SOCIAL IMPACT ASSESSMENT

SCOPING REPORT

FOR

GWAYANG MIXED USE DEVELOPMENT

GEORGE MUNICIPALITY, WESTERN CAPE PROVINCE

JUNE 2024

Prepared for

CAPEEPRAC ENVIRONMENTAL SERVICES

By

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EXECUTIVE SUMMARY

INTRODUCTION AND LOCATION

Cape Environmental Assessment Practitioners (Pty) Ltd (Cape EAPrac) was appointed as the lead consultant to manage the Environmental Impact Assessment (EIA) process for the proposed Gwayang Mixed Use Development (GMUD) located in George, in the George Municipality (GM), Western Cape Province. The proposed GMUD consists of housing (group and apartment), light and heavy industry, mixed use, business and retail, public facilities, open space and the associated bulk services. Two alternatives have been identified, namely Alternative 1 and 2. Alternative 1 makes provision for the establishment of a landfill site and a solar energy farm.

Tony Barbour Environmental Consulting was appointed by Cape EAPrac to undertake a specialist Social Impact Assessment (SIA) as part of an Environmental Impact Assessment (EIA) process. This report summarises the findings Scoping Level SIA.

SUMMARY OF KEY FINDINGS

KEY FINDINGS

The key findings of the study are summarised under the following sections:

- Assessment of compatibility with relevant policy and planning context ("planning fit").
- Assessment of social issues associated with the construction phase.
- Assessment of social issues associated with the operational phase.
- Assessment of the "no development" alternative.
- Assessment of cumulative impacts.

The identification and initial assessment are based on the author's experience with SIAs for mixed use developments. In this regard it is assumed that the key social issues are likely to be similar. However, it should be noted that the comments on the social impacts contained in the Social Scoping Report are preliminary and will be confirmed during the Assessment Phase. Consultation with affected stakeholders will be undertaken during the assessment phase.

POLICY AND PLANNING ISSUES

Based on the findings of the review the proposed Gwayang Mixed Use Development is located with the George Urban Edge and is identified in the George Municipality Spatial Development Framework (2023-2027) as an area for the development of a mixed-use development. The area has therefore been identified as suitable for the proposed development.

CONSTRUCTION PHASE

As indicated above, it is assumed that the key socio-economic issues associated with the proposed development will be similar to those associated with the other mixed-use developments. Alternative 1 will also create additional construction related opportunities associated with the solar farm and landfill. However, it should be noted that the comments on the social impacts contained in the Social Scoping

Report represent preliminary comments and will be confirmed during the Assessment Phase.

The potential positive and negatives social impacts are listed below. Table 4.1 summarises the significance ratings based on experience from SIAs undertaken for similar developments. A list of potential mitigation measures is also provided based on experience from similar projects.

Potential positive impacts

- Creation of business and employment opportunities

Business opportunities

Based on similar mixed used developments the estimated capital expenditure costs for the development are expected to be region of R 3-4 billion (2024 Rand value). The capital expenditure costs for Alternative 1 are likely to be higher than Alternative 2 due to the costs associated with the solar farm and landfill. These costs will depend on the size of the facilities. The figures will be confirmed during the assessment phase. Most of the work during the construction phase is likely to be undertaken by local contractors and builders. The proposed development will therefore represent a positive benefit for the local construction and building sector in the GM and GRDM. Most of the building materials associated with the construction phase will be sourced from locally based suppliers from the GM and GRDM. This will represent a positive injection of capital into the area's local economy. The project should also be viewed within the context of the impact of the COVID 19 pandemic of 2020/21 on the local economy. The proposed development would therefore represent a significant opportunity for the local construction and building sector.

Employment

Based on similar mixed used developments it is estimated that the construction phase would extend over a period of approximately 4 – 5 years. For the purposes of the scoping level assessment, it is assumed that ~ 1 000 employment opportunities will be created per annum during the construction phase. Based on information from similar employment numbers the total annual wage bill is estimated to be in the region of R 200 million. The total wage bill over 4-5 years will therefore be in the region of R 800 million to 1 billion (2024 Rand value). Most of the wage bill will be spent in the GM and GRDM. This would in turn benefit local business. These figures will be confirmed during the assessment phase.

The employment opportunities associated with Alternative 1 are likely to be higher than Alternative 2 due to the solar farm and landfill. The number of employment opportunities will depend on the size of the facilities. The numbers will be confirmed during the assessment phase.

The majority of the employment opportunities are also likely to benefit local Historically Disadvantaged (HD) members of the community. This would represent a significant opportunity for the local building sector and members of the local community who are employed in the building sector. The potential creation of employment opportunities for local HD members of the community is therefore regarded as an important social benefit given the impact of the COVID-19 pandemic.

Potential negative impacts

- Impacts on family networks and structures associated with the presence of construction workers on site.
- Security and safety impacts associated with the presence of construction workers.

- Noise, dust and safety impacts associated with construction related activities and the movement of heavy vehicles.

Based on experience from other large to medium sized mixed used developments the significance of most potential negative impacts with mitigation is likely to be Low Negative. All the potential negative impacts therefore have the potential to be effectively mitigated if the recommended mitigation measures are implemented. This will be confirmed during the Assessment Phase. Table 4.1 summarises the significance of the impacts associated with the construction phase.

Table 1: Summary of social impacts during construction phase

Impact	Significance No Mitigation	Significance With Enhancement /Mitigation
Creation of business and employment opportunities	Medium (+)	High (+)
Presence of construction workers and potential impacts on family structures and social networks	Low (-)	Low (-)
Threat to safety and security	Medium (-)	Low (-)
Impact of construction related activities (dust, noise, safety etc.)	Medium (-)	Low (-)

OPERATIONAL PHASE

The following key social issues are of relevance to the operational phase:

Potential positive impacts
- Creation of employment and business opportunities.
- Broaden the rates base.
- Provision of affordable housing / accommodation.

Creation of employment and business opportunities
The mixed-use development will create employment opportunities. The number of opportunities will depend on the type of industrial and commercial / retail / businesses established. The numbers will be confirmed during the assessment phase. The residential component will also create employment opportunities, such as domestic workers, gardeners, etc. Most of the employment opportunities are likely to benefit Historically Disadvantaged Individuals (HDIs).

The operational phase will also create opportunities for local businesses in George, such catering, security, landscaping, house maintenance, etc. Local shops, petrol stations, and restaurants will also benefit from local spending by workers and residents.

Broadening of the rates base
The mixed-used development will contribute to and broaden the rates base of the GM. In addition, the proposed development will generate revenue for the GM from the consumption of water and electricity.

Provision of affordable housing / accommodation
The proposed development will create the opportunity to meet some of the demand for more affordable housing and accommodation which is well located in terms of proximity to the George CBD and places of work. The site is also well located in terms of access to public transport.

The development also includes the provision of open spaces / conservation areas. These areas should be included in the design and developed as a public space

system that include footpaths and trails. This would improve the areas amenity value and create an asset for surrounding residents and people that work on the premises.

Potential negative impacts

- Impact on traffic and bulk services.
- Impact on sense of place and rural character of the area.
- Negative impacts associated with landfill.

Impact on traffic and bulk services

The additional traffic generated by the proposed development has the potential to impact on the existing road network in the area. Likewise, the development will also place pressure on bulk services, such as water and sewage. A Traffic Impact Assessment (TIA) and Bulk Services Assessment area being undertaken as part of the EIA process. The findings of these studies will inform the SIA. The SDF and IDP also highlight the need for future developments to be water and energy resource efficient. These issues should be addressed in the design of the proposed development. The significance of the potential impacts will be assessed during the Assessment Phase.

Impact on sense of place and rural character

The proposed development will impact on the areas current sense of place and rural character. However, as indicated above, the site is located within the George Urban Edge and has been identified as suitable for the establishment of a mixed-use development. The significance of the potential impacts will be assessed during the Assessment Phase.

Negative impact of landfill

The landfill associated with Alternative 1 has the potential to negatively impact on the land uses associated with the mixed-use development. These include visual (windblown litter), odours, and vermin (flies, rats etc.). These impacts will be assessed during the Assessment Phase.

