent residence (a place to live) and holiday destination, whilst the proposed development will establish its own sense of place.

The benefits confirm the need and desirability of the proposed development within the context of the Swartland. The development is recommended from a socio-economic perspective.

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environmental affairs
Department:
Environmental Affairs
REPUBLIC OF SOUTH AFRICA

DETAILS OF SPECIALIST AND DECLARATION OF INTEREST

	(For official use only)
File Reference Number:	DEAT/EIA/
NEAS Reference	

Application for authorization in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2010

PROJECT TITLE
Proposed Yzerfontein Heights Residential Development, Yzerfontein

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The specialist appointed in terms of the Regulations_

I, Anelia **Coetzee**, declare that

I act as the independent specialist in this application;

I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;

I declare that there are no circumstances that may compromise my objectivity in performing such work;

I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;

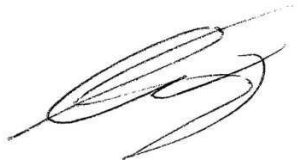
I will comply with the Act, regulations and all other applicable legislation;

I have no, and will not engage in, conflicting interests in the undertaking of the activity;

I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;

All the particulars furnished by me in this form are true and correct; and

I realise that a false declaration is an offence in terms of Regulation 71 and is punishable in terms.



Signature of the specialist:

Leap Sustainable Development cc (BEE Level Four Contributor)

Name of company (if applicable):

Date: **17 September 2025**

Socio-Economic Impact Assessment Report:

Proposed Yzerfontein Heights Residential development, Yzerfontein

Section 1: Project Overview & Assessment Scope

1.1 Introduction

A socio-economic impact assessment is required given the extent of the proposed residential development. Leap Sustainable Development was appointed by Enviro-EAP Environmental Consultants to compile a socio-economic impact assessment for the proposed residential development, Yzerfontein Heights. Enviro EAP Environmental Consultants was appointed by Jos De Villiers Beleggings Trust to undertake an Environmental Impact Assessment.



Figure 1: Locality of Remainder of Portion 4 of Farm Jacobuskraal no 560, Malmesbury Division

1.2 Description of Proposed Preferred Development Alternative

Portion 4 of Farm No 560, and ±771ha in extent, is owned by Jos de Villiers Beleggings Trust as per T27422/2010 and zoned as Agricultural Zone 1. The proposed residential development is located east and inland along the settlement footprint on the southern coastline of Yzerfontein. The site is mainly vacant with some services infrastructure on it.

The proposed residential development extends over ±158ha of Portion 4 of Farm No. 560, Malmesbury RD leaving a natural veld remainder of ±613ha in extent. It includes several Residential Zone 1, some General Residential Zone 1, Open Space Zone 1, Business Zone 2 and Transport Zone 2 erven. The entire development will be phased.

Proposed Residential Development

The proposed residential development will be phased over 15 phases as per the table and site development plan below:

Table 1: Implementation Time Frame_ Yzerfontein Heights Residential development

Time Frame	Total Units	Single Residential	General Residential	Phase No.
Immediately	75	14	61	A, D
1 - 5 years	202	95	107	B, C, E, F
5 -10 years	383	383		G, H, J, K, L, M
10-15 years	132	132		N, O,
15 -20 years	125	125		P
Total	917	749	168	15 phases



Figure 2: Site Development Plan: Subdivisional area of Portion 1 of Farm No 560/4

A detailed breakdown of the development proposal is set out in the table and site development plan below:

Table 2: Residential Opportunity Types_ Yzerfontein Heights Residential development

Time Frame	Total Units	Single Residential	General Residential
Immediately	75	14(A)	61(D)
1 - 5 years	202	24(B)+71 (E)	54(C) +53 (F)
5 -10 years	383	44(G) + 39(H) + 48(K) + 52(J) + 62(L) + 138(M)	
10-15 years	132	10(N) + 122(O)	
15 -20 years	125	125(P)	
Total	917	749	168

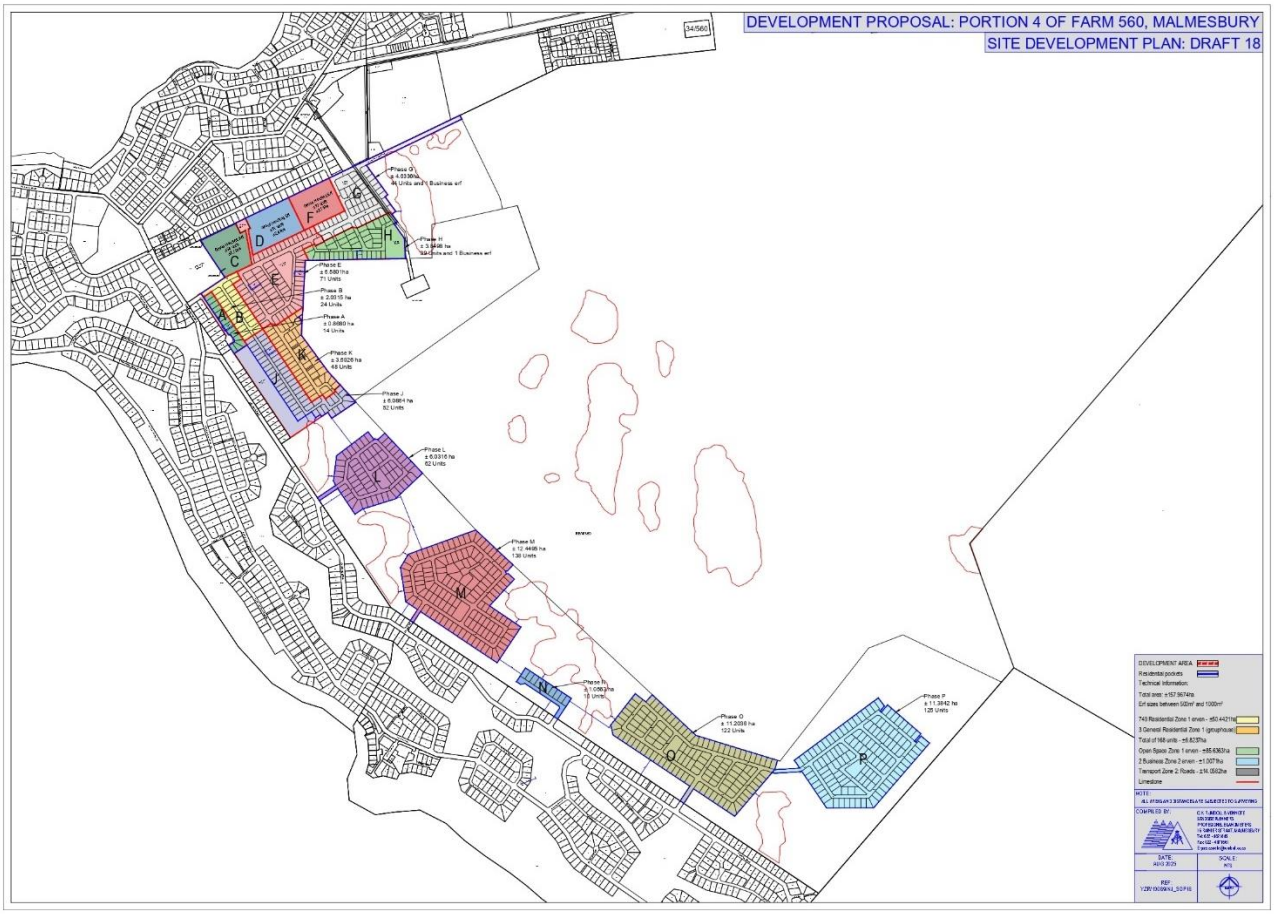


Figure 3: Site Development Plan: Land-use of Portion 1 of Farm No 560/4

A total of 917 residential and some related opportunities will be established by the proposed development:

- 749 Residential Zone 1 erven (±50.4ha).
- 3 General Residential Zone 1 (group house) erven and a total of 168 units (±6.8ha).
- 11 Open Space Zone 1 erven (±85.6ha).
- 2 Business Zone 2 erven (to operate a restaurant on one of the erven) (±1ha).
- Transport Zone 2: Roads. (±14ha).

1.3 Purpose of the Assessment

The purpose of this report is to complete a Socio-Economic Impact Assessment (predicting, evaluating and reflecting) that analyses:

- The intended and unintended consequences on the human environment of planned interventions (policies, programmes, plans and projects);
- 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 Approach

The approach to the study is directed by the requirements for Environmental Impact Assessments and the Guidelines for Social Impact Assessments (SIA) and Economic Impact Assessments commissioned by DEA&DP i.e.:

- Review of project information and preliminary social statement as part of other reports, which included:
  - Collection and synthesis of baseline socio-economic data on the area;
  - Identification of project results and key social variables and the impact of the project results on the receiving society and economy, as per Guidelines for Social Impacts;
- Verification of some results, social variables and impacts through communication with the developer, specialists and key project team members, as per bibliography;
- Ascertain significance of impacts through a round of interviews and correspondence with a limited number of community members, specialists and key project team members;
- Rate the confirmed impacts as per recommended scale (Addendum A) informed by the results of the interviews with various parties as outlined above;
- Recommending management measures to mitigate the impacts of the proposed development;
- Conclusion of Social Impact Assessment (SIA) and recommendations.

1.5 Assumptions & Limitations

Development cause inherent social risks. The table below list the inherent social risks and level of thereof that are likely to impact on the receiving community:

Table 2: Inherent Risk Overview Matrix_ Yzerfontein Heights Residential development

Risks	Extend	Duration	Intensity	Type	Probability	Confidence	Element	Proposed residential development
Key: Extend: Local or Regional; Duration: Short, Medium and Long term and Perm – Permanent; Intensity: Low, Med – Medium and High; Type: Direct or Indirect; Probability: Likely, Perhaps, Unl – Unlikely; Confidence: Directly or Indirectly								
Inequality	Local	Perm	Low	Indirect	Likely	Low	Employment.	Benefits all income groups overall.
Social Fabric	Local	Perm	Low	Indirect	Likely	Low	Scale (extent), Construction phase influx. Semi-gration & migration.	May indirectly contribute to change of social fabric of community.
Livelihoods	Local	Perm	Medium	Direct	Likely	Medium	Income generation opportunity (ies).	Enhance opportunity to generate income.
Vulnerable communities	Local	Perm	Medium	Indirect	Likely	Medium	Vulnerable community members (and absence of concentration of): women, elderly, children, dependents.	Enhance opportunities to participation in economic activity or to benefit from develop contributions e.g. amenities and utilities.
Critical resources	Local	Perm	Low	Direct	Likely	Low	Water, energy & clean air.	Contribute to alternative energy and reuse of water.
Economic vulnerability	Local	Perm	Low	Direct	Unlikely	Low	Population size, remoteness, merchandise export concentration, homelessness (natural disasters) instability of exports of goods and services, share of population living below coastal zone (EVI) and (Human Asset Index): - Health (<5 & maternal mortality rate, stunting) and - Education (gross secondary school enrolment & gender parity, adult literacy).	Increase. Remote but highly accessible. More readily available and accessible. No direct impact. No direct impact. No impact, live beyond coastal zone. Indirectly, improved per capita income improve health. Indirectly, improved per capita income improve health.
Sustainability	Local	Perm	Medium	Direct	Likely	Medium	Balance between social, economic and natural; Able to meet present needs without negatively impacting on future	Contributes to economic development and aid meeting biodiversity targets.

The above matrix aids to avoid risk and being cautious. The risks are local, permanent, low in intensity and probably likely to affect the receiving community whilst other are of medium in intensity and more likely to have an effect on the receiving community. These risk that are medium in intensity and likely to impact on livelihoods, vulnerable communities, critical resources and sustainability are assessed as part of impact assessment. The assessment of these impacts guides the mitigation of the risks and limit the likely impact on the receiving communities of Yzerfontein and Darling (±20km).
The following assumptions, gaps in current knowledge and limitations shaped the impact assessment:

Assumptions:
This socio-economic impact assumes that:

a) As the life style residence market is driving the proposed residential develop, an apparently limited spectrum of society will benefit;
b) The event of a complete demolition phase is unlikely and has not been assessed;
c) 50% (518 units) of the residential units will be used as recreational homes and 50% (518 units) as permanent residences whilst these residents work from home. The split is informed by semi-gration instead of following the trend of 70% (725 units) of the residential units will be used as recreational (holiday) homes. And the remaining 30% (311 units) is foreseen to be used by commuters mainly working in Saldanha Bay and Vredenburg.

Gaps in current knowledge areas:

a) Residential uses include a variety of activities and services which could generate pollution and cause environmental degradation. Hence, the entire spectrum of precautionary measures and management protocols for such developments applies;
b) Residential uses include civil and electrical services and sources. Alternative services and sources (water, energy, waste water, waste and stormwater) to be implemented on bulk scale, is yet to be decided;
c) The mechanisms required and to be used to enhance skills development benefitting the working age population that are employed by individuals, is not established as yet;
d) Implementation timeframe is estimated, as there are several authorizations to be obtained. The implementation period most likely may be drawn out.

Limitations:

a) Assessment of alternatives is limited in location on sit and design as the location was determined by:
    - The location of the land adjacent to the settlement footprint (agglomeration: establishment of complementary and similar uses enhance settlement role whilst generating economic and employment opportunities);
    - Existing infrastructure providing opportunities to capitalise on services and access (mobility);
    - Settlement development is limited to developable land within the urban edge as per the MSDF and alternatives is limit alike. Hence the alternatives assessed in the Socio- Economic Impact Assessment are limited to the proposed site and the no-go alternative as the only alternative.
b) Calculation of the number of jobs created is limited to direct jobs.

The number of jobs created was based on information obtained from similar projects to establish residential developments. No other job generation benchmarks were considered and indirect jobs were not calculated.

c) Only the local, not the regional, GGP was assessed;
d) Interviews are not representative but indicative.

Impacts were assessed through specialist studies and interviews with a number of people, yet not a representative sample (i.e. interested and affected parties, key officials, some community members and businessmen). These interviews assisted to amplify the issues at hand and provide an overall indication of community concerns.

1.6 Specialist details

The author of this report is an independent specialist with 10 years' experience in the field of rural development, 7 years in community education, 10 years in project management and coordination, 15 years in town and regional planning (Reg. no: A/1369/2010) and 14 years in socio-economic research.

1.7 Declaration of Independence

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

1.8 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: Assessment of Impacts: Construction and Operation Phases.
- Section 4: Management guidelines to address the socio-economic impact.

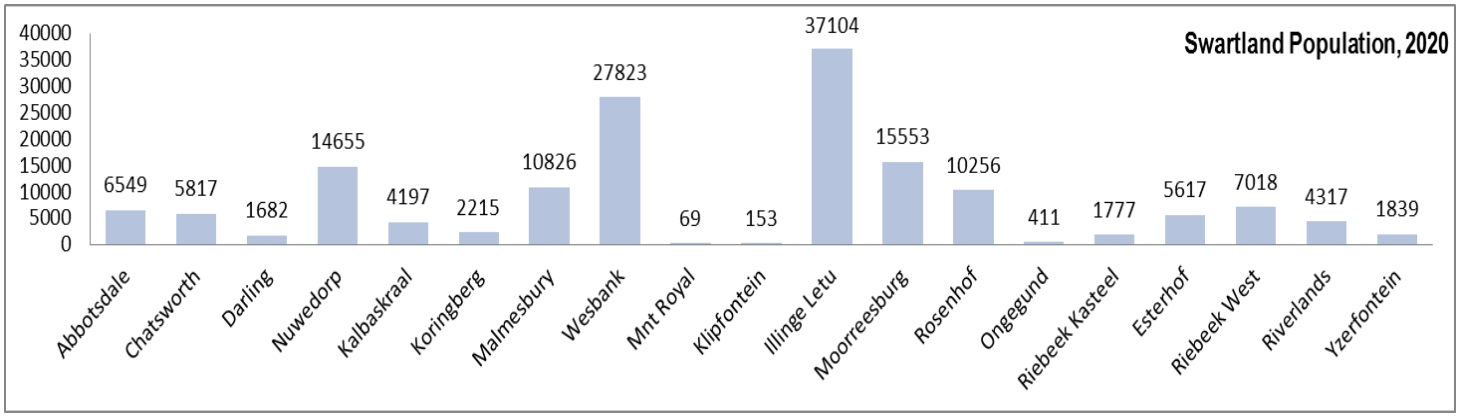
Section 2: Socio- Economic Overview of Study Area and Applicable Legal Context

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 Malmesbury and Swartland

Demographics:

In 2020, the Swartland population of 147 225 people represented 39 929 households with and average household size of 3.5 people. Malmesbury, including Mount Royal and Klipfontein, has 11 048 residents, Wesbank has 27 823 and IlingeLethu has 37 104 residents totaling 75 975 people and 51% of the Swartland population.



Graph 1: Swartland Population, 2020

Three-quarters of the total population live in urban areas, while slightly more than a quarter resides in rural areas. The community profile of Swartland households living in the municipal area according to StatsSA 2011 and the 2016 Community Survey, is tabulated below.

According to the 2016 Community Survey (by Stats SA) Darling had an estimated population of 14 664 (and a more reliable 12 370 population surveyed by the West Coast District Municipality Census survey, 2017) and Yzerfontein had an estimated population of 1 384 (StatsSA) derived from a growth rate of 4.8% (and 2 170 people surveyed by West Coast District Municipality Census survey). Since the 2016 Community Survey, the average annual growth rate of 3.3% is applied. The Mid-Year Population Estimates at a municipal level from Provincial Government Western Cape, and allocated per settlement according to the SatsSA 2011 ratios, the calculated 2023 population of Darling is 15 398 and that of Yzerfontein is 2 701 people.

The average household size in the urban areas 3.4 to 4.2 and in Darling it is 3.6 to 4.1 confirming that most of the population is young and of child bearing age, whilst the average household size for Yzerfontein is 2.1 to 2.3 confirming that most of the households are in a phase where their children is out of or nearly out of home.

There were 2 894 (2011 StatSA), 4 073 (2016 Community Survey, StatsSA) and 3 061 (2017 WCDM Census survey) households in Darling and 543 (2011 StatsSA), 659 (2016 Community Survey, StatsSA) or 891 (2017 WCDM Census survey) households in Yzerfontein. Using the Mid-Year Population Estimates, 2022, at a municipal level (obtained from Provincial Government Western Cape), and allocated per settlement according to the SatsSA 2011 ratios, there are 3 734 households in Darling and 1 286 households in Yzerfontein in 2023.

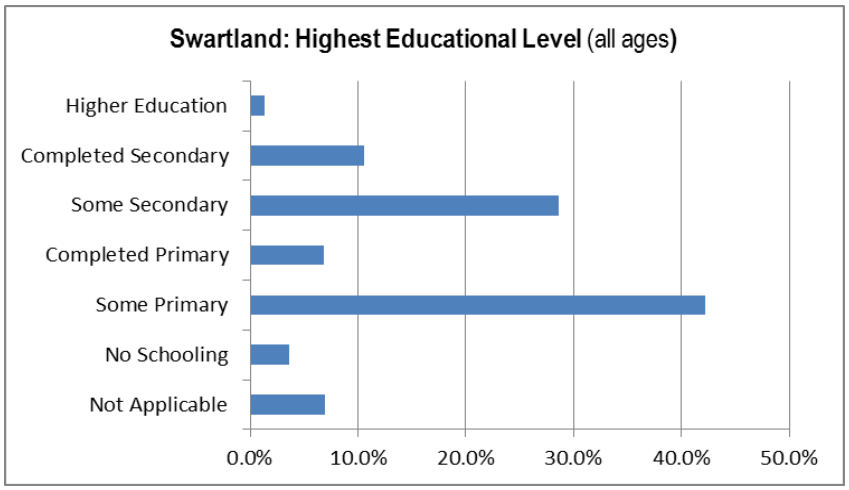
Table 3: Swartland Population and Households 2011 (Source: StatsSA, 2011)

		2011	2016
Population	Total Population	113 782	133 762
	Population Growth Rate	4.56%	3.29%
	15-64 years of age	78 610 (69.1%)	
Households	Number of Households	29 324	39 929
	Average Household Size	3.9	
	Female-Headed Households	8 384 (29%)	
	Housing Owned / Paying off	15 337 (52%)	
	Formal Dwellings	26 068 (91%)	

Since the 2016 Community Survey, the average annual growth rate of the Swartland population is calculated as 3.3%. The population is fairly equally distributed in terms of gender with 50.4% females and 49.6% males. Of note are the 28.5% female-headed households, whilst 39.2% of households have partners who are married or live as married partners. Thus, 60% of households are single parents in one way or another (never married, widowed, separated or divorced). The population of the Swartland is relatively young as the Youth (0-14) represents 25%, the working-age population (15 – 64) represents 69.1% and the Elderly (65+) 5.9% of the total population.

Education:

According to the Western Cape Education Department, 2020, learner enrolment in Swartland has increased consistently from 17 939 in 2018, 18 269 in 2019 and 18 650 in 2020, with increases ranging between 230 and 281 additional learners per year for this period. The Grade 12 retention rate varied from 68% to 74.1% and 74% over the same three years. (Matric drop-out rate varied from 32%, to 25,9% to 26% between 2018 to 2020). The matric pass rate increased over the same period from 84.5% in 2018, declined to 84% in 2019 and improved to 85.8% in 2020. The learner-teacher ratio is averaged 31,2 learners per teacher.

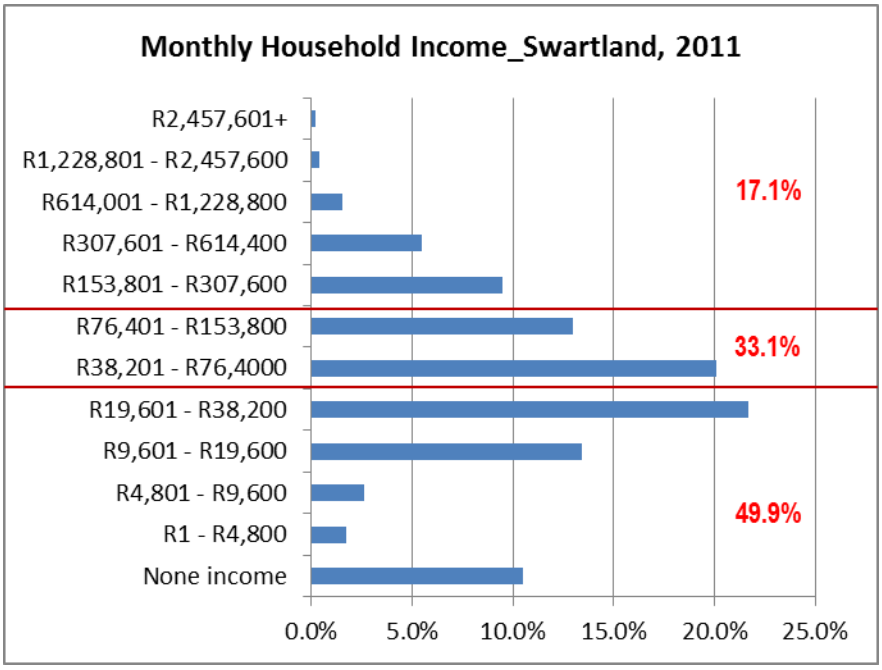


Graph 2: Highest level of Education Achieved, Swartland

The resultant skills levels according to Quantec Research, 2018 are 50.1% of the workforce are low-skilled, 34.6% of the workforce are semi-skilled and 15.2% of the workforce are skilled.

Economy:

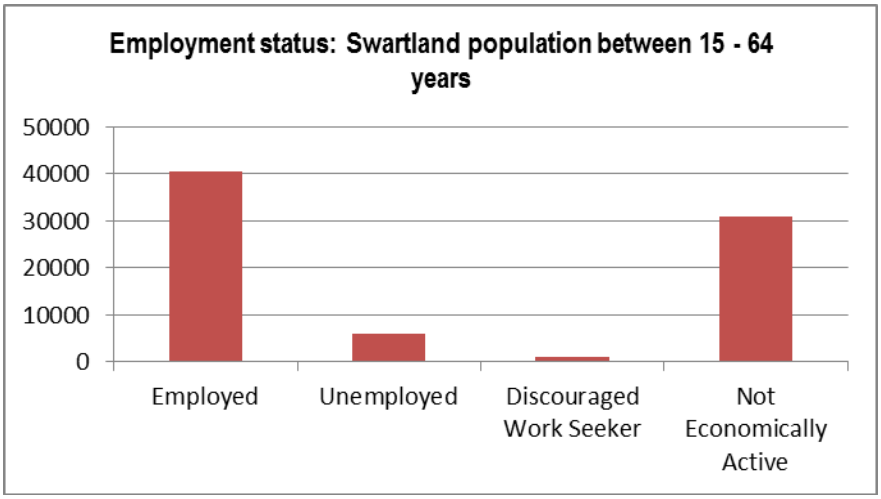
According to StatsSA, 2011 half (49.8% or 14 603) of the households within the municipal area earned less than R3 500 per month and as indigent households, qualify for subsidised housing and free civil and electrical services provision.