The significance of the impacts associated with the operational phase are summarised in Table 2.

Table 2: Summary of social impacts during operational phase

Impact	Significance No Mitigation	With Enhancement /Mitigation
Creation of employment and business opportunities	Medium (+)	Medium (+)
Broaden the rates base	Medium (+)	Medium (+)
Provision of affordable housing / accommodation	Medium (+)	Medium (+)
Impact on traffic and bulk services	Medium (-)	Low (-)
Impact on sense of place and rural character of the area	Medium (-)	Low (-)
Impact of landfill option	Medium (-)	Medium – Low (-)

CUMULATIVE IMPACTS

The potential negative cumulative impacts are linked to impact on traffic and bulk services. The proposed development will contribute to the traffic volumes on the road system in the adjacent residential areas. The potential impact will be assessed as part of the TIA and Bulk Services Assessment.

The development will also have a positive cumulative impact linked to the benefits to the local economy associated with expenditure by businesses. This would create opportunities for other local businesses in the GM, including suppliers. Expenditure by residents will also benefit the local economy.

NO-DEVELOPMENT OPTION

The No-Development option would represent a lost opportunity in terms of the employment opportunities associated with the construction and operational phase, as well as the benefits associated with providing affordable and safe housing. The significance of this is likely to be **High Negative.** The No-Development option is not supported.

CONCLUSION

Based on the findings of the Scoping Level SIA the proposed Gwayang Mixed Use Development is located within the George Urban Edge in an area that has been identified in the SDF as suitable for the development of a mixed-use development, including industrial land uses. The proposed development is therefore compatible with and supports the key principles and objectives contained in the George Municipality Spatial Development Framework (2023-2027) and the George Integrated Development Plan (2022-2027).

Based on experience from SIAs undertaken for medium to large mixed-use developments the construction and operational phase will result in several positive social benefits for the local community and the area. These include the creation of employment and business opportunities during both the construction and operational phase. The development will also provide affordable housing.

In addition, most of the potential negative impacts associated with the construction and operational phase are likely to be rated as **Low Negative** with mitigation. Most potential negative impacts can therefore be effectively mitigated if the recommended mitigation measures are implemented. Detailed mitigation measures will be outlined in the Social Impact Assessment Report (SIAR).

TABLE OF CONTENTS

ACRONYMS

DEA&DP	Department of Environmental Affairs and Development Planning
DM	District Municipality
EIA	Environmental Impact Assessment
GRDM	Garden Route District Municipality
GM	George Municipality
IDP	Integrated Development Plan
LED	Local Economic Development
SDF	Spatial Development Framework
SIA	Social Impact Assessment

CONTENTS OF THE SPECIALIST REPORT – CHECKLIST

Regulation GNR 982 of 4 December 2014, as amended, Appendix 6	**Section of Report**
(a) details of the specialist who prepared the report; and the expertise of that specialist to compile a specialist report including a *curriculum vitae*;	Section 1.6, Annexure C
(b) a declaration that the specialist is independent in a form as may be specified by the competent authority;	Section 1.7, Annexure D
(c) an indication of the scope of, and the purpose for which, the report was prepared;	Section 1.1, Section 1.2
(cA) an indication of the quality and age of base data used for the specialist report;	Section 1.2, Section 3
(cB) a description of existing impacts on the site, cumulative impacts of the proposed development and levels of acceptable change;	Section 4
(d) the duration, date and season of the site investigation and the relevance of the season to the outcome of the assessment;	Site visit 2017
(e) a description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	Section 1.2, Annexure B
(f) details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying site alternatives;	Section 4
(g) an identification of any areas to be avoided, including buffers;	N/A for social. To de confirmed during Assessment Phase
(h) a map superimposing the activity including the associated structures and infrastructure on the environmental sensitivities of the site including areas to be avoided, including buffers;	N/A for Social
(i) a description of any assumptions made and any uncertainties or gaps in knowledge;	Section 1.4
(j) a description of the findings and potential implications of such findings on the impact of the proposed activity, including identified alternatives on the environment, or activities;	Section 4
(k) any mitigation measures for inclusion in the EMPr;	Section 4
(l) any conditions for inclusion in the environmental authorisation;	To be confirmed during Assessment Phase
(m) any monitoring requirements for inclusion in the EMPr or environmental authorisation;	To be confirmed during Assessment Phase
(n) a reasoned opinion— i. as to whether the proposed activity, activities or portions thereof should be authorised; iA. Regarding the acceptability of the proposed activity or activities; and ii. if the opinion is that the proposed activity, activities or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMPr or Environmental Authorization, and where applicable, the closure plan;	To be confirmed during Assessment Phase
(o) a description of any consultation process that was undertaken during the course of preparing the specialist report	To be undertaken during Assessment Phase
(p) a summary and copies of any comments received during any consultation process and where applicable all responses thereto; and	To be undertaken during Assessment Phase
(q) any other information requested by the competent authority	N/A
Where a government notice gazetted by the Minister provides for any protocol or minimum information requirement to be applied to a specialist report, the requirements as indicated in such notice will apply.	Comply with the Assessment Protocols that were published on 20

	March 2020, in Government Gazette 43110, GN 320. This specifically includes Part A, which provides the Site Sensitivity Verification Requirements where a Specialist Assessment is required but no Specific Assessment Protocol has been prescribed. As at September 2020, there are no sensitivity layers on the Screening Tool for Socio-economic-features. Part A has therefore not been compiled for this assessment.

SECTION 1: INTRODUCTION

1.1 INTRODUCTION

Cape Environmental Assessment Practitioners (Pty) Ltd (Cape EAPrac) was appointed as the lead consultant to manage the Environmental Impact Assessment (EIA) process for the proposed Gwayang Mixed Use Development (GMUD) located in George, in the George Municipality (GM), Western Cape Province (Figure 1.1). The site is located on the western edge of George, between the N2 to the south and the R102 to the north.

The proposed GMUD consists of housing (group and apartment), light and heavy industry, mixed use, business and retail, public facilities, open space and the associated bulk services. Two alternatives have been identified, namely Alternative 1 and 2. Alternative 1 makes provision for the establishment of a landfill site and a solar energy farm.

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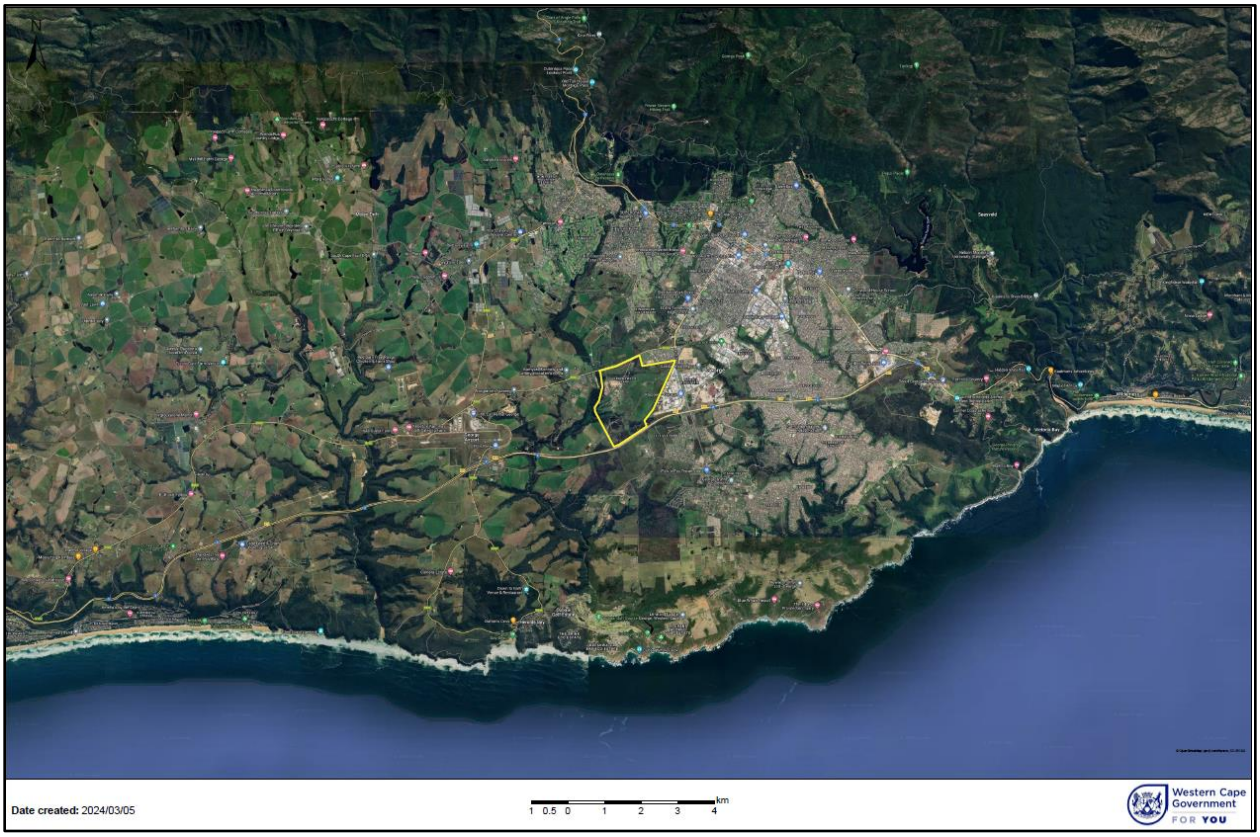


Figure 1.1: Location of Gwayang Mixed Use Development (yellow outline)

1.2 APPROACH TO STUDY

The proposed approach to the Baseline Socio-Economic Scoping study is based on the Guidelines for SIA endorsed by Western Cape Provincial Environmental Authorities (DEA&DP) in 2007. The Guidelines are based on accepted international best practice guidelines, including the Guidelines and Principles for Social Impact Assessment (Inter-organizational Committee on Guidelines and Principles for Social Impact Assessment, 1994) and IAIA Guidance for Assessing and Managing Social Impacts (2015).

The approach to the study and the preparation of the of the Baseline Socio-economic Report included:

- Collection of review of socio-economic baseline data for the study area.
- Collection and review of key land use policy and planning documents for the study area.
- Site visit to the study area associated with previous projects.
- Identification of potential social opportunities and constraints.

1.3 PROJECT DESCRIPTION

The Gwayang Mixed Use Development (GMUD) is located on the western edge of George, between the N2 to the south and the R102 to the north. The eastern boundary of the site is formed by the railway line. As indicated in Figure 1.2, most of the site is zoned Undetermined (brown) with two large areas zoned Utility (red). The proposed GMUD consists of housing (group and apartment), light and heavy industry, mixed use, business and retail, public facilities, open space and the associated bulk services. Two alternatives have been identified, namely Alternative 1 and 2. The difference between the two is that Alternative 1 makes provision for the establishment of a landfill site and a solar energy farm. In addition, the No-Development Option is also assessed as part of the EIA process.

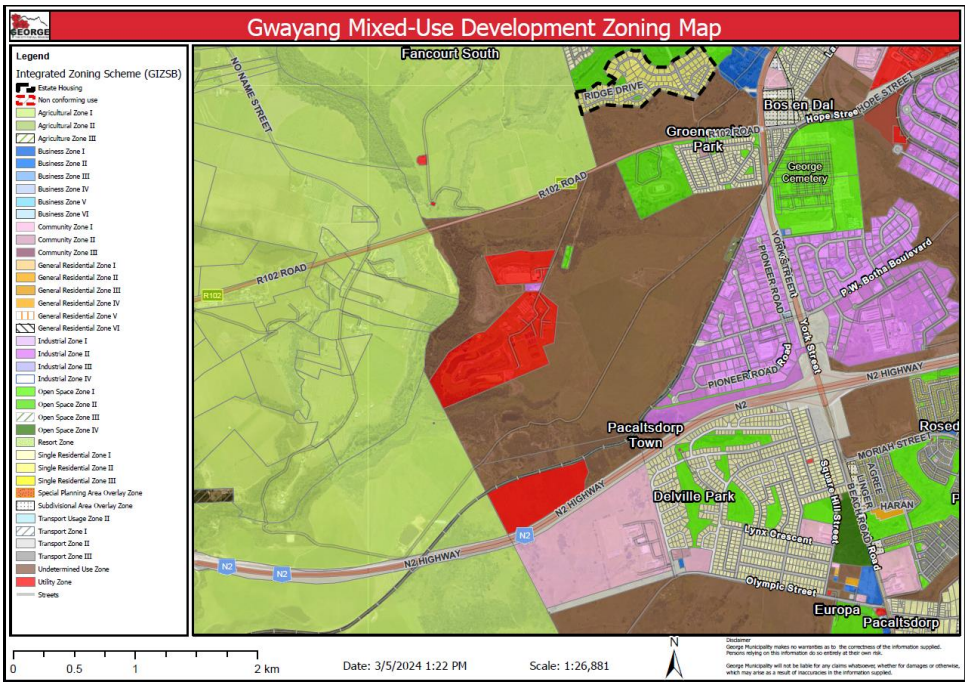


Figure 1.2: Location of Gwayang Mixed Use Development area and site zoning

Alternative 1

Figure 1.3 illustrates the layout. Table 1.1 summarises the land uses associated with Alternative 1.