Graph 3: Monthly Household Income, Swartland (StatsSA 2011)

The dependency ratio is 44.5% meaning that for every dependent non-working aged person there are two working-age persons. However, adding the number of people that are unemployed, discouraged work seekers and those not actively involved in the economy, the dependency ratio changes to 93% meaning that for every person actively involved in the economy there is a person that is not involved.

More than half (52%) of the working-age (15 -64) Swartland population are employed, 39% are not economically active while 8% are unemployed and 2% are discouraged work-seekers. In 2017 the unemployment rate was 8.9% (StatsSA) and the youth unemployment rate was 17.9% in 2011.



Graph 4: Swartland Employment Status of Working Age Population (StatsSA 2011)

The Labour Market:

Table 4: Labour market summary

Working Age Population	78 610
Employed	40 651
Unemployed	5 928
Discouraged Work Seeker	1 197
Not Economically Active	30 854
Unemployment Rate	8.9%
Youth Unemployment Rate	17.9%

With a population of 113 762 in 2011, and the working-age population (15 -64) representing 69.1% of the population, a third of the population is of non-working age: Youth (0- 14) (25%) and the Elderly (65+) (5.9%). Of the working-age population of 37 979 persons, 15.6% are not in unemployment and 3% are discouraged work-seekers totalling 7 125 persons whilst eighty one percent (81% or 30 854 persons) of the working-age population are not economically active. The nearly 41 000 persons of working age that are employed are mainly employed in the formal sector.

Over the last decade, the unemployment rate[1] has been rising steadily. Unemployment in the Swartland municipal area was 8.9% in 2011 and rose steadily to an estimated 10.4 per cent in 2017. Swartland's unemployment rate in 2017 is just slightly lower than that of the District's 11.1 per cent as well as that of the Province's 18.2 per cent.

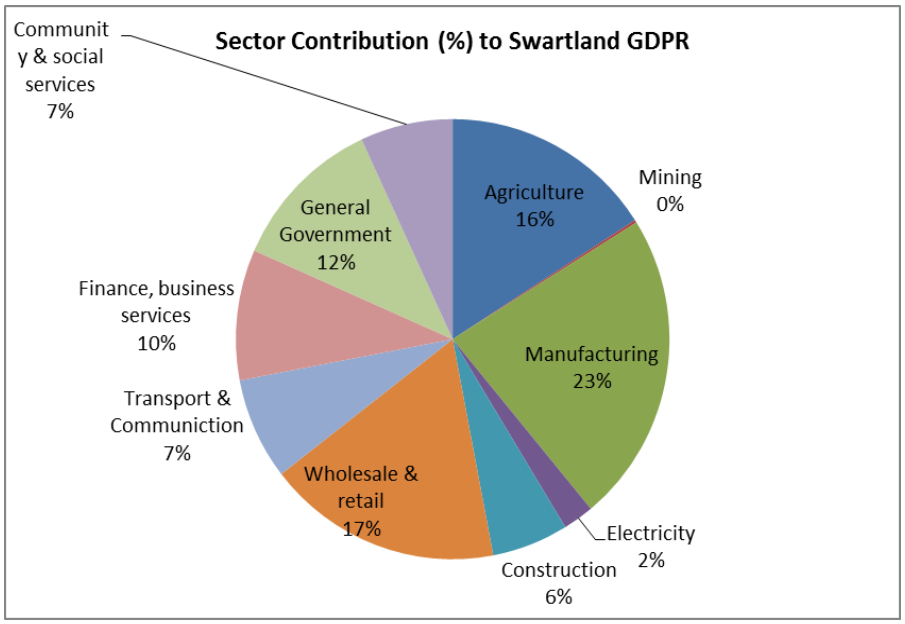
Table 5: Unemployment rate 2007 – 2017, Quantec Research, 2018

Area	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Swartland	4.7	6.1	7.3	8.5	8.9	8.0	8.6	9.3	8.5	9.5	10.4
West Coast District	4.7	6.5	7.9	9.3	9.7	9.6	9.2	10.0	0.0	10.1	11.1
Western Cape	13.3	12.9	14.2	15.5	15.7	15.8	15.7	16.1	16.2	17.4	18.1

Due to the large contribution to employment from the agriculture, forestry and fishing sector, the majority of formally employed workers in the Swartland municipal area are low-skilled (50.1 per cent). Only the agriculture, forestry and fishing sector in the Swartland area reported an average decrease in the number of jobs (-4 621) between 2006 and 2016. There were some job losses reported in the agriculture, forestry and fishing sector in 2014, 2016 and 2017 (estimate) due to the severe drought. This is a cause for concern considering the considerable contribution of this sector to the Swartland economy as well as its great significance to employment. Agri-tourism has increased and in 2018 there were 330 agri-tourism facilities and activities such as olive and wine tasting, quad biking and wedding venues. The sector which reported the largest increase in jobs between 2006 and 2016 was the wholesale, retail and trade (2 658), general government (1 855) and financial and business services (1 231). The decrease in employment opportunities in agriculture, forestry and fishing most likely will cause discomfort for the 50.1% of the workforce that are low-skilled and the 34.6% of the workforce that are semi-skilled. The growth in the tertiary economic sector such as wholesale, retail and trade and as financial and business services will most likely favour the 15.2% of the population that are skilled (Quantec Research, 2018).

[1] Narrow definition: Percentage of people that is able/ willing to work, but unable to find employment. In turn, broad definition refers to people that are able to work, but not actively seeking employment. Broad definition is more difficult to accurately measure/calculate.

The Swartland Municipal area has the second largest economy in the WCD, with a GDPR of R7.4 billion in 2016 with Malmesbury comprising the economic hub. More than three quarters (77.5%) of the contribution to Swartland's economy comes from the five main sectors that are manufacturing (R1 689.0 million or 22.9 per cent), wholesale & retail, catering & accommodation (R1 289.2 million or 17.5 per cent) and agriculture, forestry & fishing (R1 173.4 million or 15.9 per cent in 2016). Government services are the fourth biggest contributor (R851.0 million or 11.5 per cent) whilst finance, insurance, real estate & business services (R704.7 million or 9.6 per cent) follows as fifth biggest contributor.



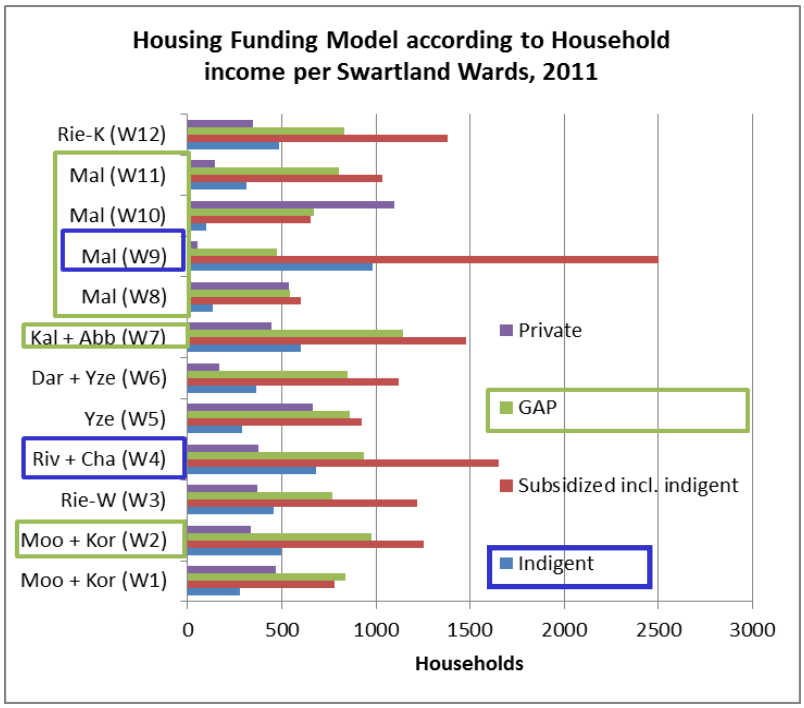
Graph 5: Economic Sector Contributions to the Swartland GDPR, 2016

The economic growth rate is contributed to by agriculture, forestry & fishing and in manufacturing whilst the tertiary sector experienced a slower growth. These trends are not driven from within the municipal area or the region but by the national economy.

The 10-year trend, between 2006 and 2016, shows that the construction as well as general government sectors registered the highest average growth rate (4.6 per cent) in Swartland during this period, followed by the wholesale & retail trade, catering & accommodation (3.8 per cent), finance, insurance, real estate & business services and community, social & personal services (both at 3.1 per cent). It is encouraging that some of the top economic sectors (wholesale & retail trade, catering & accommodation, agriculture, forestry & fishing and finance, insurance, real estate & business services) registered growth in excess of 3 per cent over this period. Growth of the agriculture sector shrunk into negative territory in 2015 and 2016 due to the severe drought but the estimated growth rate for 2017 is a healthy 6.8 per cent.

Housing Typologies:

Educational levels impact on household income which in turn determines house typologies and government funding models. Hence Ilinge lethu (W9) and Chatsworth (W4) have the highest need for Subsidised housing while Moorreesburg (W2), Abbotsdale (W7), Kalbaskraal (W7) and Malmesbury (W8-11) have the highest need for GAP housing.



Graph 6: Housing topologies required per Swartland Wards, 2011

Although there are no informal settlements, overcrowding and informal structures are present in Swartland settlements. The towns with the highest number of households living in informal backyard structures are Malmesbury and in particular Wards 9 and 11 (IlingeLethu and Saamstaan) followed by Abbotsdale and Kalbaskraal (Ward 7). Informal backyard dwellers constitute more than a third (33%) of the waiting list in these settlements.

There are also informal precincts in Pola Park in Malmesbury and formalising the informal structures has been prioritised.

Migration:

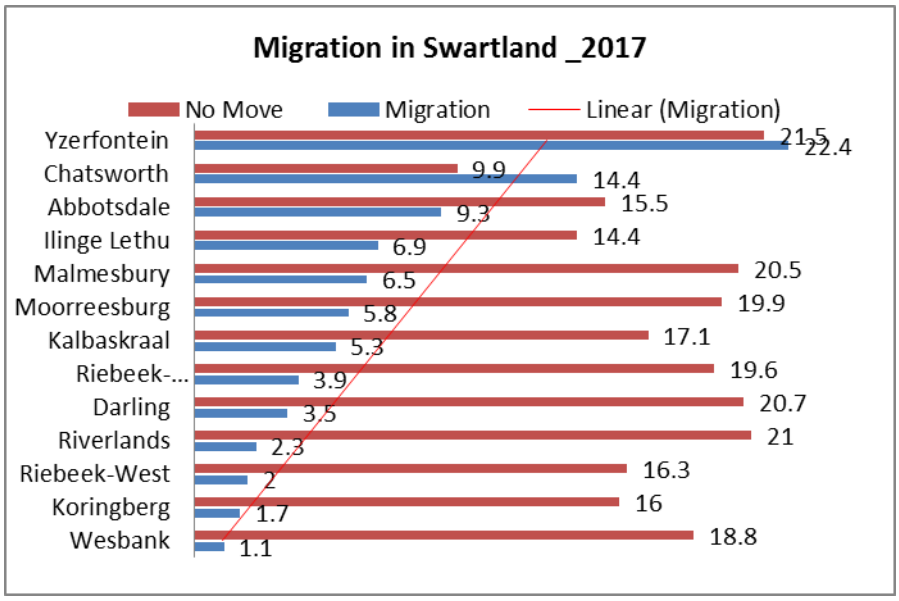
Development trends in the region and at neighbouring municipalities cause migration. On average 18.8% of Swartland households have not moved for a period of 5 years and more. Hence the average duration of residency ranges from 10 years to 25 years. Households in Darling move the least and are staying there on average for 20.5 years and longer. Households in Yzerfontein are there on average for 10.5 year meaning the more families move regularly into Yzerfontein.

Table 6: Percentage of population in urban areas of Darling and Yzerfontein by duration of residency

Town	0 - 5 years	6 – 10	11 – 20	> 20 years	Total	Average Duration
Darling	12.1	23.8	28.8	35.2	100.0	20.5
Yzerfontein	48.3	17.1	23.4	11.2	100.0	10.5
Average (years)	20.4	14.8	33.1	31.8	100.0	19.3

The above trends were established by the Population Survey conducted by the West Coast District Municipality in 2017. The semi-gration of households from other provinces started since 2023.

Yzerfontein, Darling, Riverlands and Malmesbury are the settlements with the most (20% and more) households that did not move in the last five years. Contrary, Yzerfontein and Chatsworth are the exceptions as more households (22.4%) and (14.4%) moved into these settlements than those staying there for 5 years and more.



Graph 7: Migration in Swartland, 2017 (Municipal Census Survey, 2016)

There are three areas in the Swartland that practice intensive agriculture: Darling, Riebeek Valley and along the Berg River (Broodkraal). These areas are more labour intensive than extensive agriculture e.g. growing grain. The need for either on or off farm housing is inferred in the population growth rate trends in Riebeek Valley, Nuwedorp in Darling and Koringberg. The need for housing for farmworkers is illustrated by the migration of farmworkers into Riebeek Kasteel and Abbotsdale as per the graph above.

Surrounding municipalities i.e. Cape Metropole, Drakenstein and Saldanha Bay have high migration rates which may result in Swartland absorbing some of those households. Malmesbury in particular is a place of transit (North to South) and an alternative to settling in Cape Town.

Access to basic services: (Quantec, 2014)
Most households have access to basic services: water (97.4%), energy (97.0%), sanitation (90.1%), refuse removal (80.1%). Of note is that access to basic services has declined from 2011 to 2013.

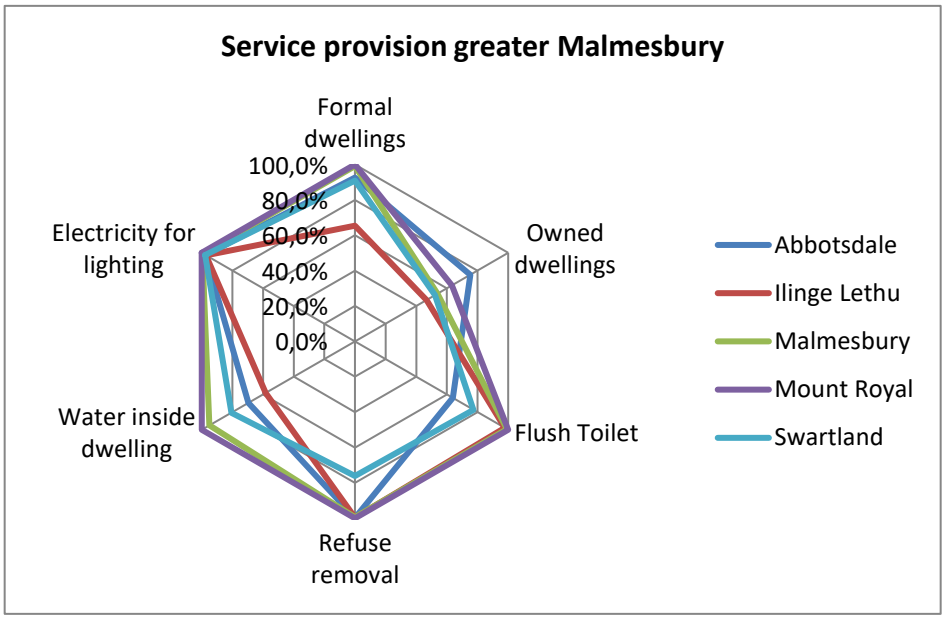
Table 7: Access of Swartland Households to basic services vs West Coast Households

Community Survey 2016	Swartland House-holds	Swartland % of House-holds	Swartland Consumer Bills	Swartland Indigent Consumer Bills	Ratio Consumers vs Indigent	West Coast District Households	West Coast District % Households
Total Number of Households	39 130	100%	39 130	8 183	No data	129 862	100%
Formal main dwelling	37 024	94.6%	37 024	No data	No data	111 389	85.8%
Water (piped inside dwelling / within 200m)	36 316	92.8%	21 600	8 357	28%	125 336	96.5%
Electricity (primary source of lighting)	37 660	98.2%	17 614	7 296	29%	120 155	92.5%
Sanitation (flush / chemical toilet)	38 501	98.4%	20 272	7 291	26%	122 205	94.1%
Refuse removal (at least weekly)	32 675	83.5%	19 711	8 183	29%	108 311	83.4%

In Swartland basic services is accessed by most households:

- Water (piped water inside the dwelling): 80.6%.
- Energy / Electricity for lighting: 97.8%.
- Sanitation: Flush toilet connected to sewerage: 77.3%.
- Weekly refuse removal: 76.1%.
- Housing (formal dwelling): 90.9%.

Whilst forty four percent (43.6%) households own and nearly nine percent (8.6%) households pay off their homes, 28% of households rent their homes.



Graph 8: Services Provision Malmesbury and precincts, 2011

Health & Health Facilities:

Swartland has a total of 13 primary health care facilities of which 4 are clinics and 9 additional mobile clinics, one (1) community day center and 1 district Hospital. There are 15 ART clinics serving 2 337 (2017/18) patients and 18 TB clinics serving 842 TB patients in 2017/18 compared to 915 in 2016/17. In contrast to the rising numbers of HIV/AIDS cases, Swartland experienced a decline in tuberculosis (TB) cases.

Child Health or the health of new born up to children under 5 years of age has declined in Swartland: as from 2016/2017 to 2017/18:

- The immunization rate declined from 73.2 to 68.4.
- The number of malnourished children under five years from 2.3 to 3.0 per 100 000.
- Neonatal mortality rate (NMR measures the number of deaths within the first 28 days of age per 1000 live births) 0.8 to 12 per 1 000 live births.
- Low birth weight indicator (babies born weighing less than 2.5kg) deteriorated.
- 33 deliveries by women under 18 years.
- A delivery rate of 9.1 by women younger than 18 years, delivery rate improved from 18.2% to 13.3%; unlike broader West Coast rate that deteriorated from 8.7% to 16.6%.
- 23 pregnancies terminated and 340 pregnancies per 100 000 terminated.

Maternal mortality (deaths per 100 000 live births) deteriorates as:

- From zero to 1.2 deaths per 100 000 live births.
- Thirteen percent (13.3%) of women under 18 fall pregnant.
- Termination of pregnancy rate declined from 0.2% to 0.0%.

Safety and security:
Drug related crimes and residential burglaries are the most prevalent in Swartland and are trending upwards since the late 2000s. The actual number of reported cases in 2018 are 2 621 and 789.

Settlement Needs (per Ward):
According to the IDP, 2019/2020 and prioritising the top five needs in each ward, resulted in the following settlement making related needs:

Housing in Moorreesburg (W2), Riebeek West (W3), Chatsworth & Riverlands (W4), Darling (W6) totaling 2064 fully subsidised opportunities in 2020 on the waiting list and being earmarked to provide for GAP housing, Kalbaskraal & Abbotsdale (W7), Saamstaan (W11) and Riebeek Kasteel (W12), including housing for backyard dwellers in Saamstaan. In Darling a total of 148 or 6% of the waiting list is back yard dwellers.

Recreational facilities: in all wards in need of housing with the exception of Saamstaan (W11) and Riebeek Kasteel (W12).

Educational facilities in all wards: Schools, upgrading of schools and crèches in all wards with the exception of Moorreesburg (W2) and Saamstaan (W11): High schools in both Darling (W6) and Riebeek Kasteel (W12).

Multipurpose centers in Riebeek West (W3), Riverlands and Chatsworth (W4) and Kalbaskraal (W7).
A rehabilitation center in Malmesbury (W8).

Of note is an Old Age Homes in Koringberg (W1), Riebeek West (W3) and Malmesbury (W8) of which the former two settlements are settlements to where farmworkers migrate to. Most likely these farm workers are retired.

Poverty:
Living condition (standard of living) are measured by means of indicators including GDP per capita, income inequality and human development (HDI) to show the current reality of households residing in the Swartland municipal area based on most recent data including Global Insight and Quantec.

Economic theory suggests that when an economy prospers its households are expected to enjoy an improved standard of living. The deteriorating financial health of households and individuals, specifically between 2011 and 2015, has resulted in an increase in the poverty levels, according to Statistics South Africa (Poverty Trends in South Africa report, 2017). Rising unemployment levels, low commodity prices, higher consumer prices, and lower investment levels, household dependency on credit and grants, and policy uncertainty are key contributors to economic decline in South Africa.

According to poverty trends, categories of people vulnerable to poverty remained to be African females, children 17 years and younger, people from rural areas, and those with no education. Inflation-adjusted poverty lines show that the food poverty line increased from R219 in 2006 to R531 per person per month in

2017. The lower-bound poverty line has increased from R370 in 2006 to R758 per person per month in 2017 while the upper-bound poverty line has increased from R575 in 2006 to R1 138 per person per month in 2017.

An increase in real GDPR per capita, i.e. GDPR per person, is experienced only if the real economic growth rate exceeds the population growth rate. Even though real GDP per capita reflects changes in the overall well-being of the population, not everyone within an economy will earn the same amount of money as estimated by the real GDPR per capita indicator. At R64 954 in 2017, Swartland municipal area's real GDPR per capita was marginally below that of the West Coast District's figure of R65 711 as well as below that of the Western Cape's R87 110.

The National Development Plan set a target of reducing income inequality in South Africa from a Gini coefficient[2] of 0.7 in 2010 to 0.6 by 2030 whilst in the Swartland, it measured 0.578 in 2014 and worsened to in 0,61 in 2020. It is anticipated that it may increase beyond the target.

The Human Development Index (HDI)[3] is used to benchmark the relative level of socio-economic development in countries. Indicators used to measure human development including education, housing, access to basic services and health indicators. Per capita income is the average income per person of the population per year; per capita income does not represent individual income within the population. The life expectancy and infant mortality rates are other important criteria for measuring development. There has been a general increase in the HDI of Swartland Municipality, the West Coast District as well as for the Western Cape between since 2008. However, Swartland's HDI has fallen back slightly to 0.684 in 2017. Naturally, per capita income as per definition did mimic the HDI trend.

Sense of place:

a) The Swartland municipal area has 13 settlements having each a role, an economic base and locational advantages. Malmesbury and Abbotsdale are being viewed as the breadbasket of the Western Cape, and the once ago church town and settlement are now performing the role of the regional and administrative center. Its locational advantage is that it is next to the N7 transport route and railway line and in close proximity to Cape Town. Towns with regional roles and locational advantages have the highest potential for future growth and to sustain such growth. Towns such as Malmesbury including Abbotsdale has a very high potential score and are prioritised for future settlement development and in particular subsidised housing. However, towns such as Darling and Yzerfontein have more limited growth potential yet can highly benefit form regional developments Such as the Industrial Development Zone in Saldanha.

[2]**Gini index** < 0.2 represents perfect income equality, 0.2–**0.3** relative equality, **0.3**–0.4 adequate equality, 0.4–0.5 big income gap, and above 0.5 represents severe income gap.

[3]Human Development Index is a statistic composite index of life expectancy, education, and per capita income indicators. A value above 0.800 is very high, between 0.700 and 0.799 high, 0.550 to 0.699 as medium and below 0.550 as low.

The key initial insights of the social status of the receiving community are that:
Similar to other rural municipalities, Swartland also experiences common challenges such as a lack of skills, skew patterns of wealth distribution, relatively high levels of unemployment yet still relatively low levels of crime. Despite the relatively positive economic growth it is quite evident that not all sectors of society share in the benefit resulting from this. In fact, it seems that the gap between rich and poor is actually widening as poverty stays prevalent. The challenge stays to create employment and to increase the participation of emerging entrepreneurs in the mainstream economy and to bring the first and second economy closer together.