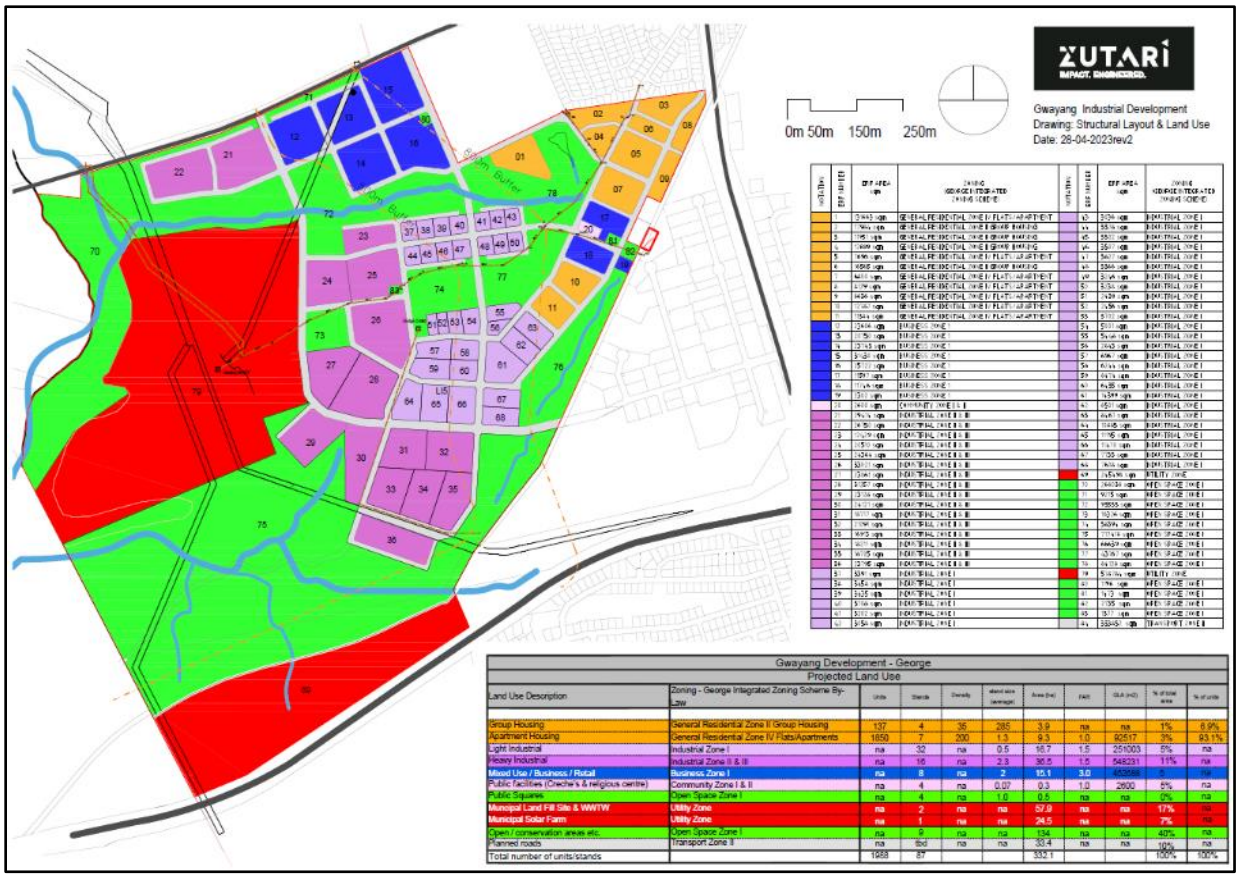


Figure 1.3: Layout Alternative 1

Table 1.1: Land Uses Alternative 1

Land Use	Number of Units / GLA	% of Area
Group Housing	137	1%
Apartment Housing	1 850	3%
Light Industry	251 003 m2	5%
Heavy Industry	548 231 m2	11%
Mixed Use / Business / Retail	452 668 m2	5%
Public Facilities (Creche's etc)		5%
Public Squares		0%
Municipal Landfill Site and WWTP		17%
Municipal Solar Farm		7%
Open / Conservation Area		40%
Roads		10%

Alternative 2

Figure 1.4 illustrates the layout. Table 1.2 summarises the land uses associated with Alternative 2.

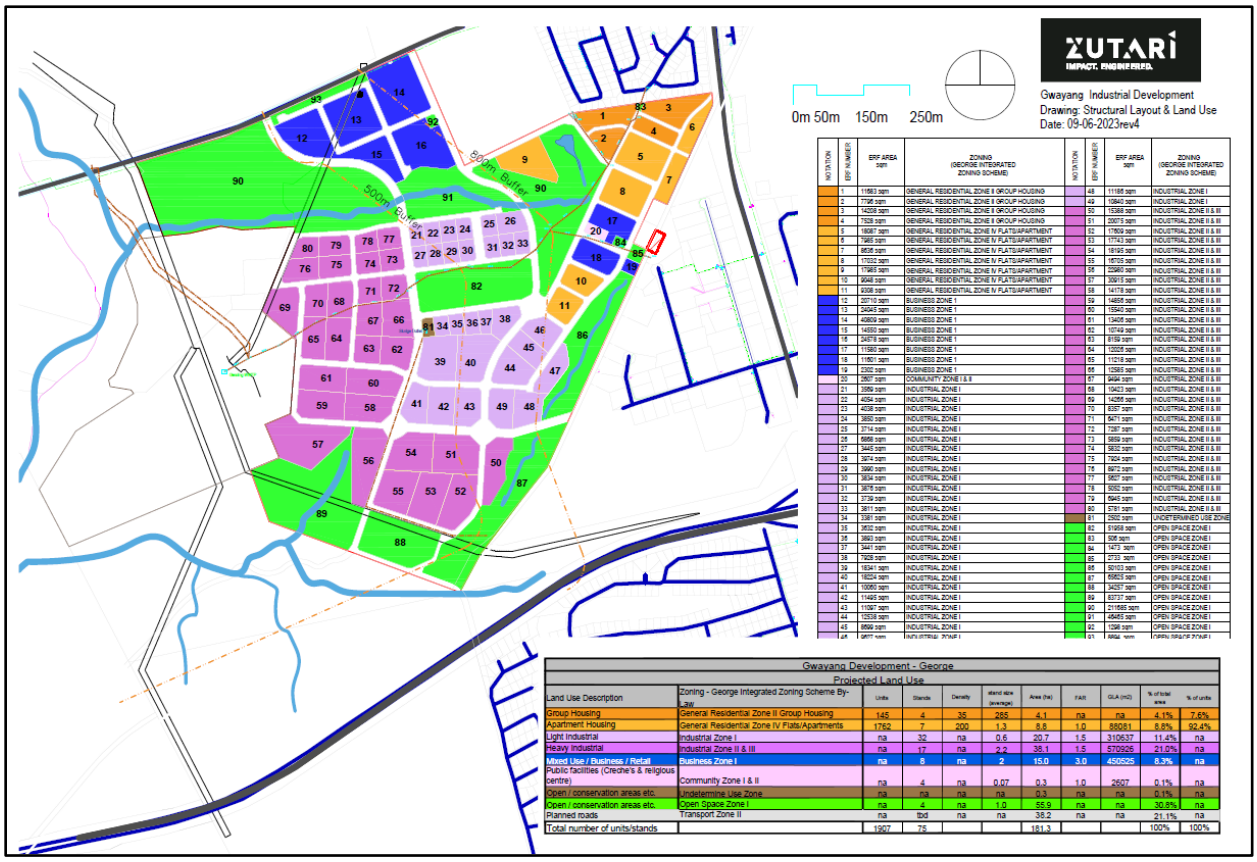


Figure 1.4: Layout Alternative 1

Table 1.2: Land Uses Alternative 2

Land Use	Number of Units / GLA	% of Area
Group Housing	145	4.1%
Apartment Housing	1 762	8.8%
Light Industry	310 637 m2	11.4%
Heavy Industry	570 926 m2	21.0%
Mixed Use / Business / Retail	450 525 m2	8.3%
Public Facilities (Creche's etc)		0.1%
Open/ Conservation areas (undetermined)		0.1%
Open / Conservation Area (Open Zone II)		30.8%
Roads		21.%

1.4 ASSUMPTIONS AND LIMITATIONS

1.4.1 Assumptions

Fit with planning and policy requirements
Legislation and policies reflect societal norms and values. The legislative and policy context therefore plays an important role in identifying and assessing the potential social impacts associated with a proposed development. In this regard a key component of the SIA process is to assess the proposed development in terms of its fit with key planning and policy documents. As such, if the findings of the study indicate that the proposed development in its current format does not conform to the spatial principles and guidelines contained in the relevant legislation and planning documents, and there are no significant or unique opportunities created by the development, the development cannot be supported.

Based on a review of the information the proposed development is located within the Urban Edge and has been identified as suitable for the development of a mixed-use development, including industrial development. The area has therefore been identified as being suitable for the proposed development.

1.4.2 Limitations

Consultation with affected communities
At this stage in the process there has been no consultation with local authorities and other affected parties. Interviews will be undertaken as part Assessment Phase. The Consultant is however familiar with the study area and the site. The Consultant has also undertaken several SIAs for mixed use developments and is therefore familiar with the key issues.

1.5 APPROACH TO STUDY

The approach to the study is based on the Western Cape Department of Environmental Affairs and Development (DEA&DP) Planning Guidelines for Social Impact Assessment (SIA). The Guidelines are based on accepted international best practice guidelines, including the Guidelines and Principles for Social Impact Assessment (Inter-organizational Committee on Guidelines and Principles for Social Impact Assessment, 1994). The study involved:

- A review of project related information
- A review of relevant socio-economic data for the study area.
- A review of relevant planning and policy frameworks for the study area.
- Preparation of a socio-economic baseline Scoping Report.

1.6 SPECIALIST DETAILS

Tony Barbour has 30 years' experience in the field of environmental management. In terms of SIA experience Tony Barbour has undertaken in the region of 260 SIA's and is the author of the Guidelines for Social Impact Assessments for EIA's adopted by the Department of Environmental Affairs and Development Planning (DEA&DP) in the Western Cape in 2007. Tony Barbour has also undertaken the specialist SIA studies for a number of residential and mixed used development projects. A copy Tony Barbour's CV is attached in Annexure B.

1.7 DECLARATION OF INDEPENDENCE

This confirms that Tony Barbour, the specialist consultant responsible for undertaking the study and preparing the report, is independent and does not have vested or financial interest

in the proposed project being either approved or rejected. Annexure D contains a signed declaration of independence.

1.8 REPORT STUCTURE

The report is divided into four sections, namely:

- Section 1: Introduction.
- Section 2: Policy and planning environment.
- Section 3: Overview of the study area.
- Section 4: Identification of potential social impacts and issues.

SECTION 2: POLICY AND PLANNING ENVIRONMENT

2.1 INTRODUCTION

Section 2 provides a summary of some of the key policy and planning issues that are likely to affect the proposed development. Legislation and policies reflect societal norms and values. The legislative and planning/policy context therefore plays an important role in identifying and assessing the potential social issues and opportunities associated with a proposed development. The aim of the document, therefore, is to identify some of the key policy and planning issues and requirements that are likely to affect and inform the development and design of the proposed development. In this sense the policy and planning documents for the area can be used to identify a set of potential opportunities and constraints for development on the proposed site. This information, when combined with the other information layers (planning, heritage, environmental, geotechnical etc), provides an indication of what type/s of development are appropriate on the site (in terms of conforming with the planning and development objectives for the area) and where, on the site, it is possible to locate such development (in terms of the site-specific environmental issues).

The key local planning documents that are likely to have a potential bearing on the proposed development on the site include:

- Spatial Planning and Land Use Management Act (Act 16 of 2013).
- National Environmental Management Act (Act 107 of 1998).
- Western Cape Provincial Spatial Development Framework (2014).
- George Municipality Integrated Development Plan (2022-2027).
- George Municipality Spatial Development Framework (2023-27).

The vision and mission statements and key planning principles contained in these documents reflect how the authorities and communities in the area would like the area to develop. They therefore have an important bearing on the proposed development. While is it is recognized that a single development, such as the proposed GMUD, cannot on its own be expected to address all the objectives set out in the vision and mission statements and the planning objectives, they do provide a broad set of criteria against which the development can be assessed in order to identify potential opportunities and constraints.

2.2 SPATIAL PLANNING AND LAND USE MANAGEMENT (ACT 16 OF 2013)

Several objectives set out in Section 3 of SPLUMA have a bearing on the proposed development, including:

- To provide a uniform, effective and comprehensive system of spatial planning and land use management for the Republic.
- To ensure that the system of spatial planning and land use management promotes social and economic inclusion.
- To provide for development principles and norms and standards.
- To provide for the sustainable and efficient use of land.
- To provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government.

- To redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

To realise these objectives, Section 4 of SPLUMA introduces a new spatial planning system for the whole of South Africa. The spatial planning system has a number of components. The following are relevant to the study:

- Spatial Development Frameworks to be prepared and adopted by national, provincial and municipal spheres of government. In terms of Section 22, the Municipal Planning Tribunal (or other authority) may not make a decision which is inconsistent with a municipal development framework, although departures may be allowed, in certain circumstances, for site specific considerations.
- Development principles, norms and standards that are to guide spatial planning, land use management and land development. Development principles include the principle of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration.
- The management and facilitation of land use (as contemplated in Chapter 5) through the mechanism of land use schemes. All municipalities are required to adopt land use schemes for their entire areas within 5 years after the commencement of SPLUMA.

2.3 NATIONAL ENVIRONMENTAL MANAGEMENT (ACT 107 OF 1998)

The preamble to NEMA and the principles contained therein have a significant bearing on the need to identify and assess social impacts. In this regard the preamble refers to a number of the basic rights set out in Chapter 2 (Bill of Rights) of the Constitution. These include reference to the right of all persons to an environment that is not harmful to his or her health or well-being, the need for the State to respect, protect, promote and fulfil the social, economic and environmental rights of everyone and strive to meet the basic needs of previously disadvantaged communities, and the promotion of sustainable development that requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations. The following NEMA principles have a bearing on the proposed development:

- Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.
- Development must be socially, environmentally and economically sustainable.
- Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.
- Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.
- Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human well-being must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.
- The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured.
- Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge.

- Community well-being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.
- The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated, and decisions must be appropriate in light of such consideration and assessment.
- Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law.
- The environment is held in public trust for the people. The beneficial use of environmental resources must serve the public interest and the environment must be protected as the peoples' common heritage.
- The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted.

2.4 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

The Western Cape Provincial Spatial Development Framework (PSDF) is underpinned by five spatial principles that are relevant to the proposed development, namely:

- Spatial justice.
- Sustainability and resilience.
- Spatial efficiency.
- Accessibility.
- Quality and liveability.

Spatial justice

A socially just society is based on the principles of equality, solidarity and inclusion. While equal opportunity targets everyone in the community, social justice targets the marginalised and disadvantaged groups in society. Inclusionary settlements focus on the public realm rather than on private enclaves; support civic interaction and equitable access throughout the public environment; and make urban opportunities accessible to all – especially the poor. Past spatial and other development imbalances should be redressed through improved access to and use of land by disadvantaged communities.

Sustainability and resilience

Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromising eco-systems. Resilience is about the capacity to withstand shocks and disturbances such as climate change or economic crises, and to use such events to catalyse renewal, novelty and innovation. The focus should be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.

Spatial efficiency

Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; and prioritisation of public transport over private car use. When a settlement is compact higher densities provide thresholds to support viable public transport, reduce overall energy use, and lower user costs as travel distances are shorter and cheaper.

Accessibility

Improving access to services, facilities, employment, training and recreation, including improving the choice of safe and efficient transport modes (e.g. public transport, private vehicle, bicycle, walking and wheelchair) is essential to achieving the stated settlement transitions of the NDP and OneCape 2040. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility. Good and equitable access systems must prioritise the pedestrian, as well as provide routes for bikes, prams, wheelchairs and public transport. An accessible system will offer a choice of routes supporting these modes and safe connections between places and communities. Visual access implies direct sight lines or unfolding views, signs or other visual cues, and being able to see other people - all of which help in negotiating places.

Quality and liveability

The quality of an environment directly contributes to its liveability. A good environment is one that is legible, diverse, varied and unique. The legibility of a place is contributed to by the existence of landmarks such as notable buildings and landscaping or well- defined public space as well as the legibility and structure of its street networks. Diverse environments provide a variety of opportunities, experiences and choice. The more varied a place, the more valued because of the individual qualities that make it distinctive from other places. Liveable settlements feature a balance between individual and community, of logic and feeling, of order and random incident. The quality of public space can define the liveability of a place. Public spaces are the living rooms to settlements where people meet, play and relax. They need to be safe and attractive - features enabled by activity and surveillance.

The PSDF also stresses the need to address the entrenched spatial legacy which persists in the Western Cape in order to develop integrated and sustainable settlements. In order to do so development should address the challenge of restructuring settlements so that they offer opportunities for all – especially those previously restricted in accessing these benefits. The settlement policy objectives listed in the SDF cover 5 key areas, namely:

- Protecting and enhancing sense of place and settlement patterns.
- Improving accessibility at all scales.
- Promoting an appropriate land use mix and density in settlements.
- Ensuring effective and equitable social services and facilities.
- Supporting inclusive and sustainable housing.

As indicated in Table 2.1, the proposed GMUD is compatible and supports the key principles listed in the SDF and policy objectives for sustainable settlements.

Table 2.1: Overview of compatibility with WCSDF

Key principles listed in SDF	**Comment on proposed development**
Spatial justice	The development provides a mix of land uses, including provision for affordable and middle-income housing, public facilities, places of worship, commercial and industrial uses, public open spaces and conservation areas.
Sustainability and resilience	The design makes provision of the development of compact mixed land uses where the different activities are in close proximity to each other.
Spatial efficiency	The design makes provision of the development of compact mixed land uses where the different activities are in close proximity to each other. The site is also located within the urban edge and has been identified as suitable for mixed use development in the MSDF.
Accessibility	The compact mixed land uses design caters for both public and private transport. The final layout and design should also ensure that the needs of pedestrians are catered for by designing wide pavements and planting of trees etc.
Quality and liveability	The design makes provision of the development of compact mixed land uses where people stay are located close to places of work. The proposed development also makes provision for open spaces and identifies environmentally sensitivity areas.
Sustainable Settlement Objectives	**Comment on compatibility of proposed development**
Protecting and enhancing sense of place and settlement patterns	The design includes open spaces and make provision for the conservation of these spaces and environmentally sensitivity areas.
Improving accessibility at all scales	The design provides for the establishment of compact neighbourhoods where different activities are in close proximity to each other. The final layout and design should also ensure that the needs of pedestrians are catered for by designing wide pavements and planting of trees etc.
Promoting an appropriate land use mix and density in settlements	The development provides for a mix of land uses, including provision for affordable and middle-income housing, schools, retail, places of worship, public open spaces, library etc.
Ensuring effective and equitable social services and facilities	The development provides a mix of land uses, including provision for affordable and middle-income housing, public facilities, places of worship, commercial and industrial uses, public open spaces and conservation areas.
Supporting inclusive and sustainable housing	The development provides a mix of land uses, including provision for affordable and middle-income housing.