The key initial insights of the social status of the receiving community are that:

- Unemployment is high and keeps rising. This is the case for the receiving community of Darling where there is real need to find employment or operate a business and besides the limited employment opportunities offered in Darling, those want to work has to travel to Malmesbury or Yzerfontein.
- Economic growth is slow. In the case of Yzerfontein, business development opportunities are limited in this holiday settlement partially to keep the character of Yzerfontein as a holiday destination whilst business development in Darling is limited for similar reasons (keeping the character intact) and with limited business and industrial zoned land available given the location of the settlement.
- Financial Sustainability is a challenge as there is a strong dependency on grants, as is the case in Darling.
- Housing and ownership is a need and desire to provide housing to backyarders whom constitute the biggest segment of the housing waiting list and in Darling constitutes 6% or 148 units.
- Quality of the living environment including municipal services: Residence want to protect the safety and security of rural villages and the order and maintained status of their environment but at the same time they would like to be afforded opportunities to improve their living standard.
- Cultural and heritage resources need protection to keep tourism growing. The character of the Swartland between Yzerfontein and Darling includes fynbos (Renosterbos and Strandveld fynbos) along the coast and views across the rolling wheat fields onto Table Mountain. Both Yzerfontein and Darling are two smaller rural settlements with defined character and residence would like to keep the character of both settlements in place.
- Safety and social well-being of kids are a concern as the number and Street kids have increase.
- Decreased maternal and child health amongst women and children: Health care should become a focus of future community facilities and institutions.
- Affordable opportunities to access Further Education and Skills Development that result in employment are a challenge. Work shadowing and – replacement programmes offered by the college and university will enable the desired educational and skills development.
- Rehabilitation support / family relief as there is a large percentage of the working age population that is at home and is not economically active. However, working age population at home play a vital role in caring for family members that are unable to do so themselves.

Overall, there is a strong sense that a vibrant living environment is required for the social well-being of the community and for the growth of the economy. The balance between conservation, cultural and heritage resources and development can go a long way to address a vibrant living environment that will provide shelter, security and safety whilst enhancing the economy to grow.

2.2 Policy and Planning Context

An analysis of the compatibility of the proposed development with the relevant sector policies and development plans concluded that the proposed development is compatible with the following National and Provincial plans and policies:

- Western Cape Provincial Spatial Development Framework (PSDF), March 2014 revised 2019;
- Swartland Spatial Development Framework;
- Swartland IDP;
- Swartland Human Settlement Plan;
- National Development Plan (NDP) of 2012;
- One Cape 2040;
- Western Cape Infrastructure Framework (2013).

Not only does the proposed development represent an infrastructure related development with amenities and employment opportunities, it facilitates road safety and reduces risk for motorists and freight transporters.

2.2.1 National and Western Cape Policies and Directives

The proposed development supports the following plans and frameworks that give effect to the PSDF:

Table 8: Plans and frameworks supporting and giving effect to by the PSDF

National Development Plan (NDP) of 2012	Proposed development
- Strives to eliminate poverty and reduce inequality by creating jobs and livelihoods. - Transform urban spaces. - Expand infrastructure, provide capable public services, etc.	Supports the NDP initiative as the scope of the development will improve the services of the settlement maximising efficient use of infrastructure, creating jobs and opportunities to create jobs.
One Cape 2040	Propose development
Intends: - An enabling spatial framework. - Integrated neighbourhoods. - Healthy and caring living areas. - Settlements that addresses resource scarcity and quality living through design. - Integrated services planning & provision. - Mostly low-carbon resource use. Limited toxic use. - Healthy, accessible, liveable, multi-opportunity communities. - Social value capture.	Support One Cape vision as it: - Gives effect to the Swartland SDF without limiting future uses whilst enhancing efficiency and sustainability. - Integrates complementary land uses to infrastructure development. - Increases intensification of use in appropriate locations aligned with resources and space economy. - Provides affordable services as proposed development will be partially service self-sufficient. Thus spatially aligned infrastructure planning, prioritisation and investment. - Creates variety of employment and income opportunities in close proximity to settlements.

- High level of local connectivity and global market fluency. - High innovation opportunity.	- Generates local economic opportunities whilst attracting international investors. - Proactively manages economic assets (community resources).
Western Cape Infrastructure Framework (2013)	Proposed development
Prioritises: - Invest in public transport and non-motorised transport (NMT) infrastructure, particularly in larger urban centres. - Continue to provide basic services to achieve national targets. - Diversify the housing programme. - Integrate settlement development, prioritising public service facilities in previously neglected areas. - Improve energy efficiency in buildings through design standards. - Distribute health and education facilities equitably.	Complies as it: - Enhances public transport as an infrastructure support development. - Is highly likely to apply design standards to introduce improved energy and water efficiency in buildings. - Contributes to service facilities in rural areas.

The proposed residential development located at Yzerfontein promotes sustainable use of infrastructure resources and support national and provincial plans and frameworks to give effect to the PSDF.

Table 9: Compliance of proposed residential development with PSDF

A. Western Cape SDF (2014) principles	Proposed development
Policy R1: Protect Biodiversity and Ecosystem services: • Divert urban growth pressures away from critical biodiversity areas.	*Proposed development footprint is inside the urban edge of Yzerfontein. Mitigation measures will protect biodiversity, critical biodiversity and ecosystem services.*
Policy R2: Safeguard inland and coastal water resources, and manage the sustainable use of water: • Given current water deficits, practice 'water wise' planning and design approach. • Protect and rehabilitate river systems and high yielding groundwater recharge areas, particularly in areas of intensive land use.	*Likely that grey water will be reused, water wise landscaping will be implemented and water for firefighting will be obtained from a ground source.*
Policy R3: Safeguard the Western Cape's Agricultural and Mineral resources, and manage their sustainable use: • Reconcile ecosystem requirements with conflicting land development pressures.	*The soil potential is very low and the loss of agricultural land is limited to non-arable, conservation worthy land.*
Policy R4: Recycle and recover waste, deliver clean sources of energy to urban consumers, shift from private to public transport, and adapt to mitigate against climate change: • Provide low-income areas with access to electricity and systematically upgrade informal settlements. • Avoid developing new residential areas in proximity of agricultural crop spraying.	*Operational guidelines of proposed development include guidelines and requirements for recycling and recovering of waste.*

• Pursue energy diversification and energy efficiency and delink economic growth from energy use. • Support emergent Independent Power Producers. • Address climate change mitigation measures in Municipal SDFs. • Encourage and support renewable energy generation at scale. • Protect agricultural land that holds long term food security value from urban encroachment.	*The soil suitability is very low and the loss of agricultural land is limited to non-arable, conservation worthy land.*
Policy R5: Safeguard cultural and scenic assets: • Include townscape and landscape making considerations into municipal SDF's, land use management systems and infrastructure development programmes. • Protect heritage and scenic assets from inappropriate development and land use change. • The delineation of urban edges to safeguard scenery and natural and cultural landscapes. • Priority focus areas proposed for conservation or protection include: Rural landscapes of scenic and cultural significance situated on major urban edges, undeveloped coastal landscapes under major development pressure, landscapes under pressure for large scale infrastructural developments and Vulnerable historic mountain passes and 'poorts'.	*The proposed residential development (±72,3ha), located within the urban edge, is located within a focus area proposed for conservation or protection. The development will allow ±320ha of the remaining farm land outside the urban edge to be formally protected and an amount of R1250 per hectare to be paid for 30 years.*
Policy E1: Use regional infrastructure investment to leverage economic growth: • Develop the renewable energy sector. • Reduce reliance of transport on liquid fuels. • Invest in public transport and non-motorised transport (NMT) infrastructure. • Promote denser settlement patterns, reduce the need for travel and create walkable neighbourhoods. • Designing human settlements to accommodate infrastructural smart grids.	- *Enhance and intensify use of pedestrian and cycle routes.* - *Job opportunities are provided within walking distance.*
Policy E2: Diversify and strengthen the rural economy • Where there is a combination of land suitable for agriculture and raw water available in proximity to settlements, this strategic Provincial asset should be safeguarded for agricultural purposes. • Commonages should be safeguarded for their original purpose, and municipal SDFs should give consideration to the establishment of new commonages.	*Though neither suitable land nor irrigation (raw) water is available, the proposed residential development will diversify and strengthen the rural economy as it supports the local economies of Yzerfontein, Darling and Swartland.*
Policy E3: Revitalise and strengthen urban space-economies as the engine of growth: • Renewable energy (low job creation potential) – on farms subject to consistency with biodiversity, heritage, scenic and agricultural requirements.	*Intensification of use and developing inland, locate the proposed residential development appropriately,* - *is aligned with resources and space economy;* - *should attract economic activities.*

• Incentives should be put in place to attract economic activities close to dormitory residential areas.	
Policy S1: Protect, manage and enhance the sense of place, cultural and scenic landscape: • Prevent settlement encroachment into viable agricultural areas, scenic landscapes and biodiversity areas. • Promote smart growth ensuring efficient use of land and infrastructure, containing urban sprawl and prioritising infill. • Enhance an economically, socially and spatially meaningful settlement hierarchy while preserving structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns. • Use heritage resources, such as the adaptive use of historic buildings, to enhance the character of an area, stimulate urban regeneration, encourage investment and create tourism opportunities.	*Though the residential development is located on agricultural land, which cultivation potential is very low, it does promote smart growth as it:* - *Is located on marginal agricultural land.* - *Promotes intensification of use (densification) at Yzerfontein whilst contribution to infrastructure prohibiting Urban sprawl.* - *Preserves historical structural hierarchy of settlements and historical settlement patterns.* - *Is exempted for Act 70 of 1970.*
Policy S2: Improve provincial, Inter and Intra-regional accessibility: • Develop human settlement patterns that are compact and accessible so that they can all access the opportunities of urban environments. • Built environment projects should focus on compacting and connecting urban development and clustering public facilities along these connections. • Improve intermodal integration and regional linkages of all public transport based services. • Strengthen functional linkages between settlements and larger towns. Promote the upgrading of existing rail infrastructure. • Built environment investment programmes to focus on compacting and connecting urban development.	*The proposed residential development:* - *Is highly accessible to all the surrounding settlements and to the region.* - *Improves regional linkages as its population grows.* - *Strengthens functional linkages between settlements such as Yzerfontein and darling connecting to urban development within Yzerfontein.*
Policy S3: Promote compact, industrial and integrated settlements: • Secure a more sustainable future settlement plan by means of higher densities and compact settlements save people time and money. • Promote functional integration and industrial as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development. • Locate and package integrated land development packages, infrastructure and services as critical inputs to business establishment and expansion in places that capture efficiencies associated with agglomeration.	*The proposed residential development:* - *Creates economic opportunities.* - *Integrates land development, infrastructure and services as it is close the proximity of Darling and Yzerfontein.* - *Is supportive of the promotion of commercial and business opportunities as a key component of achieving improved levels of settlement liveability.* - *Represents a well-located integrated land development and business expansion that capture efficiencies associated with agglomeration such as infrastructure and services.* - *Promotes functional integration (between settlements and larger towns) as a key component of improved levels of settlement liveability.*

• Continue to deliver public investment to meet basic needs in all settlements. • Promote functional integration and mixed use as a key component of achieving improved levels of settlement livability. • Target existing economic nodes as levers for the regeneration and revitalization of settlements.	- *Leverage the regeneration and revitalisation of surrounding settlement such as Darling.*
• **Policy S4: Balance and coordinate the delivery of facilities and social services:** • Balance sustainable service delivery and equitable access to education and health services. • Apply the principles of space utilisation efficiency, multi-functionality and clustering to all facility provision projects. • Ensure that developments take place in a holistic, integrated and sustainable manner, equitable and accessible distribution of social services and facilities is required. • Promote flexibility through the prioritisation of mobile services in areas of need and limited access. • Coordinate and cluster public facilities, services and government offices to increase convenience, accessibility and efficiency regarding operations, maintenance and security as well as optimal use of land.	*The proposed residential development:* - *act as a place of work and holiday destination, and* - *enable establishment of private amenities locally.*
Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets: • Investment in housing ensures optimal and sustainable use of all resources, including financial, land, social and infrastructure components. • Provide a wide choice of housing typologies and tenure options, based on economic, fiscal, and social affordability. • Incremental housing development to be pursued, with phased service provision to accelerate housing provision. • Provide households with the residential environments, mobility and access to opportunities that support productive activities. • Achieve a wider range of housing opportunities and options. • Prioritise investment in community facilities, public infrastructure and public space. • Increase densities of settlements and dwelling units in new housing projects. • Target housing delivery projects within Integration Zones and Social Housing Restructuring Zones.	*Afford entrepreneurs the opportunity to establish businesses or trade or to deliver services to maintain the development.* *Afford life style residents to work from home.*

2.2.2 Swartland Spatial Development Framework

The proposed residential development is located in Yzerfontein.

The site itself is proposed on Portion 4 of Farm No 560, Malmesbury Division.

The principles of the Swartland Spatial Development Framework are supported by the proposed residential development (See Table 8):

Table 10: Compliance of proposed residential development with Swartland SDF

The portion proposed for the residential development on Portion 4 of Farm No. 560 is within the urban edge of Yzerfontein and within land use Zone H: "*Zone H mainly offers opportunities for the expansion of residential uses and the continuation of green corridors to connect to the adjacent high value conservation area. Allow for supporting social and commercial uses."* Low, medium and high-density residential developments are supported in this Zone and is in line with the proposals of the Swartland SDF (2023).	
Protect:	
Yzerfontein has grown into a prestigious holiday destination and is popular among retirees, holiday makers and tourists. Sixty percent (60%) of the population are permanent in Yzerfontein and residents commute to work.	Due to the growth of Yzerfontein and upgrade of the N7, there is a demand for additional residential opportunities.
The delineation of the urban edge of the area east of Pearl Bay was aligned with a Baseline Sensitivity Study that was done by Nick Helme during July/August of 2008, on the entire Portion 4 of the Farm 560, with subsequent amendments to the report during July 2009. The Restricted Residential development proposal for this area as indicated on the Yzerfontein proposal plans was identified as part of the delineation of the urban edge in 2012. This detailed botanical study of the entire Portion 4 of farm 560 assisted to provide the necessary accurate input to determine the low, medium and high value conservation areas on the farm. The delineation of the urban edge considered the conservation status with the urban edge excluding the high conservation value area and including areas of medium conservation value.	The development layout was done in accordance with the botanical assessment to conserve and protect the areas of high conservation status. Areas with medium conservation value were only proposed for 50% development footprint and 50% open space. Of the ±134ha of land proposed for development, ±55% is preserved.
The urban form of Yzerfontein is derived from natural veld and coastline to be protected and is mostly linear along the coastline.	The development proposes a linear development along the existing residential area, with ±85.6ha of land within the urban edge, proposed for conservation. This ±85.6ha is adjacent to ±320ha of land earmarked for conservation (and being part of an official off-set strategy) and all being part of one land parcel.
Change:	
Support development of and improve tourism related infrastructure including the local tourism kiosk, tourism signs and facilities (guesthouses, restaurants and venues).	Residential development will allow land owners the opportunity to operate guesthouses, rent out their homes as holiday accommodation and to promote other tourism related uses.

Allow for continuation of ecological corridors with restricted residential development, where 50% of the natural vegetation of medium conservation value is preserved and 50% is developed: A set benchmark for the development on the medium conservation value area that was include in the urban edge.	The development complies and 50% of the medium conservation worthy vegetation is kept as corridors and the footprints limited to 50%.
Capitalise on the mild climate, beautiful scenery and peaceful living environment making Yzerfontein a popular tourism, retirement and holiday destination.	Since Yzerfontein is a popular tourism, retirement and holiday destination, the additional residential opportunities with various housing typologies including a retirement precinct will be an economic injection for the town.
Increase density by 2027 from the current 6.8 units per hectare to 7.8 units per hectare in Yzerfontein.	The proposed development will increase the overall density of Yzerfontein supporting the increase of the average units per ha.
Protect the character and historical context of surrounding environments and densify by means of infill development and willingness of owners to subdivide keeping in mind existing zonings, the character of surrounding environments and the unique sense of place and historical context of specific areas.	The proposed development does protect the character as a residential development that maintain the zoning is proposed and that protect the character (open space corridors and most of the remainder of the farm being preserved).
Spatially allow for adequate areas for provision of different residential types.	Different housing typologies will be developed: single residential and general residential.
Develop group housing and flats with appearances of single homes.	The development includes three group housing sites.
Densify in accordance with zone proposals through: - Subdivision (sectional title); - Infill development; - Renewal and restructuring; - Sectional title subdivision of existing houses on single residential erven.	The development promotes residential expansion of Yzerfontein through subdivision and sectional title.
Develop two additional commercial nodes in Pearl Bay to support the proposed medium density residential development, and along the entrance road to Yzerfontein, north of the fish market.	The development will allow the creation of a commercial node in close proximity to the medium density residential development.
Support the development of home occupation/professional services in residential areas.	Two business properties adjacent to the residential area will be developed, allowing for professional services.
Ensure Greenfields developments provide for continuity of urban landscape and connectivity of natural vegetation corridors.	The development layout incorporates both the continuity of the urban landscape and connectivity of natural vegetation corridors.
Require all Greenfields developments to zone land to expand natural corridors.	The layout incorporates the existing natural corridors in the newly proposed development.
Develop	
Develop accommodation options in the urban and surrounding rural area.	The proposal will create additional accommodation opportunities within the existing urban edge of Yzerfontein.
Provide 57.7ha in Yzerfontein over the next 20 years of which 340.3ha is vacant and undeveloped areas as per Vacant Land Audit.	The proposal will provide approximately ±72.3ha for development. Yzerfontein's location in relation to the Cape Metropole and the West Coast region, and its growing popularity as retirement and tourist town, leads to development

	in Yzerfontein that is focused primarily on the residential market.
Provide low to medium residential opportunities that is market driven, provided by private developers, affordable to a section of society whose income is below the neighbourhood's median or average household income. Examples would include, but is not limited to, smaller erven and houses, apartments, group and town housing and also retirement village facilities. The typology is aimed at first time home owners, young professionals, couples, retirees, etc.	The proposed development will cater for all ages and will create both low to medium size erven for single homes together with group housing possibilities. In 1935, 330 holiday accommodation properties were developed at Yzerfontein. From 1970 to 1990, seven precincts added a total of 1523 plots. The growth rate and semi-gration demand the proposed 851 housing units and three group housing plots to be established over the next 10 years. The historic development period is double that of the current: from late 1900s it took 20 years to create 1523 opportunities, almost twice the time characterised by significantly slower growth and migration to Yzerfontein.
Require private development to include different housing topologies.	There are 2 residential topologies included namely Single residential and group housing.
Require private development to include different housing topologies.	There are 2 residential topologies included namely single residential and group housing.
Develop an old age home and other retirement developments and facilities.	Single residential, group housing and a retirement precinct is proposed, as the town attracts amongst others, retirees and will allow permanent inhabitants and new retirees to settle in the retirement precinct.
Identify conservation worthy areas.	Areas of high conservation value were left untouched.

The proposed development is consistent with the strategies set out in the Swartland SDF 2023. Ultimately the SDF aims to establish well **performing** settlements and regions within Livable Environments and Sustainable Settlements **Qualities. The proposed residential development enhances the aim to establish a well performing region and livable environment.**

Section 3: Assessment Impacts

The chapter provides a description of impacts assessed according to standard assessment measures (Addendum A). Impacts are classified firstly according to the environment (as per built environment) they impact upon, the formality of the impact, the unit of people or receptors involved (individual, family or community) and having a direct, indirect, residual or cumulative result.

Table 11: Impact classification Matrix

Environment	Level Formality	Population unit	Directness
Built	Life/ Relations (Informal)	Individual	Direct
Environment (Natural)	Institutional/ Social (Formal)	Family	Indirect
Social		Community	Residual
Economic			Cumulative

Direct impacts occur as a direct result of an action at the same time and location as the action. **Indirect impacts** are reasonably foreseeable and occur as a result of an action, but occur later in time or are removed from the action location.

Residual impacts are the result(s) of a project or action, secondary to the main purpose of the project that is nonetheless impacting on the surroundings and the community (https://bizfluent.com, September 2017). Residual Impacts are defined as those impacts that remain following the implementation of mitigation measures (Seagrave Road Environmental Statement Addendum Vol1).

Cumulative Impacts are the impact which results from the action when added to other past, present, and reasonably foreseeable future actions which include proposed project activities, other similar activities and unregulated background pressures and trends. The analysis of a project's incremental impacts combined with the effects of other projects can often give a more accurate understanding of the likely results of the project's presence than just considering its impacts in isolation (Business Biodiversity and Offsets Programme (BBOP) 2012). The combined effect of individual impacts occurs when a receptor is affected by more than one impact during any phase of development (Seagrave Road Environmental Statement Addendum Vol1).

The assessment of impacts will be reflected according to the following ratings as per standard assessment measures.

Table 12: Impact rating scale

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

3.1 Construction Phase:

The construction of civil and electrical infrastructure such as road and bulk services will first take place and followed by the construction of the structures and buildings. The construction phase will include the following broad activities:

Table 13: Activities and skills required: Construction Phase

Activity	Skills required
1. Prepare site	Fencing, surveying, grading and construction.
2. Excavate, install services, built internal roads	Excavation, trenching, sleeve and cable laying, concrete work, road building.
3. Construction	Casting Foundations, building walls, installing window, pitch trusses, fix roof, installing services.
4. Finishing off structures	Fronting services for commercial/ domestic use, installing ceilings, hanging doors.
5. Connect services	Connect electricity, water and sewerage.

The site preparation will include surveying erven and road, erecting a fence, grading road, and erecting a site office. The bulks services and road will first be installed and build followed by digging trenches for the foundations of the structures, casting foundations, building walls, installing windows, pitching trusses and fixing roofs onto the trusses and paving operational areas. The structures will be finished off by installing the internal services, internal finishes and signage. On completion of the structure, services will be switch on.

Capital Expenditure is estimated as ±R5 870 million and per 5 year period as per the table below. The implementation time frame is estimated as fifteen (15) years.

Time frame	Units	Phases	Capital Expenditure in millions (R'000 000)
Immediately	75	A, D	168,6
1 - 5 years	202	B, C, E, F	831,7
5 -10 years	383	G, H, J, K, L, M	2 914,2
10-15 years	132	N, O,	1 004,4
15 -20 years	125	P	951,1
Total	917		5 870

The impacts identified, are assessed and these assessments and mitigation measures follow in the section below.

3.1.1 Direct and Positive Impacts during the Construction Phase

a) Increased Employment opportunities

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Working-age people find employment: - Temporarily (settlement & regional).	Individuals & Families	Medium, Positive	High, Positive

The construction contractor to be appointed for civil and electrical services should be from the Western Cape and for the construction of the houses, the contractors should be from Swartland preferably. Employees will be recruited within Swartland, with the majority being locals. The number of jobs (equivalent to full-time employment for 3 years) follows:

Timeframe	**Total Employees**	**Total Local Employees**	**Skilled**	**Semi-skilled**	**Unskilled**
Immediately	21	19	4	15	2
1 - 5 years	102	91	18	76	8
5 -10 years	356	320	62	266	29
10-15 years	123	110	21	92	10
15 -20 years	116	105	20	87	9
Total	717	645	124	535	58

Given the unemployment rate of 8.9% (2011) and 10.4% (2017), and the youth unemployment being 17.9% (2011), eighty percent (80%) of the construction jobs should be reserved for locals (Yzerfontein, Darling and the Swartland). Granting most of the unskilled and semi-skilled jobs to locals will limit the competition with "outsiders" and contribute to decrease the unemployment rate. The employment of locals would have a consistently positive impact on the economic and material wellbeing of the local community the expected value of employment benefitting locals is ±R1 003,8 million.

On the contrary, the employment of contract workers or outside job seekers is likely to prohibit the money flowing back into the local community. In addition, conflict between locals and outsiders may be experienced given the unemployment rate (10.4%) in Swartland.

The intensity of the impact on the local population (Yzerfontein, Darling and the Swartland) will be measured according to the following scale:

Rating	***Low***	***Medium***	***High***
As a % of working age population: 78 610	0-78, (<1%)	79 – 786, (<10%)	>786+, (>10%)

The overall job creation scores high, with the phases scoring low and medium. However, the community views creating jobs as highly significant as unemployment in the municipal area is high.

The no go alternative has no impact on the population of Swartland and its immediate surroundings.

The creation of work opportunities will cause jobseekers to settle in surrounding settlement such as Darling. The influx of jobseekers may cause societal tension particularly if the unemployment rate stays high and locals do not find work.

A summary of the impact follows in the table below.

Table 14: Assessment of impact on employment opportunities: Construction Phase

Impact	Increased Employment opportunities			
Experienced as	Working-age people find employment: - Temporarily (settlement & regional). - Permanently (settlement & regional) (phasing of development).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	High, Positive	3	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	Mitigation measures: • Contractors should be required to employ 90% locals of whom 70% is HDIs and are suitably qualified or skilled. Should there be a lack of suitably qualified people, skills transfer should be prioritised whilst construction is taking place. • The municipality, local community and community organisations should be informed of the project and potential job opportunities by the developer. • A database of locals including small businesses owned and run by HDIs that qualify as service providers (construction companies, catering companies, waste collection companies, site cleaning companies etc.) should be compiled by the contractor prior to the commencement of the project. These businesses should be invited to render services where required.			
Mitigation	Highly Probable, High Confidence	3	None	0
Mitigated level of significance	High, Positive	81	Non	0
Indirect or residual impacts	Influx of contract workers due to lack of skills and job seekers due to jobs created.			