2.5 GEORGE MUNICIPALITY INTEGRATED DEVELOPMENT PLAN

The vision for the George Municipality (GM) is "A city for a sustainable future". The mission statement that underpins the IDP is:

- To deliver affordable quality services.
- To develop and grow George.
- To keep George clean safe and green.
- To ensure good governance and human capital in George.
- To participate in George.

The IDP lists five Strategic Goals (SGs), namely:

- Strategic Goal 1: Develop & Grow George
- Strategic Goal 2: Safe, Clean and Green
- Strategic Goal 3: Affordable Quality Services
- Strategic Goal 4: Participative Partnerships
- Strategic Goal 5: Good Governance and Human Capital

SG 1, 2, 3 and 4 are relevant to the proposed development.

SG1: Develop & Grow George: The IDP notes that to grow the local economy of George, the Municipality must create an enabling environment that will attract investment into the area. This will be done through business retention and expansion strategies that *inter alia* facilitate development in targeted areas identified in the MSDF. The IDP also indicates that for the economy to grow it is essential that the correct infrastructure is in place to accommodate current and new business activities. Therefore, infrastructure investment has to be a primary focus for the next 10 to 15 years. The IDP also notes local communities situated south of the N2 are still situated furthest from facilities and employment. The proposed development is strategically located in terms of proximity to these communities.

SG2: Safe, Clean and Green: The IDP identifies several challenges that impact on keeping George safe and clean, including:

- Maintenance and cleaning of the physical environment.
- Greening the city.
- Building on current recycling initiatives and meaningful reduction in waste levels.
- Reduction of crime levels.

The design of the proposed development can assist to address these challenges by creating safe, green spaces and promoting the reduction of waste.

SG3: Affordable quality services: The IDP identifies several challenges that impact on the delivery of services, including:

- Service-delivery backlogs (e.g. shortage of electricity, water etc.)
- Provision of low-cost housing and GAP housing.
- Integrated Public Transport Network.
- The condition of roads.
- Availability of funds.

The design and development of the proposed development can assist to address these challenges by addressing service delivery backlogs, creating opportunities for more affordable housing, supporting public transport and up-grading roads. The rates and taxes generated by the development will also increase the revenue stream for the George Municipality.

SG4: Participative Partnerships: The IDP identifies several opportunities that can improve participation in George, including partnerships with different stakeholders to strengthen the public-private partnerships in George. The proposed development will create opportunity for partnerships between the private sector and George Municipality.

The IDP also notes that the municipalities are responsible for delivering basic services to their communities in a way that is acceptable and in accordance with national requirements. Catalytic projects that contribute to urban restructuring, revitalisation and integration are identified through local spatial development frameworks that emanate from the objectives of

the MSDF. As indicated below, George MSDF identifies the proposed Gwayang Mixed Use Development as a priority (catalytic) project

The IDP lists several challenges facing the GM, these include:

- **Economic:** Unemployment is entrenched, poverty pervasive, and the future of existing business is under threat. The challenge is to re-instil investor and consumer confidence by improving service delivery and creating an environment conducive to investment.
- **Social:** If it is to be 'a city for all reasons' George needs to offer all residents access to the services and facilities of city living. It also needs to ensure that those living outside George, in villages or on farms, also have access to basic services and facilities. The challenge is to ensure that social investment not only addresses basic human needs, but also develops the human capital needed for a thriving and prosperous service economy.
- **Built Environment:** The challenge is promoting spatial transformation in the towns, villages and farms in the George municipal area, and providing humane and enabling living environments for all.
- **Natural Environment:** Notwithstanding the area's rich and varied natural capital, it remains a sensitive and vulnerable environment. The challenge is ensuring the on-going functioning of eco-system services, that climate change is taken seriously, and the Municipality's towns and rural areas are developed sustainably. Whilst the Municipality's natural assets and productive rural landscapes need to be safeguarded, they also need to be opened up to all – particularly those denied access in the apartheid era.

The proposed development will create an opportunity to contribute towards addressing the economic, social and built environment challenges facing the GM.

2.6 GEORGE MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Development Vision for the George Municipality is to "*Develop George as a resilient regional development anchor of excellence for prosperity, inclusive- and smart growth". This is aligned with and supports the IDP vision of* "A City for a sustainable future"

The SDF lists the spatial drivers that give form to the George MSDF, namely:

- The natural and rural environment (heritage also plays a role).
- Settlements and, within the city of George, the system of corridors and nodes/precincts which must be reinforced and developed in a managed way to function as a productive and efficient system. The spatial structuring of George (the greater George and the city area) to support enabling and inclusive socio-economic growth, integrated human settlement and smart growth absorption is the aim of this theme/driver.
- Regional accessibility network. Within the George city area, four principal public transport corridors and a system of priority nodes are identified as strategically important in this MSDF.

In terms of nodes, four categories are identified of which Category B is relevant to the development. Category B nodes are described as Commercial Precincts within the space economy of George, serving more than one or two neighbourhoods, connected by public transport and including a group of properties which should be read as a whole from an urban design perspective, with combined secondary access systems. Category B Nodes include specific areas where regional uses are promoted. Intensification of use in these nodes are encouraged. The George CBD is classified as a Category A Node. The SDF also notes that additional points of high accessibility, specifically modal transfer location/ route intersections,

have been identified where transit-oriented development should be prioritised to support value capture by harnessing the potential of their location, existing uses, and high connectivity in the public transport network. As far as possible these facilities have been included in Category A and B nodes. The SDF also identifies Mixed Use Investment Sites.

As indicated in Figure 2.1, the study area is identified as a future industrial and mixed-use area (purple).

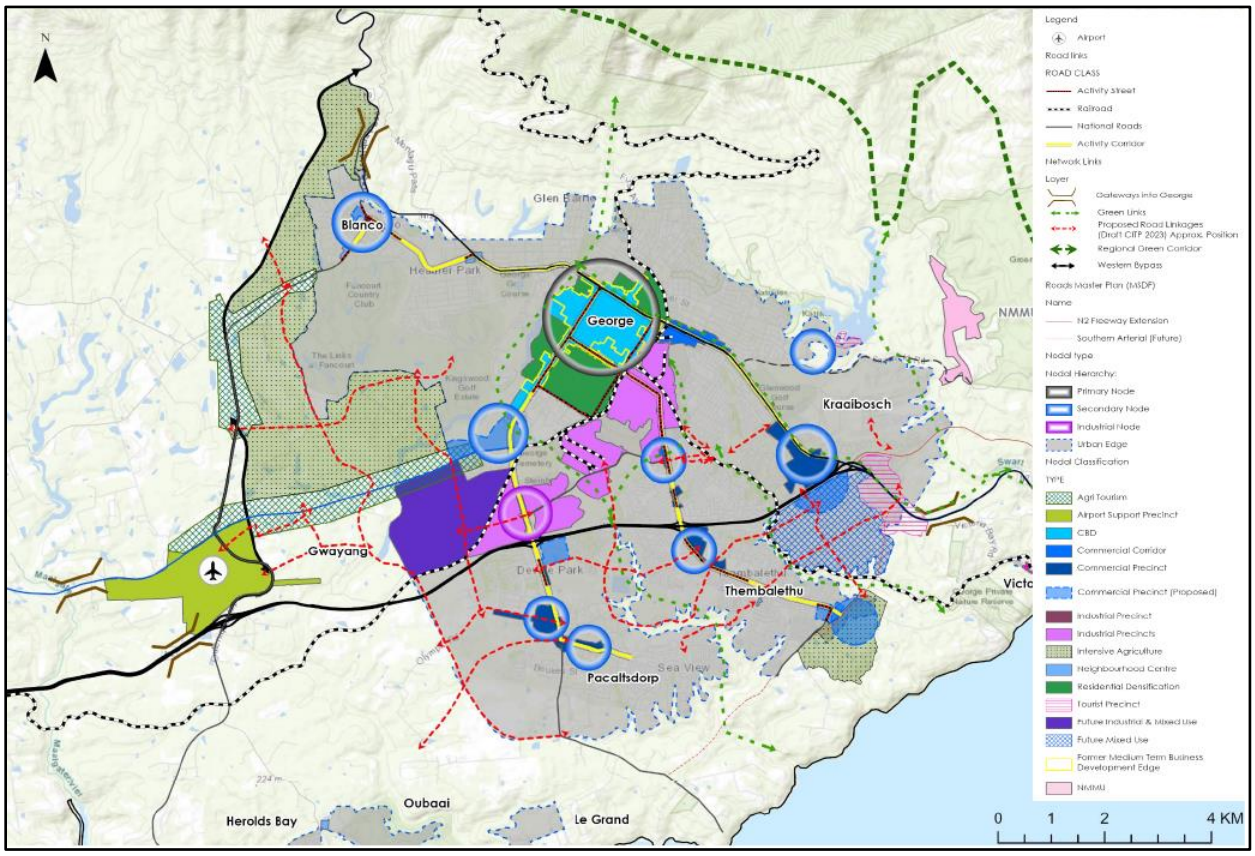


Figure 2.1: George City Area: Nodal Areas and Precincts

Category B Nodes are:

- Commercial precincts that act as areas of mixed use commercial and retail nodes. These sites include business opportunities, shopping centres and residential densification.
- Zones located along mobility routes with public transport transfer location to promote access to facilities and services. Transport Orientated Development (TOD) envisioned for commercial precincts.
- Promote residential densification in areas surrounding commercial precincts.

Mixed Use Investment Sites include:

- All relatively large-scale developments (more than 20 housing opportunities, with a mix of or either social-and economic uses). The nature of proposed development on these sites varies based on the site context.
- These project areas aim to provide a graded income- and density mix, combined with significant public realm interventions and transport-oriented infrastructure/facilities.

- Integrated development to include appropriate socio-economic opportunities and fine grain integration of uses
- Attention to be given to integration of theses uses with adjacent development (urban or rural) fabric and transportation/infrastructure/natural/ environmental/NMT networks.

The SDF notes that three spatial development strategies support the spatial planning approach to directing and managing development and investment in the Greater George Area and the George city area, namely:

- Supporting an efficient settlement form.
- Protecting resources and the environment.
- Supporting socio-economic well-being.

These strategies are informed by five high level contextual factors, namely:

- Population growth and the increasing demand for services.
- Slow pace of the spatial transformation of the apartheid urban form.
- Need to protect the natural environment.
- Impact on various factors, including the Covid19 pandemic and energy crisis, on the economy and the need to rebuild the economy, in a broad-based, multi-facetted manner.
- The importance of fiscal sustainability.

The Spatial Development Vision for George Municipality is based on six specific themes, namely:

- Theme A: Prioritize infrastructure which yields best cost-benefit ratio, from a social and economic perspective and facilitates the spatial concept (10year horizon).
- Theme B: Facilitate enabling and inclusive Economic Growth.
- Theme C: Manage the Growth of Urban Settlements, and accommodation of rural living, to ensure the optimum and efficient use of resources.
- Theme D: Balanced, integrated housing options to be provided.
- Theme E: Manage the use of land in the Municipal area in a manner which protects natural resources, ecological functioning and -services, as well as the rural character.
- Theme F: Celebrate Heritage assets in a manner that contributes to renewal urban or rural quality and opportunity.

Theme A, B and C are of specific relevance to the development.

Theme A: Infrastructure
The objective of this theme is to prioritize infrastructure which yields best cost-benefit ratio, from a social and economic perspective and facilitates the spatial concept (10year horizon). The SDF notes that resources are finite and must be allocated to areas where it will have the greatest positive impact of the greatest number of people. Future investment should therefore be in areas with high growth potential and promote densification, infill, and brownfield development. Development should ensure the optimum and efficient use of existing infrastructure and resources and in turn secure the municipality's fiscal sustainability and resilience. The policies linked to Theme A that are relevant to the development include:

- A1: Maintain, improve, and expand basic engineering services (Water, Sewer, electricity, stormwater and refuse removal)

The associated policy guidelines that are relevant to the development include:

- A1: PG a: Facilitate current and future (10year) growth absorption (residential and socio-economic) on local area level, with associated timeframes and services capacity- and availability enhancement, and bulk, link, and network implementation programs to be synchronized.
- A1: PG b: Promote service provision to support densification and infill (residential, social, and economic).
- A2: PG b: Enhance public transport and walkability (NMT)
- A2: PG e: Public Transport Hubs to be located, designed, and implemented.

The proposed development is in an area with high growth potential and promotes densification, infill, and brownfield development. The location within the Urban Edge also ensures the efficient use of existing infrastructure and reduces long term maintenance costs.

Theme B: Economic Growth
The SDF highlights the importance of facilitating and enabling inclusive economic growth. The objective of this strategy is to spatially facilitate economic development that is inclusive and fosters economic growth. The policies linked to Theme B that are relevant to the development include:

- B1: Reinforce the regional role of George.
- B8: Mixed Use Development to be promoted on large infill development land within the urban edge (policy application on residential, non-residential- and mixed-use developments at various scales).
- B8: PG a: Encouraging integrated development (spatial integration - shared uses/access) with mixed typologies and densities in private/public development

The proposed development involves a mixed-use development within the Urban Edge.

Theme C: Growth Management
The objective of Theme C is to manage the growth of urban settlements, and accommodation of rural living, to ensure the optimum and efficient use of resources. This policy aims to coordinate and guide development planning to create a compact, efficient urban form, whilst allowing opportunity for all (economic, housing, social) and protecting the rural area (natural, tourism, agriculture, rural economy). Managed growth also prevents further loss of natural- and agricultural assets.

The policies linked to Theme C that are relevant to the development include:

- C2.1: Contain urban sprawl: Maintain Outer limit of Urban Development boundary (urban edge).
- C2.2: Direct the long-term growth of the George city area, contiguous to the existing urban footprint in a manner that reinforces existing accessibility and infrastructure networks and minimises impact on natural landscapes and agricultural resources.
- C2.3: Further the restructuring of the settlement pattern through densification in the urban areas of the George city area.
- C2.6: Focussed Space Economy and Support Services Network.
- C2.6: PG a: Support Hierarchy of Nodes/Precincts and activity streets.

The proposed development involves a mixed-use development within the Urban Edge that meets the criteria of accessibility and spatial transformation.

The Composite Spatial Development Framework for George is informed by these themes. As indicate in Figure 2.2, the study area is identified as a Future Industrial-Mixed Use development area (purple and pink area, red arrow).