The increase in job opportunities is rated medium positive before mitigation and high after mitigation.

The No-go alternative has no impact.

b) Increased Income

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Income of families increases as working-age people are employed (settlement & regional).	Families	Low, Positive	Low, Positive

The average household income overall is low as 48.4% of the population earns R42 000 (maximum R3 500 per month) and less, whilst 31.9% earns between R42 000 and R153 800 (maximum R12 800 per month) and 19.8% earn more than R12 800 per month:

Annual household income	Percentage	Skills level per annual individual income equivalent to annual household income
Below R42 000	48.4%	Unskilled
Between R42 001 and R144 000	31.9%	Semi-skilled
Above R144 000	19.8%	Skilled

An amount of ±R1 115,3 million will be spend on the total wage bill and an amount of ±R1 003,8 million on the local wage bill benefiting the local community of Yzerfontein, Darling and Swartland over a period of fifteen years during the construction phase. The wage bill per time period at a local level follows:

Timeframe	**Total Wages in millions R 000 000**	**Local Wages in millions R 000 000**
Immediately	32	28,8
1 - 5 years	158	142,2
5 -10 years	553,7	498,3
10-15 years	190,8	171,7
15 -20 years	180,7	162,6
Total	1 115,3	1 003,8

The No-Go alternative will have no impact. A summary of the impact follows in the table below.

Table 15: Assessment of Impact on income: Construction Phase

Impact	Increased Income				
Experienced as	Income of families increases as working-age people are employed (settlement & regional).				
ALTERNATIVES	**Preferred**		**No Go**		
Extent of impact (A)	Local	4	No impact	0	
Duration of Impact (B)	Medium term	2	No impact	0	
Probability of occurrence (C)	Probable	2	No impact	0	
Intensity of Impact (D)	Low, Positive	1	No impact	0	
Degree of confidence (E)	Medium	2	No impact	0	
Level of significance (AxBxD+E)xC	Low, Positive	20	No impact	0	
Mitigation measures	Same as increased employment opportunities				
Mitigation	Confidence	3	None	0	
Mitigated level of significance	Low, Positive	33	Non	0	
Indirect or residual impacts	None				

The increase in income rates low positive and stay low positive after mitigation.

The No Go alternative will have no impact.

c) Increased skills levels of working-age population

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Those employed temporarily and permanently develop skills: - Construction and related. - Conservation and related (including search & rescue). - Other.	Individuals & Families	Medium, Positive	Medium, Positive

As the education and skills levels in Swartland is low (50.1% unskilled, 34.6% semi-skilled and 15.2% skilled, Quantec Research, 2018), the receiving community may not have all the skills required for construction. Together with the 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) the youth unemployment rate in the Swartland Community is high.

The construction skills required to develop the residential developments include but are not limited to: casting foundations, bricklaying, roofing, guttering, plumbing, electrification and painting, securing construction materials, scaffolding, transportation and logistics and construction management.

Conservation skills required to develop residential developments include but are not limited to search and rescue and environmental control skills on construction sites.

The duration of the construction phase would be spread over fifteen years. Capacity building and skills development of project employees less and unskilled will take place by regularly working with employees that are better skilled (job shadowing). Those less and unskilled employees will benefit as will the community in the short term and long term.

As a consequence, better skilled project employees may be afforded the opportunity to take up semi- or skilled jobs that pay more. The economic and material well-being of those individuals and families will improve. Obtaining skills will enable community members to find work at future construction projects or to do maintenance within the settlement, the municipality and the region. Skills development is a long term investment to challenge unemployment in the municipal area and in the province.

A summary of the impact follows in the table below.

Table 16: Assessment of Impact on skills: Construction Phase

Impact	Increased skills levels of working-age population			
Experienced as	Those employed temporarily and permanently develop skills. - Construction and related. - Conservation and related (search & rescue). - Other.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	3	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	54	No impact	0
Mitigation measures	• Reserve 90% of jobs for local labour (Yzerfontein, Darling and Swartland). • Require contractors as mechanism to enable locals to access jobs offered by the proposed residential development. • Require contractors to enhance on-the-job-skills-transfer. • Should skilled persons from outside the region (municipal area) be employed, the developer should consider implementing a training and skills development programme to enhance the skills of local historically disadvantaged individuals in the construction and conservation industries. On-the-job training and development i.e. structured job shadowing and learnerships should be quality assured by accredited learning institutions. Alternatively, employees could be enrolled in programmes offered by an accredited Further Education and Training College like the West Coast College or Cape Peninsula University of Technology.			
Mitigation	Long term	3	None	0
Mitigated level of significance	Medium, Positive	78	None	0
Indirect or residual impacts				

The increase in skills rates medium positive and stay medium positive after mitigation. Creating skills development opportunities for locals, irrespective of its significance rating, is perceived as highly positive. The No Go alternative will have no impact.

d) Increased Local Sales and GGP

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
- Increased sales (settlement). - Increased income and spending/ investment power (regional). - Economic growth.	Community	Low, Positive	None

The 2016 GDP of Swartland was R7.4 billion and that of the Western Cape province was R424.38 billion.

The proposed residential development has a capital expenditure of R5 870 million and resultant contributions is made across the phases to the Gross Domestic Product (GDP) of the Swartland Municipal area over a period of fifteen years. As not all procurement will be local purchases the contribution to the GDP, based on

the 2016 GDP, is calculated as a percentage. The local contribution is less than 1% per annum to the Swartland GDP and sales.

During the construction phase, the general project purchases i.e. most building materials, fuel and domestic purchases, such as groceries, liquor and restaurant services will be purchased locally (Yzerfontein, Darling and the Swartland). This will cause the sales volumes (direct and indirect) to increase. It is estimated that 40% of the building materials will be purchased locally and 60% regionally. Over time, this ratio may shift to 60% locally.

A summary of the impact follows in the table below.

Table 17: Assessment of Impact on GGP: Construction Phase

Impact	Increased Local Sales and GGP			
Experienced as	- Increased sales (settlement). - Increased income and spending/ investment power (regional).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low positive	20	No impact	0
Mitigation measures	None			
Mitigation	None		None	0
Mitigated level of significance	Score stay as is	20	None	0
Indirect or residual impacts				

Economic improvement, measured by the change in 2016 Gross Domestic Product (GDP) of the Swartland reflects as low positive and no mitigation measures are recommended.

The No Go alternative has no impact.

3.1.2 Direct and Negative Impacts during the Construction Phase

e) Increased use of Social Amenities and Services

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Diminishing social amenities and services capacity (short term).	Individuals & families	Low, Negative	Low, Negative

In the unfortunate situation of a construction-related accident, local health amenities will be used. Serious emergencies will be routed to Malmesbury and Cape Town alternatively. However, it is unlikely that emergencies will occur as national safety standards will have to be adhered to.

A summary of the impact follows in the table below.

Table 18: Assessment of Impact on services and amenities: Construction Phase

Impact	Increased use of Social Amenities and Services			
Experienced as	- Diminishing social amenities and services capacity (short term).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, negative	-12	No impact	0
Mitigation measures	Adhere to international construction, health and safety standards and precaution measures.			
Mitigation	Probability Unlikely	1	None	0
Mitigated level of significance	Low, negative	-6	None	0
Indirect or residual impacts				

The impact on using health amenities is temporary and unlikely, yet in the event it happens, the impact is experienced as slightly negative. After mitigation, the impact is negligible.

The No Go alternative will have no impact.

f) Increased traffic and pedestrian traffic

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
- More trucks and vehicles transporting people on the road. - More pedestrians along the road.	Community	Low, Negative	Low, Negative

During the construction phase, construction vehicles (graders, TLB's and cement trucks etc.) will be used. Though the majority of these vehicles would stay onsite, vehicles transporting goods, materials and equipment would make use of the R27 and R315. The road infrastructure is capable of accommodating the additional traffic including the heavy slow moving traffic. The construction traffic and presence of pedestrians, compromise traffic safety slightly.

A summary of the impact follows in the table below.

Table 19: Assessment of Impact on Traffic: Construction Phase

Impact	Increased Motorized and non-motorized traffic levels			
Experienced as	Pedestrian and road safety are compromised: - Increased motorized traffic (settlement). - Increased non-motorized traffic and pedestrians (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-12	No impact	0
Mitigation measures	• Display road signs to address the traffic safety discomfort and conflict for example slow mowing vehicles. • Display road signs to protect pedestrians crossing roads and non-motorized traffic using road shoulders. • Provide transport to decrease pedestrian traffic. • Restrict heavy vehicles to specific hours. • Display boards announcing the times when heavy vehicles will make use of the road. • Static non-illuminated road signs should inform and caution drivers. • Adhere to national traffic safety standards and precaution measures.			
Mitigation	Unlikely	1	None	0
Mitigated level of significance	Low, Negative	-6	None	0
Indirect or residual impacts				

The impact is rated as low negative before and after mitigation. The No Go alternative will have no impact.

g) Increased noise and dust levels

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Dust generated during the implementation of the development phases: - Unlikely decreased health (settlement).	Community	Low, Negative	Low, Negative

Increases in the dust and noise levels will occur during the entire construction period, will be local in nature and for short intervals.

Noise and dust will be generated during the establishment of the construction sites, but only for a limited period of time. Excavation activities for building foundations, trenches for cabling and piping may affect the noise and dust levels.

After preparation and during the building period noise will be generated by activities such as concrete mixing, construction and transport vehicles to and from the site, building, concrete vibration and steel work, and the

installation of services. On-site vehicle movement, delivery of materials and equipment and additional traffic will also create noise.

Though dust and noise may directly or indirectly impact on the health (respiratory and psychological) of employees and inhabitants, it is unlikely in the case of the residential development.

A summary of the impact follows in the table below.

Table 20: Assessment of Impact on air and audio quality: Construction Phase

Impact	Increased noise and dust levels			
Experienced as	Dust generated during the implementation of the development phases: - Unlikely decreased health (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Short term	1	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-4	No impact	0
Mitigation measures	• Dust creation must be controlled as per construction management and control code. • Noise creation should be controlled as per construction management and control code. • Appoint an Environmental Control Officer to supervise construction and building. • Adhere to the Environmental Management Plan (EMPr) for the Construction Phase. • All workers and management must undergo an induction course. • Implementation of dust suppression measures. • Access must be on recognised routes. • Litter and littering must be strictly controlled. • All construction waste and building rubble must be removed off site.			
Mitigation	Unlikely	1	None	0
Mitigated level of significance	No impact	-2	None	0
Indirect or residual impacts				

The impact of dust and noise rates low negative before and after mitigation. Mitigation neutralizes the significance of impact.

The No Go alternative has no impact.

h) Changed sense of place

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Living environment a temporary construction site: - Temporarily change of landscape (settlement). - Permanent change of subsurface resources.	Community	Medium, Negative	Low Negative

According to the visual impact assessment by New World Associates, the proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment. The proposed development is marginally visible from the R315 and highly visible form Atlantic Drive and absorption capacity of the landscape is the reverse: low landwards (from where it is marginally visible) and high seawards (from where it is highly visible). Thus, the proposed development is medium compatible with the landscape. The revised August 2025 site development plan (SDP)/ layout has qualitatively reduced the overall visual and aesthetic impact of the scheme as open space areas have increased for limestone conservation at the expense of ninety three (93) residential units.

The visual impact of the proposed development on the landscape during construction is local, short-term, of medium intensity, a definite probability, and of medium significance.

The construction phase activities of the proposed residential development do not inherently impact on the potential presence of fossils and paleontological resources. The development area is situated practically entirely on calcreted Langebaan Fm. calcareous aeolianite, beneath a generally thin (<1 m) mantle of quartzose coversands of the Springfontyn Fm. Q1 sandy soil. In the north the Langebaan Fm. lapping onto the slopes of the Yzerfontein conical hill may be underlain by eroded remnants of marine deposits evident as residual rounded boulders and cobbles and possibly fossil shells.

A summary of the impact follows in the table below.

Table 21: Assessment of Impact on appearance & experience of environment: Construction Phase

Impact	Changed sense of place			
Experienced as	Living environment a temporary construction site - Temporarily (settlement)			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Highly likely	3	No impact	0
Intensity of Impact (D)	Medium, Negative	-2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Negative	-42	No impact	0
Mitigation measures	Mitigation (from the Visual Impact Assessment): • Damage Control: All parties must make every effort to control the destruction of soils and vegetation on site, especially any remnants of natural vegetation. These must not be damaged under any circumstances.			

	• Pollution, Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas. • Monitoring of the landscape, soils and vegetation during construction is very important and must be attended to regularly. Damage to some is all too inevitable and often irreversible. Adequate indigenous (preferably endemic) vegetation must be planted. Additional Mitigation measures general: - *Keep disturbed areas to a minimum.* - *Utilise existing roads and tracks to the maximum extent possible.* - *Provide pedestrian walkways where desire lines are identified.* - *Outdoor lighting must be strictly controlled so as to prevent light pollution.* - *All lighting must be installed at downward angles.* - *Sources of light must as far as possible be shielded by physical barriers such as trees and buildings or structures.* - *Visual management and maintenance: site tidiness should be maintained at all times including during construction.* Mitigation measures from palaeontological assessment: o Mandate construction personnel, written into the provision in the Environmental Management Plan (EMP) for the Construction Phase, to remain vigilant for potential fossils. o Practice a Fossil Finds Procedure (FFP) according to guidelines for responding to fossil discoveries. o In the event that construction personnel identify potential fossils: - Work at the location should cease immediately. - The Project Manager and/or the Environmental Control Officer (ECO) must be promptly notified. - The ECO, upon notification, will inform the developer and engage the standby palaeontologist in case of fossil finds. - The palaeontologist will collaborate with Heritage Western Cape, assess the nature of the find, and recommend appropriate actions, including an immediate site inspection, application for a palaeontological collection permit, and the development of a work plan for collecting the discovered fossils. o Facilitates visits by earthworks personnel to the West Coast Fossil Park to enhance their familiarity with fossil bones and palaeontological science. o In the event of fossil discoveries or the exposure of marine gravel deposits: - A professional palaeontologist must be engaged at the Developer's expense. - The palaeontologist is responsible for collecting the fossils, recording the stratigraphic context, sedimentary geometry of the fossil exposure site, and preparing a comprehensive report for Heritage Western Cape and the IZIKO S.A. Museum. o A Professional palaeontologist must meticulously record exposures and sample fossils during infrastructure excavations at each development node. o The Developer is responsible for the costs of palaeontological mitigation by a contracted specialist.

Mitigation	Intensity Low negative	-1	None	0
Mitigated level of significance	Low, negative / Medium	-12	None	0
Indirect or residual impacts				

The visual impact during construction is rated as medium negative before mitigation and low negative after mitigation.

The No Go alternative has no impact.

3.1.3 Indirect Positive Impacts during the Construction Phase

i) Individual development and qualifications

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Inform youth in choosing a career and entrepreneurs in starting a business: - Influx of skilled people to work (settlement).	Individuals	Low, Positive	Low, Positive

The presence of employed skilled and semi-skilled outsiders will introduce a spectrum of jobs to the local community of Yzerfontein, Darling and the Swartland. This awareness will guide young people when choosing a career or when starting a business as entrepreneur.

A summary of the impact follows in the table below.

Table 22: Assessment of Impact on individual development: Construction Phase

Impact	Individual development and qualifications (+)			
Experienced as	Enable youth to choose a career and entrepreneurs to start a business: - Influx of skilled people to work (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	20	No impact	0
Mitigation measures	Involve schools and colleges to visit construction site to inspire youngsters to join the construction industry.			
Mitigation	Long term	3	None	0
Mitigated level of significance	Low, Positive	28	None	0
Indirect or residual impacts				

Individual development during construction and after mitigation is rated low positive.

The No Go alternative has no impact.

3.1.4 Indirect Negative Impacts during the Construction Phase are tabulated below:

j) Community stability

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Influx of people: - Permanently; - Semi-permanently; - Employed; - Unemployed, unlikely.	Community	Low, Negative	Low, Negative

Influx of people (employed and unemployed) permanently or semi-permanently to work or in anticipation to access employment, impacts on the receiving communities. These communities include Yzerfontein, Darling and Malmesbury, where the unskilled and semi-skilled workforce is located.

The influx and semi-permanent or permanent settlement of unemployed people affect community stability. Should these job seekers not find work, the unemployment rate will increase as will the social tension within these settlements. This influx can last for the entire construction period. The presence of the unemployed is perceived as negative by the receiving community. *Yzerfontein residents are concerned about security and safety amidst the absence of a police station. An influx of workers will cause a security threat. With no police presence, and the nearest police station in Darling, an increase in crime has been noted.*

A summary of the impact follows in the table below.

Table 23: Assessment of Impact on community stability and homogeneity: Construction Phase

Impact	Community stability & homogeneousness			
Experienced as	Influx of people: - Permanently; - Semi-permanently; - Employed; - Unemployed, unlikely.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-12	No impact	0
Mitigation measures	• Ensure that contractors employ at least 90% locals of whom 70% were previously disadvantaged across all skills categories (unskilled, semi-skilled and skilled). • If not suitably qualified, make an effort to transfer skills on the job: create opportunities to learn from someone who has the skills. • Establish a Construction Monitoring Committee in collaboration with representatives of the local community to attend to and address any problems that may arise.			

	• Encourage the establishment of a police contact point, where the threshold population does not warrant a fully-fledge police station, but which are beyond the distance for a fully-fledge police station			
Mitigation	Confidence High	3	None	0
Mitigated level of significance	Low, Negative	-10	None	0
Indirect or residual impacts				

Community stability rated as low negative before mitigation and as very low negative after mitigation.

The No Go alternative has no impact.

k) Increased offences and incidences of crime

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Prevalence of criminal incidence slim: - Criminal activity from region.	Community	Low, Negative	Low, Negative

It is unlikely that common crimes such as drug trafficking and use, related sexual offences, theft and drunken driving, will increase during the construction period of the proposed residential development as the construction takes place over a period of 20 years.

During the construction period, the higher living standard of inhabitants and using the associated prevalence of crime with construction may cause criminal activity by outsiders.

Once the construction is completed, the awareness of the higher standard of living of inhabitants may cause criminal activity by outsiders will prevail as it is currently the case.

On the other hand, the presence of people will improve security and as the population will gradually double, the settlement will gain safety in numbers.

A summary of the impact follows in the table below.

Table 24: Assessment of Impact on safety and security: Construction Phase

Impact	Increased offences and incidences of crime			
Nature of Impact	Prevalence of criminal incidence slim: - Criminal activity from region.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, negative	-2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-28	No impact	0

Mitigation measures	• Appoint local building contractors as local contractors are known in the settlement and employees will be local (Yzerfontein, Darling and the Swartland) and known, which will counter crime.			
Mitigation	Intensity, Low negative	-1		
Mitigated level of significance	Low, Negative	-12		
Indirect or residual impacts	None			

The increased incidences of crime rate as low negative before and after mitigation.

The No Go alternative has no impact.

3.1.5 Residual Positive Impacts during the Construction Phase

I) Youth develop self-esteem

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Youth are employed (and): - Keep up hope for future (settlement)	Individuals & community	Low, Positive	Low, Positive

The Swartland population is relatively young as a quarter (25%) of the population is between birth and 14 years of age. The Youth (15 – 35 years of age) represents 40 044 people or 35% of the population.

The high youth unemployment rate of 17.9% and the unemployment rate of 8.9% confirm the need that young people have to be employed. As young people may not have the skills, they have little to aspire to and employment is limited to entrance level jobs should they get employed.

In 2017, the unemployment rate was 10.4% (8.9% in 2011) or 7 125 (unemployed and discouraged work seekers) out of 78 610 of working age people. The forty one thousand (40 651) persons of working age are employed mainly in the formal sector and 30 853 persons are not economically active.

Young people may lack skills and experience and are therefore not afforded an opportunity to be employed. Should young people be employed it may assist to break the cycle of hopelessness. The self- image of the youth improves as well as the way the community views them. As a result, the change in social wellbeing of youth will change the social wellbeing of the family. Four hundred and thirty (430) young people could be employed should all phases be implemented at the same time or on average 29 persons per annum over the fifteen year construction period will be employed. The impact is viewed as low, but significant.

Job reservation for youth is a mitigation measure to guide the social wellbeing of the community for a specified period of time. Any preferential treatment is unlikely to occur and should not impact the number of jobs created or increased household income. The impact of job reservation will therefore not be rated.

The rating applied to assess the impact on youths' self-esteem will be project specific.

A summary of the impact follows in the table below.

Table 25: Assessment of impact on social wellbeing of youth: Construction Phase

Impact	Youth develop self-esteem			
Experienced as	Youth are employed (and): - Keep up hope for future (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	20	No impact	0
Mitigation measures	• Reserve 60% jobs for youth: 430 young people could be employed should all phases be implemented at the same time or on average 29 persons per annum over the fifteen year construction period. These jobs should be earmarked to be taken up by people 35 years of age and younger (up to 18 years). And of the direct jobs, 90% (or 645) should be reserved for locals. • Require contractor to facilitate mechanisms to enable youth to access employment. • Pay youth market related prices for the job. • Require contractor to facilitate that youth gain equal access to training and education opportunities.			
Mitigation	Intensity Medium	2	None	0
Mitigated level of significance	Low, Positive	36	None	0
Indirect or residual impacts				

Youth development is rated as low positive before and after mitigation. The No Go alternative has no impact.

m) Diversification of culture

Experienced as *(scale of impact)*	***Population Unit***	***Construction***	
		Rating	***Mitigated***
Influx of people: - From homogeneous to cosmopolitan (settlement). - Temporarily on site stays.	Community	Low, Positive	None

The composition of the population in Yzerfontein will change over time. As the housing stock generated are sold, new people will move into the settlement. It is anticipated that half (50%) of the households will stay permanently or semi-permanently in Yzerfontein. These households will be from different origins and backgrounds and cause the population to become even more cosmopolitan than in its current composition. The transition from regional farming families to national households migrating and international households living in South Africa or settling in South Africa for the first time contribute to the diversity of cultures in Yzerfontein.

A summary of the impact follows in the table below.

Table 26: Assessment of impact on culture: Construction Phase

Impact	Diversification of culture				
Experienced as	Influx of people: - From homogeneous to cosmopolitan (settlement).				
ALTERNATIVES		**Preferred**		**No Go**	
Extent of impact (A)		Local	4	No impact	0
Duration of Impact (B)		Medium term	2	No impact	0
Probability of occurrence (C)		Probable	2	No impact	0
Intensity of Impact (D)		Low, Positive	1	No impact	0
Degree of confidence (E)		Medium	2	No impact	0
Level of significance (AxBxD+E)xC		Low, Positive	20	No impact	0
Mitigation measures	No mitigation				
Mitigation		No mitigation	0	None	0
Mitigated level of significance		No mitigation	0	None	0
Indirect or residual impacts					

Diversification of culture is rated as low positive before mitigation and no mitigation measures are recommended. The No Go alternative has no impact.

3.1.5 Residual Negative Impacts during the Construction Phase

There are no negative residual impacts identified during the construction period.

3.1.6 Summary of impacts during the Construction Phase

Overall, the construction phase brings about some direct and positive impacts, direct and negative impacts and indirect positive and negative impacts.

Direct and Positive Impacts during the Construction Phase are tabulated below:

Table 27: A summary of direct and positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
A	Increased Employment opportunities	Working-age people find employment - Temporarily (settlement & regional). - Permanently (settlement & regional) (phasing of development).	Individuals & Families	Medium, Positive	High, Positive
B	Increased Income	Income of families increases as working-age people are employed (settlement & regional).	Families	Low, Positive	Low, Positive
C	Increased skills levels of working-age population	Those employed temporarily and permanently develop skills: - Construction and related. - Conservation and related (search & rescue). - Other.	Individuals & Families	Medium, Positive	Medium, Positive
D	Increased Local Sales and GGP	- Increased sales (settlement). - Increased income and spending/ investment power (regional).	Community	Low, Positive	None

Direct and Negative Impacts during the Construction Phase are tabulated below:

Table 28: A summary of direct and negative impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
E	Increased use of Social Amenities and Services	- Diminishing social amenities and services capacity (short term). - Additional private social amenities and GDP (long term).	Individuals & families	Low, Negative	Low, Negative
F	Increased Motorized and non-motorized traffic levels	Pedestrian and road safety are compromised: - Increased motorized traffic (settlement). - Increased non-motorized traffic and pedestrians (settlement).	Community	Low, Negative	Low, Negative
G	Increased noise and dust levels	Dust generated during the implementation of the development phases: - Unlikely decreased health (settlement).	Community	Low, Negative	Low, Negative
H	Changed sense of place	Living environment a temporary construction site: - Temporarily (settlement).	Community	Medium, Negative	Low, Negative

Indirect Positive Impacts during the Construction Phase are tabulated below:

Table 29: A summary of indirect positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
I	Individual development and qualifications	Enable youth to choose a career and entrepreneurs to start a business: - Influx of skilled people to work (settlement).	Individuals	Low, Positive	Low, Positive

Indirect Negative Impacts during the Construction Phase are tabulated below:

Table 30: A summary of indirect negative impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
J	Community stability & homogeneousness	Influx of people: - Permanently; - Semi-permanently; - Employed; - Unemployed, unlikely.	Community	Low, Negative	Low, Negative
K	Increased offences and incidences of crime	Prevalence of criminal incidence slim: - Criminal activity from region.	Community	Low, Negative	Low, Negative

Residual Positive Impacts during the Construction Phase are tabulated below:

Table 31: A summary of residual positive impacts, Construction Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Construction***	
				Rating	***Mitigated***
L	Youth develop self-esteem	Youth are employed (and): - Keep up hope for future (settlement).	Individuals & community	Low, Positive	Low, Positive
M	Diversification of culture	Influx of people: - From homogeneous to cosmopolitan (settlement). - Temporarily on site stays.	Community	Low, Positive	None

3.2 Operational Phase

The following impacts during the operational phase are identified and evaluated:

3.2.1 Direct Positive Impacts

a) Increased Employment opportunities

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
- Working-age people find employment temporarily and permanently (settlement and region). - Working-age people working from home employ people (settlement and region).	Individuals & Families	Medium, Positive	Medium, Positive

Once the entire development is completed, an amount of ±R24 million will be spent on the total annual operational wage bill ultimately after the fifteen years of construction benefiting the local community of Darling and Yzerfontein first and Swartland region. The number of jobs per phase follows:

Timeframe	Jobs
Immediately	18
1 - 5 years	59
5 -10 years	153
10-15 years	53
15 -20 years	50
Total	333

In addition, the number of people working from home could vary between 200 and 300 (approximately 70% of those being resident in Yzerfontein).

Given the unemployment rate of 8.9% (2011) and 10.4% (2017), and the youth unemployment being 17.9% (2011), ninety percent (90%) of the construction jobs should be reserved for locals.

The intensity of the impact on the local and Swartland population (Yzerfontein, Darling and the Swartland) will be measured according to the following scale:

Rating	***Low***	***Medium***	***High***
As a % of working age population: 78 610	0-78, (<1%)	79 – 786, (<10%)	>786+, (>10%)

The overall job creation scores medium, with the phases scoring low and medium. However, the community views creating jobs as highly significant as unemployment in the municipal area is high.

The no go alternative has no impact on the population of Swartland and its immediate surroundings.

Yzerfontein residents are concerned about security and safety and:

- *Not enough jobs available that can support the additional influx of residents that the proposed development will cause: the development of 1000+ residential units and 3 business areas will result in nearly doubling the*

size of Yzerfontein and the number of individuals who reside in Yzerfontein. As a result, crime rates double, current security services will increase and the cost will increase. Such costs will be borne by current residents, whilst their safety will be in jeopardy and continued to be affected by the large increase in traffic volume and possible crime rates.

A summary of the impact follows in the table below.

Table 32: Assessment of impact on employment opportunities: Operational Phase

Impact	Increased Employment opportunities			
Experienced as	- Working-age people find employment temporarily and permanently (settlement and region). - Working-age people working from home, employ people (settlement and region).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	Mitigation measures: • The database of locals including small businesses owned and run by HDIs that qualify as service providers (construction companies, catering companies, waste collection companies, site cleaning companies, etc.) should be updated by the developer. Residence should be encouraged to make use of the data basis when in need of a service to be rendered; • Should there be a lack of suitably qualified people, skills transfer and training should be prioritised. • Employees and service providers should be encouraged to establish an association to protect employment and business opportunities and to negate crime.			
Mitigation	Confidence High, Positive	3	None	0
Mitigated level of significance	Medium, Positive	56	None	0
Indirect or residual impacts	Influx of contract workers due to lack of skills and job seekers due to jobs created.			

The increase in the number of jobs is rated medium positive before and after mitigation.

The No-go alternative has no impact.

b) Increased Income

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Income of local & Swartland families and per capita increases as: - Working age people are employed (settlement & region). - Working age people work from home (regional).	Families	Medium, Positive	Medium, Positive

The average household income overall is low as 48.4% of the population earns R42 000 (maximum R3 500 per month) and less, whilst 31.9% earns between R42 000 and R153 800 (maximum R12 800 per month) and 19.8% earn more than R12 800 per month.

Annual household income	**Percentage**	**Skills level deducted from annual individual or household income.**
Below R42 000	48.4%	Unskilled
Between R42 001 and R144 000	31.9%	Semi-skilled
Above R144 000	19.8%	Skilled

An amount of ±R24 million will be spend on the total wage bill benefiting the local community of Darling and Yzerfontein and Swartland once all the phases are completed over a period of fifteen years. The wage bill per time period at a local level follows:

Time frame	Total Wages R 000 000
Immediately	1,3
1 - 5 years	4,3
5 -10 years	11
10-15 years	3,8
15 -20 years	3,6
Total	24

Households in Darling and Yzerfontein will both benefit. Consumer spending patterns confirm the total money spent on final goods and services by individuals and households for personal use and enjoyment in an economy. It is complementary to saving, investment and production costs. Households in the LSM 1 - 4 category spend disposable income on nondurable goods, while those in the LSM 5 -7 category spend disposable income on nondurable goods and some durable goods, but not services. Households in the LSM 8 - 10 category spend their disposable income in durable goods and services such as leisure activities and services and practice an outdoor life. The workforce is represented by LSM 1 – 4 and LSM 5 – 7. As Darling has the higher percentage of people in the workforce LSM range, Darling most likely will benefit more when considering income from employment. Yzerfontein will benefit more as the most people are in LSM 8 – 10 and most likely conducting their own business and benefit thereof.

Table 33: Households categorised according to Living Standard Measures

LSM	**Salary range per month**	**Darling % of households**		**Yzerfontein % of households**	
LSM 1- 4	R1,363 to R3,138	45.2%	4 705	33.3%	380
LSM 5 – 7	R4,165 to R11,263	43%	4 474	30%	337
LSM 8 – 10	R13,210 to R32,521	11.8%	1 231	37.2%	424

A summary of the impact follows in the table below.

Table 34: Assessment of impact on income: Operational Phase

Impact	Increased Income			
Experienced as	Income of families and per capita increases as: - Working age people are employed (settlement & region). - Working age people work from home (regional).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	Same as increased employment opportunities.			
Mitigation	Confidence High	3	None	0
Mitigated level of significance	Medium, Positive	58	Non	0
Indirect or residual impacts	None			

Increased income because of the construction of houses is rated as medium positive before and after mitigation. The No Go alternative will have no impact.

c) Increased skills levels of working-age population and youth in particular

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
- Skills levels and employability improve. - Ability to generate a decent income (settlement & region).	Individuals & community	Medium, Positive	Medium, Positive

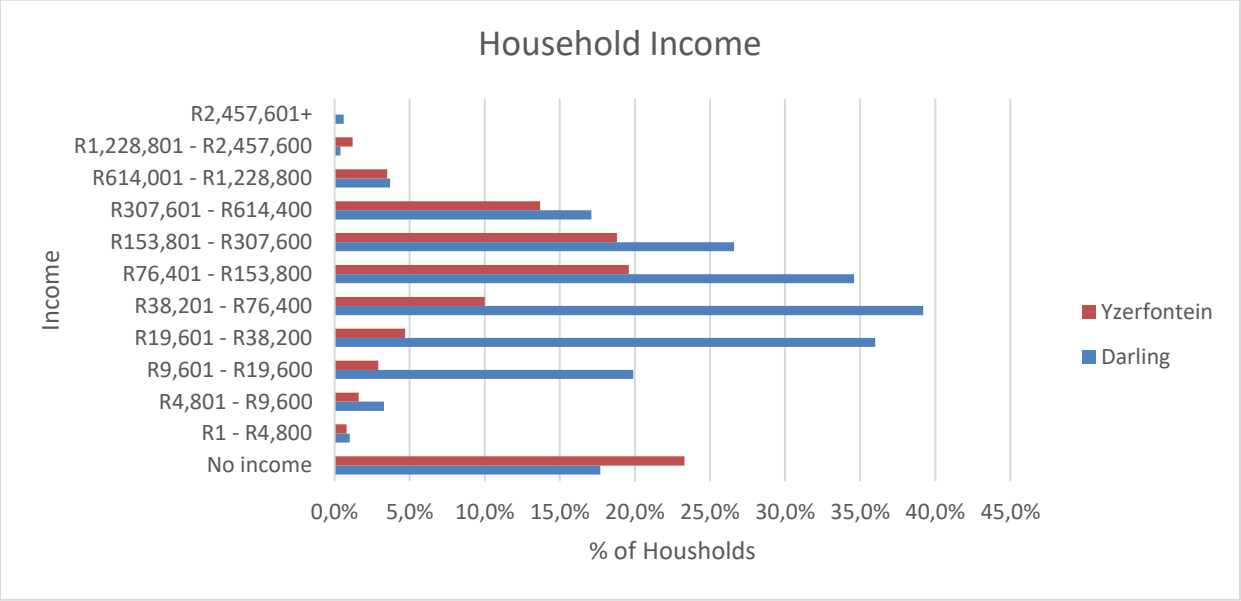
Most of the formally employed consisted of low-skilled (49.6 per cent) and semi-skilled (34.7 per cent) workers. Although the skilled category only contributed 15.7 per cent to total (79,1 per cent) formal employment (2020), it outpaced the other two categories in terms of average annual growth as between 2016 and 2020 the skilled cohort grew on average by 1.0 per cent while the semi-skilled category grew by 0.2 per cent and the low skilled category contracted at an average annual rate of 0.1 per cent.

The growth in the skilled category reflects market demand for more skilled labour and the ability to sustain and even slightly expand skilled employment even during difficult economic times. Evidently, the demand for skilled labour is on the rise which implies the need to capacitate and empower low-skilled and semi-skilled workers The proposed residential development, once in operation, should drive capacity building and skills development in the field of conservation and hospitality. These educational gains will benefit the working age and low- and semi-skilled community of Darling mostly. As a consequence their income will increase and their economic and material well-being will improve. Overtime both training and experience will contribute to the skills levels and deepen the skills base. Educational qualification, knowledge and skills levels and skills capacity (work experience) will increase.

Skills development will be required as the skills sets of the Swartland workforce are related to sectors being the biggest employment contributors providing half of the job opportunities such as Agriculture, Forestry and Fishing sector and Wholesale, retail trade, accommodation and catering. The remaining half of employment opportunities is provided by Community, social and personal services and general government and manufacturing.

Of note is difference in the income levels of the two settlements, Yzerfontein and Darling, which reflects the difference in skills levels with the workforce in Yzerfontein being more skilled than in Darling.

Graph 9: Household income for Darling and Yzerfontein



Obtaining skills will enable community members to find work elsewhere within the municipality area and the region.

A summary of the impact follows in the table below.

Table 35: Assessment of impact of skills development: Operational Phase

Impact	Increased skills levels of working-age population and youth in particular			
Nature of Impact	- Skills levels and employability improve. - Ability to generate a decent income (settlement & region).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	• Reserve 90% of jobs for locals (Yzerfontein, Darling and Swartland). • Establish mechanisms to enable locals to access training opportunities offered by the proposed residential development. • Require formal and informal skills transfer: • Should skilled outsiders be employed, consideration should be given to implement a training and skills development programme and associated fund. The initiative is specifically aimed to enhance the opportunities for local historically disadvantaged individuals. The necessary principles, framework to govern and measures to operate such an initiative should be put in place to ensure: o Successful training and development i.e. structured job shadowing and learnerships. o The training programmes are offered in liaison with an accredited Further Education and Training College like the West Coast College or University of Technology. o The established of a fund to benefit mostly locals of working age. o Contributions and expenditure are governed.			
Mitigation	Confidence High	2	No impact	0
Mitigated level of significance	Medium, Positive	54	No impact	0
Indirect or residual impacts				

The increase in skills level is rated medium positive before and after mitigation. Creating and securing skills development opportunities for locals, a long term investment, is viewed as significantly positive given the challenge of unemployment in the municipality and in the province.

The No Go alternative will have no impact.

d) Increased Local Sales and GGP (Enhanced local economy)

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Increased sales and income as: - Higher income spent on luxury goods regularly (not holidays only) as people work from home. - More people participate in the local and regional economy (enhancing local businesses) as people work from home. - Increased tourism expenditure. - Semi-gration and more people settle permanently than only visit during holiday season.	Individuals & community	Medium, Positive	Medium, Positive

Consumer spending is the total money spent on final goods and services by individuals and households for personal use and enjoyment in an economy. Such goods include durable goods, nondurable goods and services. Disposable income is spent on consumer goods.

Consumption of final goods (i.e., not capital goods or investment assets) represents the demand side of an economy. (Production of consumer goods is likewise an important piece of the supply side). Consumer spending is complementary to saving, investment and production costs.

Households in the LSM 1 – 4 category, alike households in Nuwedorp (Darling), will spend disposable income on nondurable goods and seldom on basic durable goods limited to stoves and radios. Those in the LSM 5 - 7 category, alike the minority households in Darling, spend disposable income on nondurable goods (including take-away food) and some durable goods but not services. Those in the LSM 8 – 10 category, alike the majority households in Darling and Yzerfontein, spend their disposable income in durable goods and services such as leisure activities and services and practice an outdoor life.

The proposed residential development will increase the local GGP of Swartland as spending and sales volumes (direct and indirect) in all LSM categories increases locally. The residents will buy consumable and other domestic purchase in Yzerfontein whilst holiday makers will bring revenue from other municipal areas and provinces into the Swartland region. Accumulating revenue from outside the municipal area will substantially add to driving growth within the municipal area. The anticipated spending by residents, holiday makers and tourists will afford many entrepreneurs and small business an opportunity to be operated or offer a service.

The business opportunities created by the residential development ensure work for the unemployed in Darling, whilst Yzerfontein continues to be mainly a residential settlement.

The expected value of the employment for the first ten (10) years for the proposed residential development is ±R87 million, of which the locals of Yzerfontein, Darling and the Swartland will benefit R78 million and an average of R8.7 million per annum.

The local GGP most likely will increase by less than 1% as operational and household purchases will be made in Darling, Yzerfontein and Malmesbury by those operating their businesses and by those employed.

A summary of the impact follows in the Table below.

Table 36: Assessment of impact of GGP: Operational Phase

Impact	Increased Local Sales and GGP (Enhanced local economy)			
Experienced as	Increased sales and income as: - Higher income spent on luxury goods regularly (not holidays only) as people work from home. - More people participate in the local and regional economy (enhancing local businesses) as people work from home. - Increased tourism expenditure. - Semi-gration and more people settle permanently than only visit during holiday season.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	• Buying local (Yzerfontein, Darling and the Swartland) should benefit shoppers, procurers and service providers. • Small business should be supported through skills training and assistance and guidance to set up and sustain small businesses. • Joint ventures between small business (owned by previous disadvantaged persons) and more established business or business persons, should be encouraged.			
Mitigation	Confidence, High	3	No impact	0
Mitigated level of significance	Medium, Positive	54	No impact	0
Indirect or residual impacts				

The improvement of the economy, measured by the change in 2016 Gross Domestic Product (GGP) of the Swartland rates medium positive before and after mitigation.

The No Go alternative has no impact.

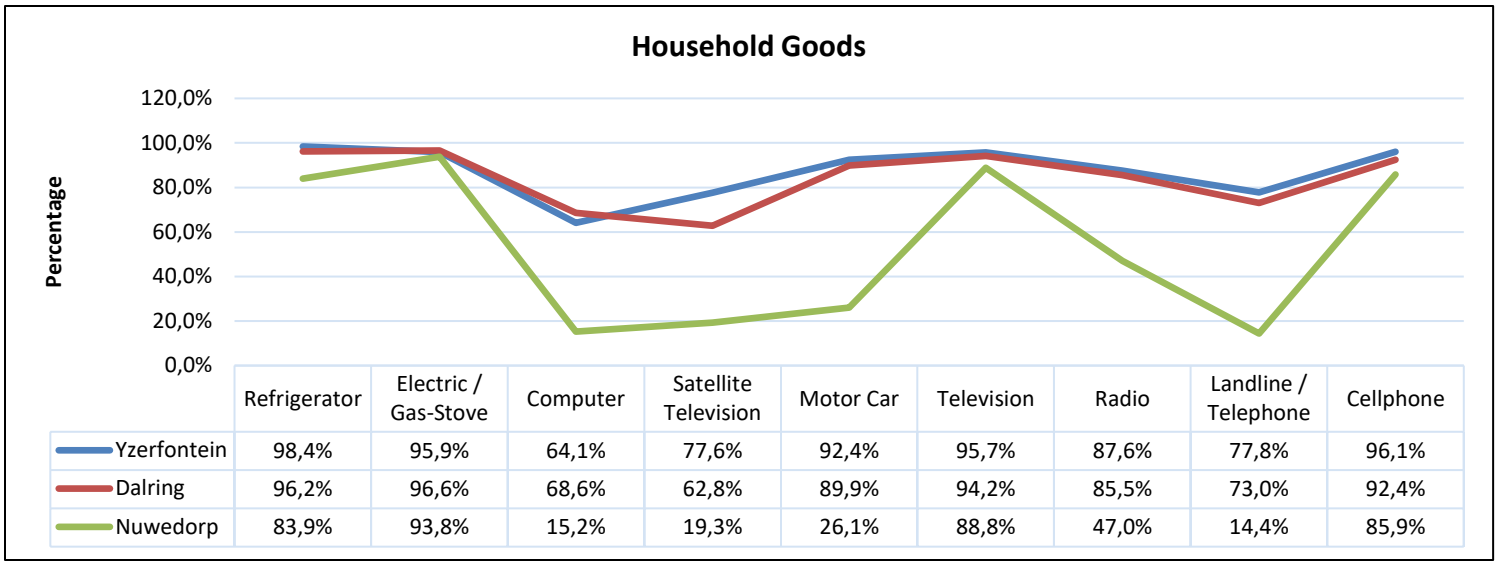
e) Integration of different income gradients

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Different residential typologies, price ranges and markets (region): - Lifestyle. - First time home owners, young people. - Retirees are provided for given the different typologies.	Community	High, Positive	None

45% and 33,3% of households in Darling and Yzerfontein respectively are in the LSM 1 - 4 category. 55,5% and 67% of households in Darling and Yzerfontein respectively are in LSM 5 -7 and LSM 8 - 10 categories.

The graph that follows illustrates consumer spending on non-consumable household goods in Darling, Nuwedorp (Darling North) and Yzerfontein. Households that spend income on non-consumable goods will be buyers of the housing stock the proposed residential development will generate.

Graph 10: Households owning household goods in Darling and Yzerfontein



	Refrigerator	Electric / Gas-Stove	Computer	Satellite Television	Motor Car	Television	Radio	Landline / Telephone	Cellphone
Yzerfontein	98,4%	95,9%	64,1%	77,6%	92,4%	95,7%	87,6%	77,8%	96,1%
Dalring	96,2%	96,6%	68,6%	62,8%	89,9%	94,2%	85,5%	73,0%	92,4%
Nuwedorp	83,9%	93,8%	15,2%	19,3%	26,1%	88,8%	47,0%	14,4%	85,9%

The different typologies (housing stock types) cater for the LSM 5 – 7 and LSM 8 – 10 categories market. The market will provide 168 units for people in the LSM 5 – 7 market. People in this LSM group are most likely first-time home owners or people that have retired.

There are 2051 erven (Single residential and higher density residential erven) in Yzerfontein in 2023 and 450 erven are vacant. The proposed development will add another 917 erven over 20 years. The proposed development will add 2 218 people and thus nearly double the current population (2 701 people and 1 286 households) over a period of 20 years (222 people per annum).

Should a household be counted as erf or opportunity, 765 erven (37%) to 315 erven (15%) are holiday homes. Holiday homes are afforded by the LSM 8 – 10 categories.

It should be noted that semi-gration into the Western Cape have changed the demand for properties entirely. Whilst the population growth may not demand the proposed development, the property market created by semi-gration does.

A summary of the impact follows in the Table below.

Table 37: Assessment of impact of income gradients: Operational Phase

Impact	Integration of different income gradients				
Experienced as	Different residential typologies, price ranges and markets (region): - Lifestyle. - First time home owners, young people. - Retirees are provided for given the different typologies.				
ALTERNATIVES		**Preferred**		**No Go**	
Extent of impact (A)		Local	4	No impact	0
Duration of Impact (B)		Long term	3	No impact	0
Probability of occurrence (C)		Definite	3	No impact	0
Intensity of Impact (D)		Medium, Positive	2	No impact	0
Degree of confidence (E)		Medium	2	No impact	0
Level of significance (AxBxD+E)xC		High, Positive	104	No impact	0
Mitigation measures	No mitigation				
Mitigation		No mitigation	0		
Mitigated level of significance		Score stay as is	0		
Indirect or residual impacts		Children growing up in settlement, age distribution changes.			

Integration of different income gradients is rated as high positive before mitigation and no mitigation is suggested.

The No Go alternative has no impact.

f) Broadened municipal tax base

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Living Environment: - Well maintained (settlement). - High income tax base (region). - Coastal settlement versus coastal resorts.	Community	High, Positive	None

The proposed residential development contributes to and broadens the Swartland tax basis. The income the municipality raise form rates and taxes:

- Enable the local municipality to render services and keep settlements clean and well maintained.
- Indirectly promotes Yzerfontein as tourism destination, as
    - Additional short term accommodation opportunities are made available within a settlement that is pleasant to live in.
    - Its settlement status is celebrated. Along the coastal boarder between Cape Town and Swartland, Yzerfontein is the first settlement, after Melkbosstrand and following on several resorts such as Grotto, Tygerfontein, that is well maintained and high quality services are delivered.

Yzerfontein residents are concerned about:

- The potential financial impacts of Municipality. Development Charges.
- The assumption is that detailed and specified contractual agreements regarding capital upgrades will be established upfront, with the developer bearing the financial responsibilities.
- National Policy Framework for Municipal Development Charges emphasises the recovery of costs related to capital expenditures resulting from proposed developments,
- Recovering of cost must be thoroughly addressed in subsequent municipal reports to council administering and deciding on the development application.
- Confirmation of the developer's responsibility for the costs of the bulk services is required instead of the cost being borne by residents.
- Staying on or close to a building site for the next 10 years whilst being loyal rate and tax payers.

A summary of the impact follows in the Table below.

Table 38: Assessment of impact of broadened municipal tax base: Operational Phase

Impact	Broadened municipal tax base			
Experienced as	Living Environment: - Well maintained (settlement). - High income tax base (region). - Coastal settlement versus coastal resorts.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Highly Probable	3	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	High	2	No impact	0
Level of significance (AxBxD+E)xC	High, Positive	81	No impact	0
Mitigation measures	Once the municipality decided about the proposed development, a memorandum of agreement between the developer and Swartland municipality, providing detail to secure bulk services, should be concluded.			
Mitigation	No mitigation	0	No impact	0
Mitigated level of significance	Scale stays as above		No impact	0
Indirect or residual impacts	A tourist draw card.			

The municipal rates and taxes contributions of the proposed residential development is rated high positive and mitigation measures proposed are according to statutory operating procedures.

The No Go alternative has no impact.

g) Enhanced supply of Bulk Services

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
High quality living environment as bulk infrastructure are provided and/ or enhanced whilst rudimentary sewerage system is replaced: - Enhanced provision of bulk sewerage capacity and reticulation. - Enhanced provision of water reservoirs and reticulation. - Enhanced alternative energy provision and reticulation. - Long term budget planning at municipal level taking settlement expansion into account.	Community	High, Positive	High, Positive

There are 2051 erven (Single residential and higher density residential erven) in Yzerfontein in 2023. The proposed development will add another 917 erven over 20 years. The number of erven to be added will require civil and electrical services to be upgraded or new services to be established. The project is thus viewed as a catalytic project. Although the erven are phased, and initially upgrades and new services may not be required, ultimately it will contribute to services and service delivery in such a way that the entire settlement will benefit. As the development will contribute financially to bulk infrastructure, the municipality will benefit as service provision will be enhanced by modern technology compare to the status quo for example conservancy tanks and sewer trucks.

Stormwater:
The volume of stormwater discharged from the development will be equal to the predevelopment runoff. A series of retention ponds will be designed to reduce runoff.

Yzerfontein residents are concerned about:

- *Stormwater increase and insufficient stormwater management.*
- *Loss of precious runoff water.*
- *Large-scale erosion (financial losses) and*
- *Flooding downstream of the development, health related matters and ultimate financial loss as stormwater drain towards the north, over Road R315 and into the salt pan (Rooipan) near Strandkombuis.*

The table below provide the drainage direction and pond overflow receiving areas.

Timeframe	Units	Single Residential	General Residential	Phases	Storm water Notes
Immediately	75	14	61	A, D	Development pockets A is next to Versveld Street which has a stormwater network.
1 - 5 years	202	95	107	B, C, E, F	Development pockets B, C, D, E, F, G, H, J, K will drain to Short Street via a number of retention ponds. Stormwater network in 5th and 10th street will have to be upgraded.
5 -10 years	383	383		G, H, J, K	

10-15 years	132	132		L, M, N, O	Development pockets L, M, N, O, P will drain towards the east. Each pocket will have a retention pond which will overflow onto the farm land. The overflow will replenish the groundwater of the adjacent land earmarked for conservation. The land owner has consented to the stormwater overflowing onto the farmland.
15 -20 years	125	125		P	
	917	749	168		

The north western precinct including phases A to F and 109 single residential units and 168 general residential units, will drain towards the harbour and the sea (diverted along Verveld, 5th and 10th street). The remaining precincts, including phases G to P and 640 single residential units, will drain eastwards. As retention ponds will be reducing the runoff flow, flooding and erosion are unlikely and as a consequence health matters and financial losses.

Water:

Timeframe	Units	Phases, Single Res	Phases, Gen Res	Water Capacity Required
Immediately	75	A, D	D	292 Single residential units @ 0,75 kl/d/unit = 219 kl/d 168 Group housing units @ 0,45 kl/d/unit = 75,6 kl/d 1,0 ha Business/commercial area @ 15 kl/d/ha = 15,0 kl/d Sub-total = 309,6 kl/d
1 - 5 years	202	B, C, E, F	C, F	
5 -10 years	383	G, H, J, K		
10-15 years	132	L, M, N, O		457 Single residential units @ 0,75 kl/d/unit = 342,75 kl/d Sub-total = 342,75 kl/d
15 -20 years	125	P		
Total	917			**652,35 kl/d**
Fire Flow Requirements, Medium Risk				25 l/s @ 10 m

The impact of the proposed development on the Swartland bulk water system infrastructure is considered to be relatively small and it contributes insignificantly to the growth in water demand for the system as a whole (the abstraction is less than 1% of the total peak day flow in the future model). No additional upgrades to the Swartland bulk water system are required as a direct result of the proposed development.

Yet, Yzerfontein residents are concerned about:

- *Reinforcement of the bulk water supply pipeline,*
    - *Being subject to Swartland municipality's financial ability to undertake such infrastructure improvements. There is uncertainty about the*
    - *Timelines to approve and secure a capital budget and*
    - *Adequacy of the infrastructure upgrade.*

    As water supply to Yzerfontein is under pressure because of the age and capacity of the bulk water supply line and storage capacity (additional Reservoir). Incidence of burst pipes increase, leaving residence without water without water for extended periods

- *Water supply to Yzerfontein is insufficient whilst the demand grows monthly as new houses are built. The potential need should be determined as an average of 70% of residents will be permanent residents.*
- *Pollution of the Grootwater aquifer, as a strategic water resource by sewerage systems in and around Yzerfontein. Any impacts from the proposed development on the Grootwater Aquafer should be prohibited.*
- *The proposed development should, as much as possible, utilise rainwater, underground water and clean water from modern sewage systems, to alleviate reliance on water provided by the municipality.*

The proposed development requires bulk water as per the schedule below:

Timeframe	Units	Phases, Single Res	Phases, Gen Res	Water Capacity (Kiloliters) Required	Water reticulation Notes
Immediately	75	A, D	D	38 kl/d	Sufficient reticulation capacity to accommodate Phases A - K Any development above the 55 meter contour will require internal booster pumping.
1 - 5 years	202	B, C, E, F	C, F	119kl/d	
5 -10 years	383	G, H, J, K		287kl/d	
				445kl/d SubT	
1 – 10 years		Business		25,5 kl/d	
10-15 years	132	L, M, N, O		99kl/d	Sufficient reticulation capacity to accommodate phase L. Upgrading of pipe width in Atlantic Drive, Gousblom and Roosmaryn are required to accommodate phases M, N, O & P
15 -20 years	125	P		94kl/d	
				218,5kl/da SubT	
Total	Business		25,5kl/d	Residential	652 kl/d
Fire Flow Requirements, Medium Risk				25 l/s @ 10 m	

The criteria for total reservoir volume used in the Swartland Water Master Plan is 48 hours of the AADD. The current combined reservoir storage capacity of the Yzerfontein reservoirs is 4 300 Kl. The fully developed water demand, including the proposed development, is approximately 652 kl/d. This results in a combined reservoir storage capacity of 130 hours x AADD or 5.4 days.

Anticipating that 70% of residents are permanent, the need for water is a concern for Yzerfontein residents. This concern is addressed by the Services Report confirming that the abstraction is less than 1% of the total peak day flow in the future model and that the potential need for water or calculated fully developed water demand of 652 Kl/d can be accommodated.

The internal water network will be installed in accordance with the Municipal regulations and standards. Once completed, the Municipality will take over the operation and maintenance thereof.

The existing water reticulation system has sufficient capacity to accommodate phases A to K of the proposed development up to the 55-meter contour line to comply with the pressure and fire flow criteria as set out in the master plan.

Accommodation of any development above the 55-meter contour will require internal booster pumping to provide water pressure of more than 2,4 bar during peak demand conditions. The existing water reticulation system has sufficient capacity to accommodate phase L of the proposed development. Upgrading of the 100/110 mm diameter pipe in Atlantic Drive and the existing 75 mm diameter pipe in Gousblom and Roosmaryn Streets is required to accommodate phases M, N, O & P of the proposed development within the existing water network.

Swartland municipality had and does have the ability to secure funds and to deliver according to its long-term plans. The upgrading of the bulk water supply pipeline is part of Swartland Municipality's long-term planning.

Sewerage Management:

The sewer demand for the proposed development was calculated as follows:

Timeframe	Units	Phases	Sewer Demand
Immediately	75	A, D	247 kl/d
1 - 5 years	202	B, C, E, F	
5 -10 years	383	G, H, J, K	
10-15 years	132	L, M, N, O	273 kl/d
15 -20 years	125	P	
Total	917		**520 kl/d**

The existing erven in Yzerfontein are currently serviced via septic tanks and no existing sewer infrastructure is available in Yzerfontein to accommodate the proposed development. It is proposed that sewage from the proposed development is accommodated in the short to medium term in conservancy tanks. The construction of a temporary sewerage treatment package plant will form part of a future viability study. In the longer term (when a new WWTW is constructed for Yzerfontein), it is proposed that the interim conservancy tanks or package plant be decommissioned, and that the sewage be redirected to the proposed WWTW site.

A new internal waterborne sanitation system will be installed in the development. The system will connect to the future sewerage network for Yzerfontein.

As a temporary measure, an 8 000 liter conservancy to the Municipal standard, will be constructed on each built up erf or combined conservancy tanks can also be considered in the final design.

There are four trucks (2 municipal and 2 private) to transport the sewerage to Darling WWTW.

Tests to establish the presence of E.coli was conducted, and it was confirmed that E.coli is not present due to properly installed conservancy tanks, but released by soak aways and French drains. These sewerage management systems are no longer allowed.

Yzerfontein residents are concerned about:

- *The capacity of the Darling WWTW, as according to their knowledge, the Darling WWTW is operating to close capacity, as residents utilise conservancy tanks and subsequently dispose sewerage at Darling.*
- *The inadequacy of critical infrastructure as the Darling WWTW needs to be augmented within the next 2 to 3 years and in the longer-term a WWTW for Yzerfontein needs to be constructed.*
- *Inadequacy of critical infrastructure poses broader environmental and health risks as:*
- *Construction of a Wastewater Treatment Works for Yzerfontein is a time-consuming (24 months) process.*
- *In the interim, the existing infrastructure's capacity to negate or contribute to impacts?*
- *The powers of the Municipality to approve developments beyond a maximum 5 year timespan.*
- *Where are new WWTW proposed, and who will bear the costs?*
- *An interim solution using a bulk conservancy tank, while the new WWTW is under construction does not adequately address concerns regarding the limited facility of only 2 lorries to transport sewerage to Darling. The lead/ waiting time is 5 days before a sewerage tanker can deliver a service. These tanker work 24/7. A new lorry was going to be added in 2023. Residents recommend a central sewerage system*
- *over 50% of homes use "soak away" systems. The current problem <u>needs fixing before</u> we can add a greater need for capacity: There is spillage that affects residents and is a health hazard. Residents request an E.Coli level test to be done around the main beach along with the Pearl Bay area. Urgent attention should be given to pollution (E. Coli) in sea water.*
- *It cost of around R30 000 to build conservancy tank per erf. Once the new proposed sewage system is implemented, will previous expenses be reimbursed, will connection cost be required and who will pay for proposed system?*

<u>Waste Management:</u>

Refuse collection takes place within the development as part of the Municipal service at strategic locations as agreed with the Municipality. The waste will be taken to the drop-off site near Yzerfontein, from where it is transported to Highlands.

<u>Electrical</u>:

Yzerfontein is supplied with electricity by Swartland Municipality. At present, the electricity capacity in Yzerfontein is extremely limited. For upgrades, the main substation of the town needs to be upgraded.. Swartland Municipality is already progressed with the application and discussions with Eskom on starting this project as soon as possible. This will be an Eskom project, and present indications are completion of construction by end 2026 / mid 2027.

A portion of the new development (Phase-A 14 erven and 24 erven in Phase-B) will be supplied with electricity from the existing miniature substation B13, installed in Atlantic Drive as part of Yzerfontein Heights Phase-1.

Time frame	Units	Phases	Electrical Capacity Required
Immediately	75	A, D	A = 14 erven
1 - 5 years	202	B, C, E, F	B = 16 erven and B = 8 erven
5 -10 years	383	G, H, J, K, L, M	C, E, L, M = 115 erven
10-15 years	132	N, O	
15 -20 years	125	P	

The total estimated load for the business erven, residential erven and group housing is 4 084kVA.

Swartland Municipality will not allow any further development to be added to the network, as it will cause overloads on their main substation. Once the Eskom substation upgrade is completed and commissioned, the further phases can be developed. All street lighting will be as per the existing municipal standards. Phase A & B streetlights will be linked to the existing streetlighting at Yzerfontein Heights Phase 2 & 3.

Yzerfontein residents are concerned about:

- Eskom having insufficient bulk supply capacity due to limited transformer capacity. It appears that the maximum approved electricity load at Yzerfontein has already been exceeded on several occasions.
- The main substation needs to be upgraded, together with the overhead line from Blouwaterbaai Substation at Saldanha, through Hopefield into Yzerfontein. The timeframe for this upgrade in not any time soon.

It is in the Developer's interest to ensure that all efforts are made to reduce the maximum demand and use of electricity by the development. The Developer will ensure compliance with the national building regulations pertaining to energy measures on the electrical installations.

Communication Infrastructure:

Telkom/fibre sleeves and manholes will be installed along all roads, to cater for communication services to each erf.

Yzerfontein residents are concerned about:

- *The absence of a fire brigade;*
- *The need the proposed development create for schools (pre-, junior and senior schools), clinics and elderly care facilities;*
- *A hospital geared for medical emergencies and*
- *Additional beach parking.*

It is likely that these amenities be established once thresholds outlined below are reached in Yzerfontein:

- A fire station has a threshold of 60 000 people.
- Schools have thresholds of 7 000 for primary schools and 12 500 for secondary schools.
- Creches have thresholds of 2 400 to 3 000 people.
- Clinics have a threshold of 5000 to 7000 people.

- Elderly Care facilities.
- A hospital has a threshold of 300 000 people and a community health centre of 100 000.
- Additional beach parking.

A summary of the impact follows in the Table below.

Table 39: Assessment of impact of demand for & provision of services & amenities: Operational Phase

Impact	Enhanced supply of Bulk Services			
Experienced as	High quality living environment as bulk infrastructure are provided and/ or enhanced - Enhanced provision of bulk sewerage capacity and reticulation. - Enhanced provision of water reservoirs and reticulation. - Enhanced alternative energy provision and reticulation. - Long term budget planning at municipal level taking settlement expansion into account.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Highly Probable	3	No impact	0
Intensity of Impact(D)	Highly, Positive	3	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	High, Positive	114	No impact	0
Mitigation measures	• Promote alternative sources to provide services: o Sun & Wind (domestic). o Water (water harvesting). o Sewerage management. • Promote the reuse of water (storm and grey water).			
Mitigation	Confidence High	3	No impact	0
Mitigated level of significance	High, Positive	117	No impact	0
Indirect or residual impacts	Alternative energy support services			

The impact of the proposed residential development on the provision of services is rated as high positive before and after mitigation.

The No Go alternative has no impact.

3.2.2 Direct and Negative Impacts during the Operational Phase

i) Changed sense of place

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
- Perceived decrease in property values (settlement and region). - Settlement extent is enlarged, access to natural veld is moved away and extent of natural veldt decreases (settlement). - Complete change in use cause a permanent change of settlement extent, having a high intensity and high significance on the landscape (settlement and region); - Open space corridor (50%) between pockets of development (50%) creates a high quality living environment, affording more people access to the coast (a public amenity), it creates its own development precinct with its own sense of place (behind the dune) (settlement and region). - Conservation and heritage integrity along the Scenic Coast line is maintained as the remainder of the farm will be conserved. This is aligned with both the MSDF and MIDP.	Community	High, Negative	Medium, Negative

According to the visual impact assessment by New World Associates, 2023, the proposed development will bring about changes in the visual quality of the living environment and have a moderate-high impact on the landscape causing noticeable change to the visual environment. The proposed development is marginally visible from the R315 and highly visible form Atlantic Drive and absorption capacity of the landscape is the reverse: low landwards (from where it is marginally visible) and high seawards (from where it is highly visible). Thus, the proposed development is medium compatible with the landscape. Overall, the proposed residential development will have a moderate-high impact on the landscape causing noticeable change to the visual environment. The revised August 2025 site development plan (SDP)/ layout has qualitatively reduced the overall visual and aesthetic impact of the scheme as open space areas have increased for limestone conservation at the expense of ninety three (93) residential units.

Dassen Island Drive and Atlantic Drive and Adjacent Areas: The main direct visual impact occurs along the length of Dassen Island Drive and will affect any houses and erven that have views over the valley towards the east. Many of the houses are oriented primarily towards the sea and landward views are secondary. The visual impact ranges between low for most houses to high for the few houses that have deliberate views over the proposed residential development site towards the east.

The R27 Coastal Road: The visual impact on the users of the R27 when approaching from the south and the north is not significant and is low as:

- Though roofs are partially visible, at a distance of more than 10 km any potential visual impact is further lowered.
- The development will be seen within the context of the rest of Yzerfontein,
- Overall increase in development area will be small, viewed from a distance of approximately 15 km.

The overall assessment for the visual impact on the R27 and surrounding areas is low.

Other areas: The impact on all other areas, including potential views from the sea, is low.

Night time: The visual impact of the lighting of the new roads and houses cause a significant visual impact at night. With the correct mitigation and management this can however be reduced to an acceptable level. The effect of lighting has a cumulative impact and by the time the whole area has been developed the light pollution caused by current lighting practices will be unacceptable, unless mitigated.

The sense of place of Yzerfontein settlement is kept intact as a prerequisite of the ±158ha development is that 50% of the proposed development should be kept as open space corridors. The revised August 2025 SDP/ layout has not changed the overall visual and aesthetic impact of the scheme but there is more Open Space due to limestone area conservation within the urban edge. In addition, the area of ±320ha proposed to be protected, will be part of the broader extension of the West Coast National Park south wards.

Though the proposed development will cause noticeable change to the visual environment, the development typology and target market together with mitigation measures including the open space corridors and ±320ha to be conserved, will strengthen Yzerfontein's role as a place to live. Hence the demand for properties in Yzerfontein is likely to increase and property values will continue to rise. The proposed development will add another 917 erven over 20 years and implemented in five (5) phases (52 opportunities annually).

There are 2051 erven (Single residential and higher density residential erven) in Yzerfontein in 2023 of which 450 erven are vacant. The 450 vacant erven are in private ownership and whilst sales are market driven, development of single erven is life cycle dependent and mostly have longer term timeframes. Similarly, densification is driven by private development as single residential erven is subdivided or second dwellings are added.

As it is a sheltered precinct, Yzerfontein Heights does not interfere with the historic core of Yzerfontein.

Residents are concerned about the sense of place and appearance of Yzerfontein settlement:

- *The natural beauty of Yzerfontein is described in the Swartland SDF and the proposed development will in no way protect the environment.*
- *Potentially it could become a 2nd "Langebaan", in Saldanha Bay Municipality.*
- *International conservation or heritage value does not protect settlements from development as Langebaan developed despite being located in a Ramsar area. Therefore there is concern about large developments in Yzerfontein, though it adjoins the world-renowned West Coast National Park that was established to protect the area from ruthless development.*
- *As the proposed development will allow for excessive street lights.*
- *The height of boundary walls needs to be directed by development guidelines, which could be generated by guidelines provided by a visual impact assessment.*

- *A development of this nature will disturb the peaceful town atmosphere. Future development should be at a slower pace and scale and should be less disruptive to all residents.*
- *The proposed development will have a negative impact on the property values of the existing houses in Yzerfontein. There are still plenty plots available in Yzerfontein, why develop more? Current erven should be built up before new developments should be considered.*

A summary of the impact follows in the Table below.

Table 40: Assessment of impact of visible changes to the local scenery: Operational Phase

Impact	Changed sense of place			
Nature of Impact	- Perceived decrease in property values. - Settlement extent is enlarged, access to natural veld is moved away and extent of natural veldt decreases (settlement). - Complete change in use cause a permanent change of settlement extent, having a high intensity and high significance on the landscape (settlement and region); - Open space corridor (50%) between pockets of development (50%) creates a high quality living environment, affording more people access to the coast (a public amenity), it creates its own development precinct with its own sense of place (behind the dune) (settlement and region). The revised August 2025 SDP/ layout has not changed the overall visual and aesthetic impact of the scheme but there is more Open Space due to limestone area conservation within the urban edge. - Conservation and heritage integrity along the Scenic Coast line is maintained as the remainder of the farm will be conserved. This is aligned with both the MSDF and MIDP.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Highly Probable	3	No impact	0
Intensity of Impact (D)	High, Negative	-3	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	High, Negative	-102	No impact	0
Mitigation measures	Site Development Plan (SDP), Landscaping: • The SDP to be further developed to show landscaping setbacks and allocations building landscape and vegetation controls into the extension from the outset not to mention pedestrian and cycle routes. • Guidelines must be developed to strengthen the image and character of this valuable real estate. Address at least site circulation and streetscaping, the use of locally indigenous plants and vegetation conservation, architectural guidelines, design for solar panels, scheme colouration, landscape maintenance and boundary walls. • Landscape Master Plan must be prepared for the scheme showing how the streetscapes and common spaces will be landscaped where they will not be natural conservation areas. • Planting Palette and local vegetation types, A plant list should be developed where possible local species of Saldanha Flats Strandveld, Langebaan Dune Strandveld or Hopefield Sand Fynbos or wider regional species from the West Cost environment.			

	• Planting: Landscape planning should be done with locally indigenous species where possible, otherwise trees and plants occurring in the Fynbos region more generally. Careful conservation of the natural vegetation and the removal of alien is necessary. • Landscape Maintenance: Maintenance of the landscape needs to be included in the development budget and a plan for the ongoing maintenance of the scheme landscaping should be prepared and budgeted for. Irrigation should be avoided where possible or recycled water used from buildings into gardens and street tree schemes. • Open space corridors (50%) between pockets of development (50%) to be secured as a development prerequisite (±158ha). • Formalise the ±320ha natural vegetation off-set including a formal conservation servitude of ±31ha on the remainder of the farm. Operational Phase: • Lighting: Should be minimised and carefully controlled as part of the project's management plan. Down lighting should be encouraged. The use of green energy fittings and concepts should be encouraged and lighting developed with sensitivity to the rural landscape. • Landscape Maintenance: must be carried out at all times in line with these recommendations to help keep the scheme green and encouraging local biodiversity. Decommissioning Phase: • Refurbishment and Resale: The previous recommendations regarding planning, construction and operation all apply to this process. Paleontological: Mitigation: • The Operational/Occupancy EMP should include a Heritage Management Plan with ongoing mitigation and the Fossil Finds Procedure. • The Developer is responsible for the costs of paleontological mitigation by a contracted specialist.			
Mitigation	Medium, Negative	-3	No impact	0
Mitigated level of significance	Medium, Negative	-66	No impact	0
Indirect or residual impacts				

The proposed residential development does not inherently impact on the potential presence of fossils and paleontological resources. However standard heritage resource management procedures should be followed.

Noticeable changes in the visual quality of the living environment and sense of place are rated as highly negative and change to moderately negative after mitigation having a moderate-high impact on the landscape.

The No Go alternative has no impact.

k) Loss of Conservation worthy land

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Extent of natural vegetation, that is conservation worthy decrease as development phases are implemented. As a result, the following mitigation measures counter the loss of biodiversity and is experience as: - An increase in official conservation area as an off-set to protect remaining conservation worthy land (local and national) is established: Conservation of ±320ha of the remainder of the farm including formal conservation servitude of 31ha. (local, regional and international) - Conservation worthy areas accessible as open spaces corridors to residents and tourists. - A soft development (urban) edge change into a tangible (hard) edge (local, regional and international). As a result biodiversity enhancement is experienced.	Community	Medium, Negative	High, Positive

Of the ±158ha to be developed, approximately 50% will stay natural: A total of ±85.6ha will be zoned open space and ±72.3ha will be developed.

Where areas will be cleared for development, critical biodiversity will be removed beforehand by applying search and rescue. The loss of conservation worthy land will be limited and where conservation worthy land is lost the critical biodiversity will be rescued.

Although ±158ha is earmarked for restricted development of which approximately half will be cleared for development and the other remain natural, ±320ha of the remainder of the farm including a formal conservation servitude of ±31ha will be conserved.

Over three hundred hectares (±320ha) of Farm No. 560 is going to be preserved and protected. This relates to the preservation at a ratio of 1:1 for every hectare that is developed and cleared. The natural vegetation, of which the majority is Langebaan Dune Strandveld and some Saldanha Limestone Strandveld and Saldanha Flats Strandveld, that is preserved, include low, medium and high value conservation worthy vegetation, including a formal conservation servitude of ±31ha. This land is outside the urban edge.

The conservation status of the area within the urban edge, and home to Langebaan Dune Strandveld, is of medium conservation value and allows for continuation of ecological corridors with restricted residential development. The conservation ratio for this area is 1:1 as 50% of the area could be developed (footprint) and 50% was earmarked for conservation.

Yzerfontein residents are concerned about:

- *The impact on animal and plant species as well as biodiversity conservation and future protection of the ecological systems that underpin the biodiversity.*

A summary of the impact follows in the Table below.

Table 41: Assessment of impact of loss of conservation worthy land: Operational Phase

Impact	Loss of Conservation worthy land				
Experienced as	Extent of natural vegetation, that is conservation worthy decrease as development phases are implemented. As a result, mitigation measures to counter the loss of biodiversity, is implemented and is experienced as: - An increase of conservation worthy land (local and national) as ±320ha of the remainder of the farm including formal conservation servitude of ±31ha. Is officially protected (local, regional and international) - Residence and tourist have access to conservation worthy areas and can spend time within these areas, watching flowers, hiking and enjoying nature - Open spaces corridors create the impression of a fynbos and eco estate, living within the conservation worthy area. - A soft development (urban) edge change into a tangible (hard) edge (local, regional and international). - As a result biodiversity enhancement is experienced.				
ALTERNATIVES		**Preferred**		**No Go**	
Extent of impact (A)		Local and Regional	3	No impact	0
Duration of Impact (B)		Permanent	4	No impact	0
Probability of occurrence (C)		Probable	2	No impact	0
Intensity of Impact (D)		High, Negative	-3	No impact	0
Degree of confidence (E)		Medium	2	No impact	0
Level of significance (AxBxD+E)xC		Medium, Negative	-66	No impact	0
Mitigation measures	• 50% of developable land is conserved. • Search and rescue per proposed development phases will be conducted (local) to decrease the impact of the 50% developed land causing biodiversity loss. • Maintain conservation worthy areas accessible as open spaces corridors to residents and tourists. Make conservation worthy areas accessible and construct hiking paths and routes. • Establish a formal and official bio-diversity off-set to protect remaining conservation worthy land: Conservation of ±320ha of the remainder of the farm including formal conservation servitude of ±31ha.				
Mitigation		Intensity High, Positive Highly probable	3 3		
Mitigated level of significance		High, Positive	114		
Indirect or residual impacts		An additional amenity, A tourist attraction			

Loss of conservation worthy land is rated medium negative and after mitigation, the conservation of ±320ha conservation worthy natural vegetation, is rated highly positive.

The No Go alternative has no impact.

I) Increase in Traffic and Travel Expenses

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Pedestrian and road safety are compromised: Traffic volumes - More passenger carrying vehicles (from Darling) transporting people. Semi-skilled workforce from neighboring settlements is transported (settlement and region/ surroundings). - Increased non-motorized traffic and pedestrians (settlement). - Minimal increase in private vehicles as residence settling permanently (Skilled workforce) work from home/ remotely (less traffic). Travelling Expense (settlement): - Semi-skilled workforce from neighboring settlements (local traffic). - Skilled workforce work from home remotely (less traffic).	Community	Low, Negative	Low, Positive

The increased traffic generated by the operations of the residential development cause the road infrastructure to be upgraded to decrease the impact. The increased traffic is generated by the semi- and unskilled workforce that have to travel in passenger vehicles whilst the skilled workforce are working remotely.

Travelers profile:

The table below reflects that all households in the LSM 8 -10 category have both cars and computers, some households in LSM 5 -7 have cars and/ or computers and that households in LSM 1 – 4 is unlikely to have or cars or computers.

	Living Standard Measures			Households having Motorcars		Households having computers	
Settlement	8 -10	5 -7	1 -4	Percentage	Number	Percentage	Number
Yzerfontein	37.2%	30%	33.3%	92.40%	453	64.10%	314
Darling, old town	11.8%	43%	45.2%	89.90%	446	68.60%	340
Darling, Nuwedorp				26.10%	601	15.20%	350

The living standard measures confirm that those who are un- and semi-skilled will travel to work most likely by joining a lift club driving in a private vehicle or in a minibus taxi. Those who are skilled will most likely work from home and have access to a computer. The skilled workforce not working remotely will travel to Saldanha Bay, Malmesbury or Cape Town.

The distance and cost will be significant for all income groups. Yet for those on the lower income scale, the travel cost will be a sizable chunk of their income.

Those in the un- and semi-skilled category will mostly like travel with lift clubs or minibus taxis.

Road Infrastructure Capacity:

Sturgeon Consulting was appointed to determine the expected transport related impacts of the proposed residential development on the surrounding road network. Their report shows that the proposed development

can be accommodated by the adjacent transport network, provided the recommendations presented in the report are implemented.

The anticipated traffic impact was assessed on the surrounding road network and its location within the wider road network, and the following intersections were included:
1. Main Road (R315) (MR 215) / Buitekant Street – All way stop controlled.
2. Buitekant Street / Gey Van Pittius Street – Stop controlled.
3. Buitekant Street / Dassen Island Drive – All way stop controlled.
4. Dassen Island Drive /Atlantic Drive – Stop controlled.

The present traffic demand on the surrounding road network can generally be described as low to medium. The impact of Phase 1 of the proposed residential development on the road network, in 2030 (using the 3.5% average growth rate per annum) and considering ±60% of residential units and 100% of the business zone added to the background 2030 scenario confirm that the traffic demand on Buitekant Street south approach (Main Road 315/ Buitekant Strreet- All way stop controlled) is expected to operate at an unacceptable level of service during the AM peak hour and a separate left turn lane and intersection management (Roundabout and Signalised intersection) will significantly improve operations.

The other study intersections are expected to operate at acceptable levels of service during both peak hours. Hence, no improvements are required for these intersections.

The impact of the full proposed residential development Phase 2 on the road network, based on the expected 2035 scenario including the section of Buitekant Street between 6th Street and Main Road, that will be a four-lane divided dual carriageway as required by Swartland Municipality.

Main Road (R315) / Buitekant Street – All Way Stop Controlled intersection should be upgraded to roundabout and signalised intersection aligned with dualling on south approach

The other study intersections are expected to operate at acceptable levels of service during both peak hours. Hence, no improvements are required for these intersections. Furthermore, based on the future impact of the development all the study intersections are expected to be operate at acceptable levels of service without have to link the different pockets between Phase L, M, N, O and P. No public transport improvements are required.

Yzerfontein residents are concerned about security and safety and:

- *The market the development aims to attract and result in an increase in maids, gardeners and builders, whom will travel by taxis. The resulting increase in taxi's contradicts the study on public transport.*
- *Emergency evacuation conditions with only one entrance road given global warming and climate change.*
- *Increased traffic that will reduce recreational activities such as walking, cycling, running, etc.*

- *The use of the roads by children, the elderly, pedestrians and animals that become a safety hazard. Hence, pavements to be upgraded to accommodate pedestrians.*
- *Atlantic Drive be the only access to the proposed development. Hence it is anticipated to carry contractor and construction vehicles and machinery and accommodate current resident movement.*
- *Dassie Street being one of the entrances that seems insufficient to handle additional traffic.*
- *Required upgrades to the four way crossing and Spar access. Hence, any new development should contribute to these upgrades as residents is in disagreement that 70% of the future residence will be holiday homes and that the congestion is seasonal.*
- *The R315 to be upgraded and a different entry road have to service the new development.*
- *The R27 and 315 crossing have to be upgraded as a trip generation rate of between 1100 – 1500 vehicle trips per hour (peak hour) is anticipated.*
- *Increased traffic will result in noise pollution which is counterintuitive to the scenic serene ambiance of Yzerfontein.*

A summary of the impact follows in the Table below.

Table 42: Assessment of impact of Traffic: Operational Phase

Impact	Increased traffic			
Experienced as	Pedestrian and road safety are compromised: - More passenger vehicles transporting people from Darling (settlement). - Increased non-motorized traffic and pedestrians (settlement). - Minimal increase in private vehicles as residence settling permanently work from home.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-20	No impact	0
Mitigation measures	Mitigation: • Facilitate a taxi service between Darling and Yzerfontein. • Facilitate transport infrastructure such as shelters and collection bays. • There are seven proposed accesses to the development, two accesses to the north of the site (Gey van Pittius Street and F. Duckitt Street), one access to the west of the site on Dassen Island Drive and four accesses to the south of the site on Atlantic Drive. Proposed accesses must have two-lane cross sections (one lane in and one lane out) with a combined carriageway width of 7.0m. Accesses must be stop controlled on the development side. • The improvements at the Main Road (R315) / Buitenkant Street intersection be constructed once Phase 2 (2032) is completed. • The detailed design of the above-mentioned road infrastructure be approved by the relevant Road Authority before construction commences. • The internal roads will be 5.5m to 7.0m wide. Barrier kerbs and channels will be installed on the main roads through the development. Minor roads will have			

	mountable kerbs. The road surface will be a premixed asphalt layer. Stormwater catch pits will be installed along the side of the roads. An underground concrete pipe network will connect the catch pits to the stormwater retention ponds. The stormwater network will be designed for the 1:5 year flood. • The recommendations of the updated 2025 TIA to be implemented and to replace any contrasting or materially different proposals of the 2023 TIA.			
Mitigation	Intensity, Low positive	1	No impact	0
Mitigated level of significance	Low, Positive	28	No impact	0
Indirect or residual impacts	Improved passenger transport infrastructure along the road into Yzerfontein and increased Travelling Expense carried by the semi-and unskilled (settlement).			

Increased traffic is rated as low negative before mitigation and change to low positive after mitigation.

The No Go alternative has no impact.

3.2.3 Indirect and Positive Impacts during the Operational Phase

m) Diversification of culture

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Influx of people: - From homogeneous to cosmopolitan (settlement).	Community	Low, Positive	None

Most of the households in Yzerfontein and Darling has not moved in the last five years, whilst Yzerfontein have more households moving than those staying there for 5 years and more. Households in Darling move the least and stay there for 20.5 years and longer, while households in Yzerfontein stay there for 10.5 years. A 2017 local Census Survey reported a population growth rate of 4% in Darling and 13.3% in Yzerfontein, compared to 2016 StatsSA Community Survey estimates of -3.3% and 7.8%.

The composition of the population in Yzerfontein will change over time, though it has a stable population. As the housing stock generated are sold, new people will move into the settlement. It is anticipated that half (50%) of the households will stay permanently or semi-permanently in Yzerfontein. These households will be from different origins and backgrounds and cause the population to become even more cosmopolitan than its current composition. The transition from regional farming families to national households semi-migrating and international households living or settling in South Africa, contributes to the diversity of cultures in Yzerfontein.

A summary of the impact follows in the Table below.

Table 43: Assessment of impact of diversification of culture: Operational Phase

Impact	Diversification of culture			
Experienced as	Influx of people: - From homogeneous to cosmopolitan (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	28	No impact	0
Mitigation measures	No mitigation			
Mitigation	No mitigation	0	None	0
Mitigated level of significance	No mitigation	0	None	0
Indirect or residual impacts				

Diversification of culture is rated as low positive before mitigation and no mitigation is suggested.

The No Go alternative has no impact.

n) Increased levels of education and qualifications and fewer drop outs (Individual development)

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Fewer school drop outs and higher Matric pass rate: - More young people want to qualify to have the lifestyle and income of a qualified person (regional). - Skilled inhabitants encourage youth to obtain an education (settlement & regional). - Enhance personal choices in world of work (settlement).	Individuals & Families	Low, Positive	Low, Positive

The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled, Quantec Research, 2018), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

The operational phases of the proposed residential development require skills in hospitality and conservation. The operational skills required include, but are not limited to customer service, teamwork, attention to detail, problem solving, language ability, multitasking, adaptability, organising and culturally awareness, conservation practices, mapping skills, prevention and mitigation, building maintenance, budgeting, finance, food preparation, gastronomy.

Besides the skills required by operations, those employed will be working along with skilled and qualified people. The contact may influence operational employees to improve their own skills or to support their school going children to do so. In supporting the school going children, the matric pass rate and drop-out rate may improve.

Of the 333 jobs, the skills levels required are: 40% (or 133 persons) low-skilled, 40% (or 133 persons) semi-skilled and 20% (or 67 persons) skilled.

A summary of the impact follows in the Table below.

Table 44: Assessment of impact of access to education and skills development: Operational Phase

Impact	Increased levels of education and qualifications and fewer drop outs (Individual development).			
Experienced as	Fewer school drop outs and higher Matric pass rate: - More young people want to qualify to have the lifestyle and income of a qualified person (regional). - Skilled inhabitants encourage youth to obtain an education (settlement & regional). - Enhance personal choices in world of work (settlement).			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Unlikely	1	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	14	No impact	0
Mitigation measures	Facilitate career open days for school children (Darling). Establish an educational advancement association for employees working at residences in Yzerfontein. Such an association should include programmes for the school going kids of these employees.			
Mitigation	Probable	2	No impact	0
Mitigated level of significance	Low, Positive	28	No impact	0
Indirect or residual impacts	Fewer school drop-outs (matric)			

Capacity building and skills development will benefit those employed or looking for employment in the short term and long term.

The Increased levels of education and qualifications is rated low positive before and after mitigation.

The No Go alternative has no impact.

o) Increased SMME participation

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
More small businesses deliver services and operate in settlement to support lifestyle living (settlement). Increased economic participation by individual small business owners (settlement). - Driven by the needs of residents working remotely and having holiday homes.	Families	Low, Positive	Low, Positive

Increased and sustainable economic participation by individual small businesses will result from the residential development. As residents working remotely or maintaining holiday homes require services and stock to support lifestyle living, the need for tailor made services will be required. These businesses will most likely represent the following economic sectors: Community, social and personal services; Finance, insurance, real estate, business services; Wholesale, retail, catering, accommodation, entertainment.

In Yzerfontein, there are 56 enterprises and 3.6% are in the primary economic sector, 8.9% in the secondary economic sector and 87.5% in the tertiary economic sector. The economic activity and businesses of the surrounding farms are excluded. Of the economic activities 53 are commercial in nature.

Table 45: Number of businesses in Yzerfontein per sector

Economic Sector	Sector hierarchy	Number of enterprises	Percentage
Agriculture	Primary	2	3.6
Construction & Architecture, Manufacturing & Processing: Food	Secondary	5	9.0
Community, social and personal services; Finance, insurance, real estate, business services; Wholesale, retail, catering, accommodation, entertainment.	Tertiary	49	87.5
Total		**56**	

Wholesale and retail trade, catering and accommodation, the second largest GDP contributor for Swartland is the largest GDP contributor for Darling and Yzerfontein. The sector contributes nearly 90% to the local economies of Darling and Yzerfontein.

Associations and establishments, for example the rates payers and business chamber, should support and offer mentorships to small businesses and home industries. This will result in an increase in the number of sustainable businesses and home industries and solidifying the local economy in Swartland benefitting the community in the long term.

Yzerfontein residents are concerned about the shopping centre not able to accommodate the influx of permanent residents and holiday makers during the festive season.

A summary of the impact follows in the Table below.

Table 46: Assessment of impact of enhancing small businesses: Operational Phase

Impact	Increased SMME participation			
Experienced as	More small businesses deliver services and operate in settlement to support lifestyle living. (settlement) Increased economic participation by individual small business owners (settlement). - Driven by the needs of residents working remotely and having holiday homes.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Medium term	2	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	20	No impact	0
Mitigation measures	• Promote joint ventures between small business (owned by previous disadvantaged persons) and more established businesses. • Implement formal small business training and mentoring programmes. • Establish a mechanism to: o Enable investment in small businesses. o Involve associations and establishments for example the rates payers and business chamber offering support and mentorships to small businesses and home industries.			
Mitigation	Medium, Positive	2		
Mitigated level of significance	Low, Positive	36		
Indirect or residual impacts				

The presence of more sustainable small businesses is rated as low positive before and after mitigation. Though the rating is low positive, the impact will be significant for individual families in Yzerfontein and surrounding settlements such as Darling and Malmesbury.

The No Go alternative has no impact.

p) Enhancing Yzerfontein as a Brand

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Yzerfontein being enhanced as destination and a place to live: - Improve tourism (short term and long term stay) (regional). - More permanent residents (settlement). - A coastal residential development with an eco-village sense of place (own and new sense of place).	Community	Medium, Positive	None

The proposed residential development will contribute to short-term accommodation and housing stock.

Short-term accommodation:
The by-law make provision that single residential residences can double-up as short term accommodation. As 50% of the development opportunities will have permanent residents, it can be assumed that 50% (or 729 units) across permanent and holiday homes will have a dual purpose and offer short term accommodation.

Fulfilling housing needs determined by the family stage families find themselves in:
The age distribution of the municipal population and that of Darling and Yzerfontein can be described as young (36% below 21 years of age). However, when describing age distribution for Darling and Yzerfontein separately, Darling has a young population (35.2% youth & 26% child bearing) whilst Yzerfontein has a beyond childbearing age population (70.9%). Swartland has a fairly high percentage (32.5%) of its population between the ages of 21 and 40 in the child bearing phase.

Table 47: Swartland Municipality – Percentage & average age distribution of urban population

Town	0 - 5 years	6 – 10	11 – 20	21 – 40	41 – 60	> 60 years	Total	Average Age (years)
Darling	11.7	7.8	15.7	26.6	25.5	12.7	100.0	32.8
Yzerfontein	2.4	0.5	5.9	11.7	30.2	49.3	100.0	54.1
Grand Total	**10.7**	**9.1**	**16.2**	**28.0**	**23.3**	**12.7**	**100.0**	**32.3**

Out of the five family stages, families in Darling are in the child bearing and child rearing stages whilst those in Yzerfontein are in the child launching and empty nest phase.

There is a need for first time home owners, whom are most likely in the family founding stage. People in this family stage and in the child bearing stage will most like settle in Yzerfontein and work remotely. They are mainly in the LSM 5 – 7 category and would buy single residential homes.

The proposed residential development will be a coastal development but with an eco-and conservation character and sense of place: a residential development amidst the natural vegetation or like an eco-village.

A summary of the impact follows in the Table below.

Table 48: Assessment of impact of enhancing Yzerfontein as a brand: Operational Phase

Impact	Enhancing Yzerfontein as a Brand				
Experienced as	Yzerfontein being enhanced as destination and a place to live: - Improve tourism (short term and long term stay) (regional). - More permanent residents (settlement). - A coastal residential development with an eco-village sense of place (own and new sense of place).				
ALTERNATIVES		**Preferred**		**No Go**	
Extent of impact (A)		Local	4	No impact	0
Duration of Impact (B)		Long term	3	No impact	0
Probability of occurrence (C)		Probable	2	No impact	0
Intensity of Impact (D)		Medium, Positive	2	No impact	0
Degree of confidence (E)		Medium	2	No impact	0
Level of significance (AxBxD+E)xC		Medium, Positive	52	No impact	0
Mitigation measures	None				
Mitigation		No mitigation	0		
Mitigated level of significance		No mitigation	0		
Indirect or residual impacts					

Enhancing Yzerfontein as brand is rated as medium positive and no mitigation is recommended.

The No Go alternative has no impact.

q) Intensified use of public infrastructure (harbour) and amenity (sea)

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
More people use the harbour as a working launch site (local) as: - More residents access the sea as their sea vessels are at hand (stored in Yzerfontein). - More tourists visit and access the sea.	Community	Medium, Positive	None

Yzerfontein is a fishing destination. Yzerfontein harbour provides safe launching, anchorage and permit the transfer of cargo and people between boats and the shore. The harbour and boat launching pad support local and visiting fishermen to safely enter the sea and bring their catch home.

All members of society enjoy the sea as an amenity in different ways:

- Enhanced physical activity: walking, running, volley ball and touchies.
- Exposure to Natural Sunlight.
- Inhale fresh and Salty Air with high levels of oxygen.
- The salt water heals wounds.
- Enhance peace of mind and mental health.

Thus both the harbour and sea, is a community resources that will have an extra 1 457 households that will make use of both amenities.

A summary of the impact follows in the Table below.

Table 49: Assessment of impact of public infrastructure and amenity: Operational Phase

Impact	Capitalise on public amenity (utilities) i.e. Yzerfontein harbour and sea			
Experienced as	More people use the harbour as a working launch site (local) as: - More residents access the sea as their sea vessels are at hand (stored in Yzerfontein). - More tourists visit and access the sea.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	52	No impact	0
Mitigation measures	None			
Mitigation	No mitigation	0	No impact	0
Mitigated level of significance	Same score as above	0	No impact	0
Indirect or residual impacts	Heathy food from the sea for household use vs volume of fish caught and volume the resource. .			

Residents and visitors (tourists) utilising the public infrastructure rate the proposed residential development as medium positive and there are no mitigation measures proposed.

The No Go alternative has no impact.

3.2.4 Residual Positive Impacts during the Operational Phase

r) Access to basic services

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
- Rate paying citizens indirectly support indigent citizens. - Indigent households in region have access to services whilst the municipality keeps a healthy tax basis.	Community	Medium, Positive	None

Rates and taxes paid by higher income household cross subsidise the provision of services to indigent households. To keep the tax basis healthy there is an optimum ratio of rate paying versus indigent households. The additional families able to pay rates who are settling in Yzerfontein, contribute to the required ratio and a healthy tax basis. These families keep the optimum ratio in-tact.

The proposed residential development contributes to and broadens the Swartland tax basis. The income the municipality raise form rates and taxes:

- Enable the local municipality to render services and keep settlements clean and well maintained.
- Indirectly promotes Yzerfontein as tourism destination, as

- Additional short term accommodation opportunities are made available within a settlement that is pleasant to live in.
- Aid the celebration of its settlement status: Along the coastal border between Cape Town and Swartland, Yzerfontein is the first settlement after Melkbosstrand and following on several resorts such as Grotto and Tygerfontein. Well maintained and high-quality services are delivered.

- Conservation and heritage integrity along the Scenic Coast line is maintained as the remainder of the farm will be conserved.

A summary of the impact follows in the Table below.

Table 50: Assessment of impact of access to basic services: Operational Phase

Impact	Access to basic services			
Experienced as	Rate paying citizens indirectly support indigent citizens. Indigent households in region have access to services whilst the municipality keeps a healthy tax basis.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Highly Probable	3	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Medium, Positive	42	No impact	0
Mitigation measures	None			
Mitigation	No mitigation	0	No impact	0
Mitigated level of significance	Score stay as above.	0	No impact	0
Indirect or residual impacts				

Cross subsidising services are rated as medium positive and no mitigation is recommended.

The No Go alternative has no impact.

s) Youth develop self-esteem

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Youth are employed (and): - Keep up hope for future (settlement).	Individuals & Community	Low, Positive	None

The Swartland population is relatively young as a quarter (25%) of the population is between birth and 14 years of age. The Youth (15 – 35 years of age) represents 40 044 people or 35% of the population.

The high youth unemployment rate of 17.9% and the unemployment rate of 8.9% confirm the need that young people have to be employed. As young people may not have the skills, they have little to aspire to and employment is limited to entrance level jobs should they get employed.

In 2017, the unemployment rate was 10.4% (8.9% in 2011) or 7 125 (unemployed and discouraged work seekers) out of 78 610 of working age people. The forty one thousand (40 651) persons of working age are employed mainly in the formal sector and 30 853 persons are not economically active.

Given the unemployment rate of 8.9% (2011) and 10.4% (2017), and the youth unemployment being 17.9% (2011), ninety percent (90%) of the construction jobs should be reserved for locals in Yzerfontein, Darling and the Swartland.

Young people may lack skills and experience and are therefore not afforded an opportunity to be employed. Should young people be employed it may assist to break the cycle of hopelessness. The self- image of the youth improves as well as the way the community views them. As a result the change in social wellbeing of youth will change the social wellbeing of the family. Three hundred and seventy nine (379) young people could be employed should all phases be implemented at the same time or on average 25 persons per annum over the fifteen year construction period will be employed. The impact is viewed as low, but significant

The rating applied to assess the impact on youths' self-esteem will be project specific

A summary of the impact follows in the Table below.

Table 51: Assessment of impact of improved health and social well-being of youth: Operational Phase

Impact	Youth develop self-esteem			
Experienced as	Youth are employed (and): - Keep up hope for future (settlement)			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	28	No impact	0
Mitigation measures				
Mitigation	No Mitigation	0	No impact	0
Mitigated level of significance	Score stay as above	0	No impact	0
Indirect or residual impacts				

Youth self-esteem development is rated as low positive and no mitigation is recommended.

The No Go alternative has no impact.

t) Vulnerable groups enjoy employment equity

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Women and Youth find employment (and): - *Contribute to household income and* - *Their social-well-being and self-esteem improve.*	Community	Low, Positive	None

The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

The proposed residential development provides employment opportunities. Once in operation, and women and youth are afforded the employment opportunities, their employability and self-employability will be enhanced.

Decent employment afforded youth and women to improved their living conditions and they develop a sense of purpose. Both the improved living conditions and sense of purpose will improve the self-esteem of vulnerable groups and enhance their social well-being. The change in their social well-being will result in a change of social well-being of the community too. Ultimately it will result in breaking the local cycle of hopelessness or poverty.

Should no provision be made to break the cycle of poverty, and to enable families to improve their living conditions, poverty will stay a challenge. Improved social well-being within families should decrease the vulnerability of family members. This result, obtained over the long term, will be an indirect but positive result from the proposed residential and mixed use development.

A summary of the impact follows in the Table below.

Table 52: Assessment of impact of employment of vulnerable groups: Operational Phase

Impact	Vulnerable groups enjoy employment equity			
Experienced as	Women and Youth find employment (and): - *Contribute to household income and* - *Their social well-being and self-esteem improve.*			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Positive	1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	28	No impact	0
Mitigation measures				
Mitigation	No mitigation	0	No impact	0
Mitigated level of significance	Score stay as above	0	No impact	0
Indirect or residual impacts				

Decreased vulnerability of vulnerable groups and within families, is rated as low positive and no mitigation measures are recommended.

The No Go alternative has no impact.

u) Additional Social Amenities (health facility/clinic)

Increase need for social amenities result in new private health amenity and retirement precinct with likely retirement facility.

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Additional private social amenities and improved GDP (long term). New private health facility or clinic and likely retirement facility Is accessible State of the art health care is accessible. Retirement option available within the retirement precinct.	Community and individuals	Medium, positive	None

In the long term it is highly likely that a private clinic is built to provide in the need for local health services in Yzerfontein. It is also intended to establish a retirement precinct with a likely retirement facility. This will be a positive contribution to the settlement functions and services. It will generate income and contribute to less travelling to access such services elsewhere.

A summary of the impact follows in the Table below.

Table 53: Assessment of impact of new private clinic: Operational Phase

Impact	New private clinic			
Experienced as	Additional private social amenities and improved GDP (long term). New private health facility or clinic and likely retirement facility is accessible. State of the art health care is accessible. Retirement options available within retirement precinct.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Medium, Positive	2	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Positive	52	No impact	0
Mitigation measures	None			
Mitigation	No mitigation	0	No impact	0
Mitigated level of significance	No mitigation	0	No impact	0
Indirect or residual impacts				

A private health facility and the retirement precinct are rated as medium positive and no mitigation measures are recommended.

The No Go alternative has no impact.

3.2.4 Residual Negative Impacts during the Operational Phase

v) Influx of unemployed people

Experienced as *(scale of impact)*	***Population Unit***	***Operational***	
		Rating	***Mitigated***
Unemployed people settle in Darling, Swartland or Yzerfontein.	Community	Low, negative	Low, positive

The creation of employment opportunities and benefits such as skill development, thereto may cause more jobseekers to settle in Darling, Swartland or Yzerfontein. This may cause societal tension and instability particularly if the unemployment rates stay high and locals do not find work. Job seekers joining the community may directly and indirectly cause safety, security and community stability to deteriorate.

Should these job seekers not find work, the unemployment rate will increase as will the social tension within these settlements. The presence of the unemployed is perceived as negative by the receiving community. This influx can last for the entire construction period.

A summary of the impact follows in the table below.

Table 54: Assessment of Impact on community stability and homogeneity: Construction Phase

Impact	Influx of unemployed people			
Experienced as	Influx of unemployed people who ultimately settle in Darling, Swartland or Yzerfontein. causing community stability to deteriorate.			
ALTERNATIVES	**Preferred**		**No Go**	
Extent of impact (A)	Local	4	No impact	0
Duration of Impact (B)	Long term	3	No impact	0
Probability of occurrence (C)	Probable	2	No impact	0
Intensity of Impact (D)	Low, Negative	-1	No impact	0
Degree of confidence (E)	Medium	2	No impact	0
Level of significance (AxBxD+E)xC	Low, Negative	-20	No impact	0
Mitigation measures	• Lobby that at least 90% locals of whom 70% were previously disadvantaged access training across all skills categories (unskilled, semi-skilled and skilled). • If not suitably qualified, make an effort to transfer skills on the job: create opportunities to learn from someone who has the skills and registration.			
Mitigation	Intensity Low Positive	1	None	0
Mitigated level of significance	Medium, Positive	29	None	0
Indirect or residual impacts				

Influx of unemployed people are rated as low negative and after mitigation, change to low positive

The No Go alternative has no impact.

3.2.5 Summary of impacts during the Operational Phase

Overall, the **operational phase** brings about some direct and positive impacts, direct and negative impacts and indirect positive and negative impacts.

Direct and Positive Impacts during the Operational Phase are tabulated below:

Table 55: A summary of direct and positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
A	Increased employment opportunities	- Working-age people find employment temporarily and permanently (settlement and region). - Working-age people working from home employ people (settlement and region).	Individuals & Families	Medium, Positive	Medium, Positive
B	Increased Income	Income of families and per capita increases as: - Working age people are employed (settlement & region). - Working age people work from home (regional).	Individuals & Families	Medium, Positive	Medium, Positive
C	Increased skills levels of working-age population and youth in particular	- Skills levels and employability improve. - Ability to generate a decent income (settlement & region).	Individuals & community	Medium, Positive	Medium, Positive
D	Increased Local Sales and GGP (Enhanced local economy)	Increased sales and income as: - Higher income spent on luxury goods regularly (not holidays only) as people work from home. - more people participate in the local and regional economy (enhancing local businesses) as people work from home. - Increased tourism expenditure. - Semi-gration and more people settle permanently than only visit during holiday season.	Individuals & community	Medium, Positive	Medium, Positive
E	Integration of different income gradients	Different residential typologies, price ranges and markets (region): - Lifestyle. - First time home owners, young people. - Retirees are provided for given the different typologies.	Community	High, Positive	None
F	Broadened municipal tax base	Living Environment: - Well maintained (settlement). - High income tax base (region). - Coastal settlement versus coastal resorts.	Community	High, Positive	None

G	Enhanced supply of Bulk Services	High quality living environment as bulk infrastructure are provided and/ or enhanced: - Enhanced provision of bulk sewerage capacity and reticulation. - Enhanced provision of water reservoirs and reticulation. - Enhanced alternative energy provision and reticulation. - Long term budget planning at municipal level taking settlement expansion into account.	Community	High, Positive	High, Positive

Direct and Negative Impacts during the Operational Phase are tabulated below:

Table 56: A summary of direct and negative impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
I	Changed sense of place	- Perceived decrease in property values. - Settlement extent is enlarged, access to natural veld is moved away and extent of natural veldt decreases (settlement). - Complete change in use cause a permanent change of settlement extent, having a high intensity and high significance on the landscape (settlement and region); - Open space corridor (50%) between pockets of development (50%) creates a high quality living environment, affording more people access to the coast (a public amenity), it creates its own development precinct with its own sense of place (behind the dune) (settlement and region). - Conservation and heritage integrity along the Scenic Coast line is maintained as the remainder of the farm will be conserved. This is aligned with both the MSDF and MIDP.	Community	High, Negative	Medium, Negative
J	Loss of Conservation worthy land	Extent of natural vegetation and conservation worthy biodiversity decrease as development phases are implemented: - Off set and official conservation off set protect remaining conservation worthy land (local and national). - Search and rescue per phase will be conducted (local). - Accessible as open spaces corridors to residents and tourists. - Conservation of ±320ha of the remainder of the farm (local, regional and	Community	Medium, Negative	High, Positive

		international) including formal conservation servitude of 31ha. - A soft development (urban) edge change into a tangible (hard) edge (local, regional and international).			
K	Increase in Traffic	Pedestrian and road safety are compromised: - More vehicles transporting people on the road (settlement). - Increased non-motorized traffic and pedestrians (settlement).	Community	Low, Negative	Low, Positive

Indirect and Positive Impacts during the Operational Phase are tabulated below:

Table 57: A summary of indirect and positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
L	Diversification of culture	Influx of people: - From homogeneous to cosmopolitan (settlement). - Temporarily on site stays.	Community	Low, Positive	None
M	Increased levels of education and qualifications and fewer drop outs (Individual development)	Fewer school drop outs and higher Matric pass rate: - More young people want to qualify to have the lifestyle (regional). - Skilled inhabitants encourage youth to obtain an education (settlement & regional). - Enhance personal choices in world of work (settlement).	Individuals & Families	Low, Positive	Low, Positive
N	Increased SMME participation	More small businesses (settlement). Increased economic participation by individual small business owners (settlement). - Driven by the need people working remotely. - To support lifestyle living.	Families	Low, Positive	Low, Positive
O	Enhancing Yzerfontein as a Brand	Yzerfontein being enhanced as destination and a place to live: - Improve tourism (short term and long term stay) (regional). - More permanent residents (settlement). - A coastal residential development with an eco-village sense of place (own and new sense of place).	Community	Medium, Positive	None
P	Intensified use of public infrastructure (harbour) and amenity (sea)	More people use the harbour as a working launch site (local) as: - More residents access the sea as their sea vessels are at hand (stored in Yzerfontein). - More tourists visit and access the sea.	Community	Medium, Positive	None

Residual Positive Impacts during the Operational Phase are tabulated below:

Table 58: A summary of residual positive impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
Q	Access to basic services	Rate paying citizens indirectly support indigent citizens.	Community	Medium, Positive	None
R	Youth develop self-esteem	Youth are employed (and): - Keep up hope for future (settlement).	Individuals & Community	Low, Positive	None
S	Vulnerable groups enjoy employment equity	Women and Youth find employment (and): - Contribute to household income	Community	Low, Positive	None
T	Additional Social Amenity/ Clinic & Retirement precinct	New private amenity including clinic & retirement precinct is accessible State of the art health care is accessible Retirement options (likely retirement facility) available within the retirement precinct.	Community	Medium, Positive	None

Residual Negative Impacts during the Operational Phase are tabulated below:

Table 59: A summary of residual negative impacts, Operational Phase

	Impact (s)	***Experienced as** (scale of impact)*	***Population Unit***	***Operational***	
				Rating	***Mitigated***
U	Influx of unemployed people	Unemployed people settle informally in Yzerfontein.	Community	Low, negative	Low, Positive

3.3 Cumulative Impacts

The cumulative impact associated with the proposed residential development is largely of a visual nature.

The cumulative impact associated with the proposed development and similar developments as per SDF proposals is largely of a visual and economic nature.

The associated impact on the **sense of place** of the surroundings is perceived as negative as the changed sense of place impact on the quality of the living environment. The cumulative impact is direct, additive and permanent. Yet it is limited to settlement scale which is countered by the integration of the residential development pockets into its surroundings. The latter constitutes ±320ha that will be conserved.

The associated impact on the **economy of Yzerfontein and the region** is of medium significance and positive. The cumulative impacts are described as direct and additive. Economic growth will be driven by people working from home (life style residents) and by more small businesses that will be establish in support

of those who work from home. Such economic opportunities will be unlocked by bulk services infrastructure to be established. The economic significance of the development lies in its contribution to the Swartland's diversified and the second largest economy within the West Coast. The Swartland economy experiencing slow economic growth causing Swartland not escape poverty as:

- A Gini coefficient of 0.61 in 2020, presenting a severe income gap and income inequality within the Swartland community. Low growth and rising unemployment have contributed to the persistence of inequality.
- The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

3.4 No Go Alternative

Should this alternative be selected, the proposed residential development would not proceed. This alternative would allow the site to lay fallow and economic growth opportunities will be lost.

The No-Go Alternative will result in:

- Losing employment opportunities generated during construction and operational phases.
- Diverting economic opportunities, as small businesses will not be enhanced.

Given the slow economic growth in Swartland this alternative would represent a negative social cost, particularly, for the local community.

3.5 Concluding Remarks

The benefits of the proposed residential development are significant whilst the costs are limited. Having a diversified and the second largest economy within the West Coast yet experiencing slow economic growth the Swartland does not escape poverty as:

- A Gini coefficient of 0.61 in 2020, presenting a severe income gap and income inequality within the Swartland community. Low growth and rising unemployment have contributed to the persistence of inequality.
- The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

The benefits resultant from the development:

- Contributes to the slow growing economy:
  - As the number of life style residents that work from home will increase over time and would likely spend a sizable share of their disposable income locally;
  - As economic opportunities are unlocked by bulk services infrastructure to be established;
  - As small business growth will be encouraged by life style residents working from home;

    - As jobs will be generated in relatively close proximity and development of related skills will be promoted;
    - As Yzerfontein as a destination will be strengthened and more tourists will stay longer in the settlement.
- Enhances biodiversity targets as 50% of the development (±85.6ha) and a ±320ha Biodiversity offset, will be conserved;
- Change the sense of place of Yzerfontein as exclusive holiday settlement to permanent residence (a place to live) and holiday destination, whilst the proposed development will establish its own sense of place.

The benefits confirm the need and desirability of the proposed development within the context of the Swartland. The development is recommended from a socio-economic perspective.

Section 4: Management guidelines to address socio-economic impacts

In order to ensure that the disadvantages are managed to maximise positive impacts, specific management strategies and mechanisms need to become part of the proposed development. These strategies and mechanisms need to be implemented through development conditions and are outlined below. It needs to be noted that some of these management guidelines are already practice as they are required by legislation applicable to the proposed development and to the practice of the implementation agent:

4.1 Mitigation Measures applicable to the Construction Phase:

The mitigation measures are applicable to employment opportunities, skills and educational qualifications.

Table 60: Mitigation measures (Construction Phase)

Mitigation measures regarding **employment** opportunities: • Contractors should be required to employ 80% locals of whom 80% is HDIs and are suitably qualified or skilled; should there be a lack of suitably qualified people, skills transfer should be prioritised whilst construction is taking place. • The municipality, local community and local community organisations should be informed of the project and potential job opportunities by the developer; • A database of locals including small businesses owned and run by HDIs that qualify as service providers (construction companies, catering companies, waste collection companies, site cleaning companies etc.) should be compiled by the contractor prior to the commencement of the project. These firms should be invited to render services where required; • Establish a Monitoring Committee for the construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the proposed residential development is implemented and that any problems that arise, is addressed. • Employees and service providers should be encouraged to establish an association to protect employment and business opportunities and to negate crime. • Appoint local building contractors as local contractors are known in the settlement and employees will be local and known, which will counter crime.
Mitigation measures regarding **skills and educational** qualification levels: • Reserve 80% of jobs for local labour in Yzerfontein, Darling and the Swartland. • Require contractors to put mechanisms in place to enable locals to access jobs offered by the proposed residential development's construction and operation. • Require the contractor to enhance on the job skills transfer: Provide opportunities to learn on the job and be taught by someone who has the skills. • Should skilled persons from outside the community be employed, the developer should consider implementing a training and skills development programme to enhance the opportunities for local historically disadvantaged individuals in the construction industry. Measures should be put in place to ensure successful training and development i.e. structured job shadowing and learnerships. Where likely, such a programme should be offered in liaison with an accredited Further Education and Training College like the West Coast College or Cape Peninsula University of Technology; • Involve schools and colleges to visit construction site to inspire youngsters to join the construction industry.

Mitigation measures regarding **use of services and amenities:**

- To adhere to international construction, health and safety standards and precaution measures.

Mitigation measures regarding **Traffic:**

- Upgrade road signs to address the movement conflict.
- Road signs for protecting pedestrians crossing and accessing the road should be displayed.
- Provide transport to decrease pedestrian traffic.
- Restrict heavy vehicles to specific hours.
- Erect road signs signaling times when heavy vehicles will make use of the road.
- Adhere to national traffic safety standards and precaution measures.

Mitigation measures regarding **air and audio quality:**

- Dust creation must be controlled as per construction management and control code.
- Noise creation should be controlled as per construction management and control code.
- Appoint an Environmental Control Officer to supervise construction and building.
- Adhere to the Environmental Management Plan (EMPr) for the Construction Phase.
- All workers and management must undergo an induction course.
- Implementation dust suppression measures;
- Access must be on recognised routes.
- Litter and littering must be strictly controlled.
- All construction waste and building rubble must be removed off site.

Mitigation measures regarding **appearance & experience of living environment:**

- *Keep disturbed areas to a minimum;*
- *Buildings and similar structures must be in keeping with regional planning policy documents, especially the principles of critical regionalism, namely sense of place, sense of history, sense of nature, sense of craft and sense of limits.*
- *Utilise existing roads and tracks to the maximum extent possible.*
- *Provide pedestrian walkways where desire lines are identified.*
- *Outdoor lighting must be strictly controlled so as to prevent light pollution.*
- *All lighting must be installed at downward angles.*
- *Sources of light must be shielded as far as possible by physical barriers such as trees and buildings or structures.*
- *Use only minimum wattage light fixtures.*
- *Visual management and maintenance: site tidiness should be maintained at all times including during construction.*

Proposed Mitigation measures regarding **oil and fuel leaks and spills**:

- As per EMPr.

Proposed Mitigation measures regarding **community stability and homogeneity and safety and security:**

- Contractors / developers offer family financial management coaching.
- Encourage the establishment of a police contact point, where the threshold population does not warrant a fully-fledge police station, but which are beyond the distance for a fully-fledge police station.

Mitigation measures on **social wellbeing of youth:**

- Reserve 60% jobs for youth: Of the 717 direct jobs, and the 645 jobs reserved for locals, 430 jobs should be earmarked to be taken up by people 35 years of age and younger.
- Require contractor to facilitate mechanisms to enable youth to access employment.

- Pay youth market related prices for the job.
- Require contractor to facilitate that youth gain equal access to training and education opportunities.

4.2 Mitigation measures applicable to the Operational Phase

Table 61: Mitigation measures (Operational Phase)

Mitigation measures regarding **employment opportunities:**

- Opportunities for entrepreneurs are provided.

Mitigation measures regarding **income generation:**

- Developer, municipality and business owners to liaise with existing or future projects to enhance employment opportunities for locals (Yzerfontein, Darling and the Swartland).

Mitigation measures regarding **skills development, training and capacity building:**

- Reserve 90% of jobs for locals (Yzerfontein, Darling and Swartland).
- Facilitate mechanisms to enable locals to access training opportunities offered by the proposed residential development.
- Require formal and informal skills transfer.
- Should skilled persons from outside the community be employed, industry and business owners should consider implementing a training and skills development programme to enhance the opportunities for local historically disadvantaged individuals in their specific industry. Measures should be put in place to ensure successful training and development i.e. structured job shadowing and learnerships. Such a programme should be offered in liaison with an accredited Further Education and Training College like the West Coast College or University of Technology or the proposed University.
- Establish and or contribute to skills development and obtaining qualifications by establishing a fund to benefit people of working age. The necessary principles and framework to govern such a fund should be established and all businesses on the Yzerfontein Heights premise should contribute to such a fund.

Mitigation measures regarding **Sales:**

- Business should be directed to purchase locally in Yzerfontein, Darling and the Swartland and to make use of local service providers.
- Small business should be supported (i.e. skills training, assistance and guidance to set up small businesses) and joint ventures with previous disadvantaged persons should be promoted.
- The promotion of joint ventures between small business (owned by previous disadvantaged persons) and more established business should be encouraged.

Mitigation measures regarding **Enhancing small businesses/increased SMME participation**:

- The promotion of joint ventures between small business (owned by previous disadvantaged persons) and more established businesses.
- Implement formal small business training and mentoring programmes.
- Provide urban space to conduct business (business erven and industrial opportunities).
- Establish a mechanism to enable investment into small businesses

Mitigation measures during the lifetime of the proposed development include the architectural and landscaping guidelines to be implemented and maintained.
Develop urban guidelines to recreate the sense of place of the gateway to the coast and rural hinterland established by proposed development.

Mitigation measures regarding the demand for and **provision of services**:

- Once the municipality decided about the proposed development, a memorandum of agreement between the developer and Swartland municipality, providing detail to secure bulk services, should be concluded.
- Water for firefighting and according to the applicable norms, has to be provided.
- Promote the reuse of water (storm and grey water).

Mitigation measures regarding **NMT and motorized road infrastructure**:

- All the detailed design of the road infrastructure be approved by the relevant Road Authority before construction commences.

Mitigation measures regarding **oil leaks and spills:**

- Oil Spills:
  - Fit hoses with quick-acting leak-proof cock or with an approved nozzle
  - Train and supervise employee to ensure minimal spillage of fuel.
- Leakages:
  - Use of approved fuel tanks and monitor fuel quantities to detect leakages.
  - To prevent any leaks from getting into the environment, the tanks should be properly treated. A layer of clay should be used to encase the tanks during installation.
- Waste and storm water:
  - Construct proper drainage system
  - Treatment of water through oil interceptors prior to discharge into the environment

Mitigation measures regarding accessing **education and skills development**:

- Develop personal development plans for employees.

Mitigation measures regarding **employment of vulnerable groups**:

- Municipality facilitates that youth and women gain equal access to training and education opportunities: Skills development and improvement of educational qualifications should be a project component and youth and women should gain equal access to training and education opportunities.
- Reserve 60% of jobs for youth and of those jobs reserve 50% for women.
- Municipality to facilitate access to employment for youth and women.
- Pay youth and women market related prices for the job.

Mitigation measures regarding **change in sense of place**:

- Open space corridors (50%) between pockets of development (50%) to be secured as a development prerequisite (±158ha).
- Formalise the ±320ha natural vegetation offset including a formal conservation servitude of ±31ha on the remainder of the farm.
- Guidelines must be developed to strengthen the image and character of this valuable real estate. Address at least site circulation and streetscaping, the use of locally indigenous plants and vegetation conservation, architectural guidelines, design for solar panels, scheme colouration, landscape maintenance and boundary walls.
- Lighting: Should be minimised and carefully controlled as part of the project's management plan. Down lighting should be encouraged. The use of green energy fittings and concepts should be encouraged and lighting developed with sensitivity to the rural landscape.

4.3 Conclusion

The above management guidelines have been presented in terms of the specific social constraints that might result due to the proposed residential development. These guidelines aim to change the social constraints of the proposed development into benefits in favour of the inhabitants of Swartland.

To implement the strategies and mechanisms, the administration thereof should be in partnership with Swartland Municipality.

The benefits of the proposed residential development are significant whilst the costs are limited. Having a diversified and the second largest economy within the West Coast that experiences slow economic growth the Swartland does not escape poverty and challenges such as:

- A Gini coefficient of 0.61 in 2020, presenting a severe income gap and income inequality within the Swartland community. The NDP sets a target of 0.6 to be achieved in 2030, which represents a more sever income gap than that of the Swartland.
- The low skills levels of the workforce (50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled), 2020 matric pass rate of 85,5% and - retention rate of 74,7% (or a 25,3% drop-out rate) confirm the semi-skilled educational level and high youth unemployment rate of the Swartland Community.

The significance of the residential development lies in the benefit of the jobs and related skills development likely to be generated and confirms the need and desirability of the proposed development. The development is recommended from a socio-economic perspective.

Addendum A

Assessment Measures

The assessment departs from a factual description of the nature of the impact. This description is followed by an appraisal including a description of the effect the activity has on the environment. The description should include what is being affected and how it is affected. Assessment Measures are then applied to refine the results.

Extent (A)

This assessment measures the geographical scale of the impact

Extent of the Impact		
Rating	**Definition of rating**	*Score*
Local	Extending only as far as the activity, Will be limited to the site and its immediate surroundings	*4*
Regional	Will have an impact on the region (Swartland and/ or Western Cape)	*3*
National	Will have an impact on a national scale	*2*
International	Will have an impact across international borders	*1*

Usually the scores are in ascending order from 1 to 4 (local to international) but given the levels of poverty and remoteness the scores for this project has been changed to a descending order of 4 to 1 (local to international).

Duration (B)

This assessment measure indicates the lifetime of the impact.

Duration of the Impact		
Rating	***Definition of rating***	***Score***
Short term	***0-5 years***	***1***
Medium term	***e.g. 5-15 years***	***2***
Long term	**The impact will cease after the operational life of the activity, either because of natural process or by human intervention**	***3***
Permanent	**Where mitigation either by natural process or by human intervention will not occur in such a way or in such a time span that the impact can be considered transient**	***4***

The duration of some of the impacts during construction is considered mainly short term, whilst the duration of the impacts during the operational phase is considered long term.

Intensity (C)

Here it should be established whether the impact is destructive or benign and should be indicated as:

Intensity of the Impact		
Rating	***Definition of rating***	***Score***
Low	The impact affects the environment in such a way that natural, cultural and social functions and processes are not affected	***1(±)***
Medium	The affected environment is altered but natural, cultural and social functions and processes continue albeit in a modified way; and	***2(±)***
High	Natural, cultural or social functions or processes are altered to the extent that it will temporarily or permanently cease.	***3(±)***

The intensity of some of the impacts of the proposed project varies. In the case of the proposed project the criteria was customise and refined to their particular study (e.g. a positive impact of "high" significance is when the project could reduce local employment by 5% or more).

Probability (D)

This should describe the likelihood of the impact actually occurring indicated as:

Probability of the Impact		
Rating	***Definition of rating***	***Score***
Improbable	The possibility of the impact to materialize is very low either because of design or historic experience;	***1***
Probable	There is a distinct possibility that the impact will occur	***2***
Highly probable	It is most likely that the impact will occur	***3***
Definite	The impact will occur regardless of any prevention measures	***4***

Significance

The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, duration, intensity, extent and probability and be described as:

Significance of the Impact: (F)= (A*B*D+E)*C			
Rating	***Definition of rating***	***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**
The above significance bands have been determined through calculating a maximum potential score of 156(e.g. positive or negative) applying the above criteria. This was then subdivided into broad bands as indicated above to provide a comparative assessment of all impacts in relation to the maximum possible significance score. The overall status of the impact (after mitigation) for the preferred alternative are also assessed applying the above criteria.			

The above rating scales will be applied to assess the impacts during the construction, operational and demolition phase.

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