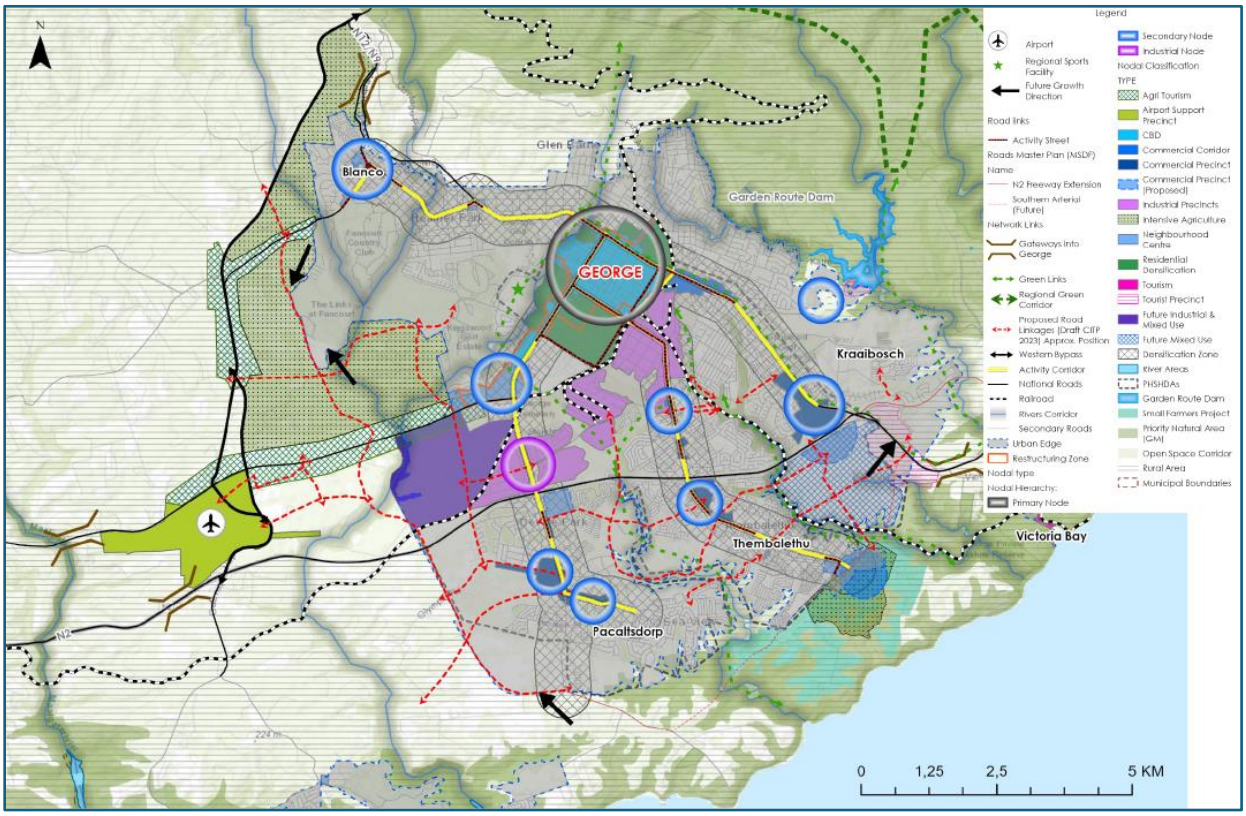


Figure 2.2: Composite Spatial Development Framework for the George City Area

The SDF also identifies several Priority Investment Areas including the Gwayang – Groeneweide Mixed Use Precincts/Nodes and development area. The development opportunities listed in the SDF for this area include:

- Light and heavy industrial development.
- Private commercial and business initiatives.
- Private residential development (various typologies).
- Social housing.
- The clustering and coordination of municipal utilities.

The proposed development is compatible with and supports the development opportunities listed in the SDF for the area.

SECTION 3: OVERVIEW OF STUDY AREA

3.1 INTRODUCTION

Section 3 provides an overview of the:

- Administrative context.
- Economic profile of the municipality.

3.2 ADMINSTRATIVE CONTEXT

The site is located in the town of George, which falls within the George Municipality (GM). The GM is one of seven LMs which constitute the Garden Route District Municipality (GRDM). George is the administrative seat of the GM and GRDM.

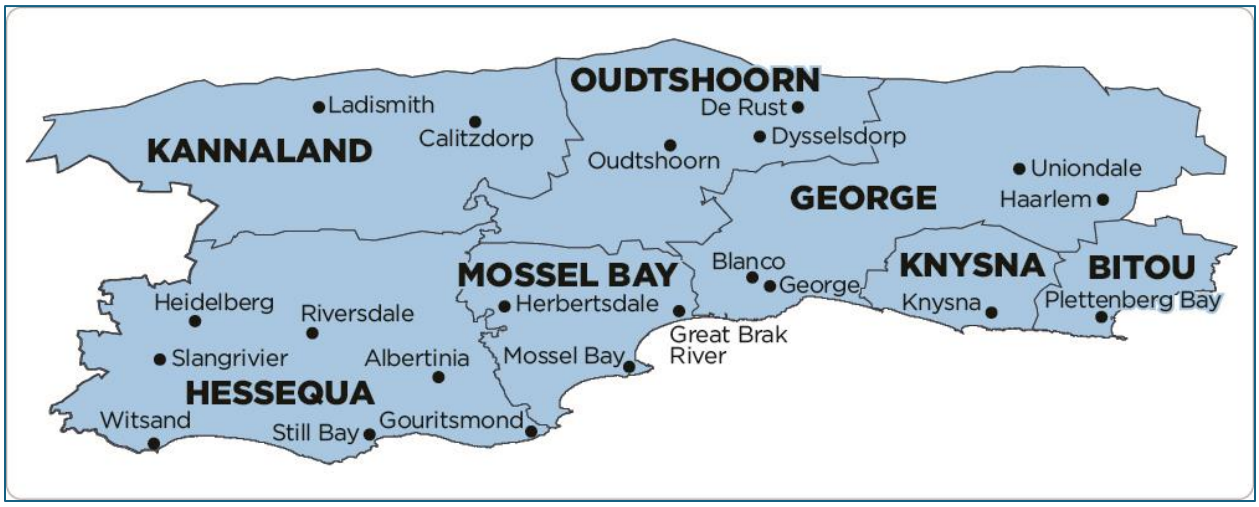


Figure 3.1: Location of George Municipality within Garden Route District Municipality

3.3 ECONOMIC OVERVIEW[1]

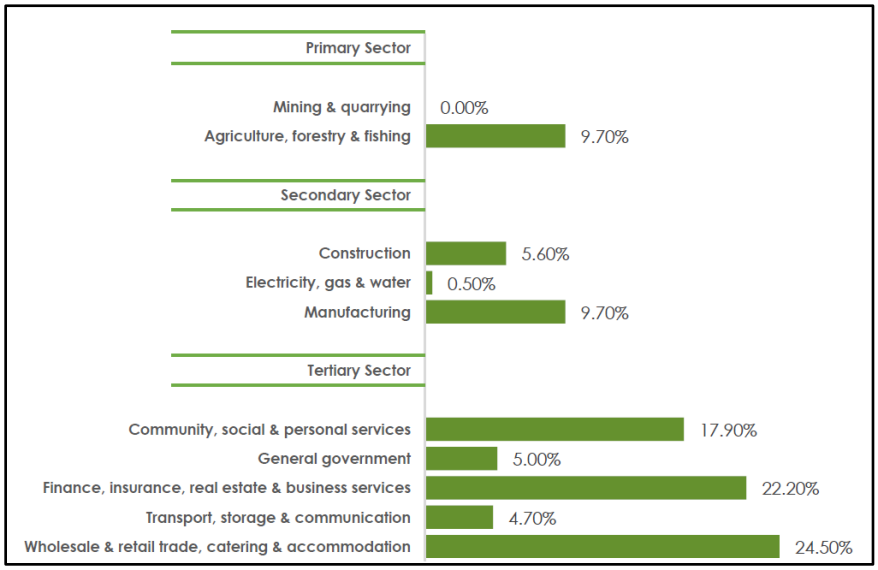
The 2022 Socio-Economic Profile (SEP) for the GM notes that the economy of George was valued at R20.684 billion and employed 76 126 people. Historical trends in GDP between 2016 and 2020 indicate that the municipal economy remained stagnant from 2016 to 2020. The 2020 recession impacted on average growth over that period, together with loadshedding, the Knysna fires and the drought.

In terms of contributions, the Tertiary Section contributed 75.5% to the total GDP of the GM economy, followed by the Secondary Sector (20.8%) and the Primary Sector (3.7%). Within the Tertiary Sector, the Finance, insurance, real estate and business contributed 33.1% to

[1] Based on 2022 Socio-Economic Profile of George Municipality prepared by Western Cape Provincial Government

total GDP, followed by the Wholesale, retail, catering and accommodation sector (16%). The next largest subsector was Manufacturing in the Secondary Sector, which contributed 14.3% to the total GDP. These three subsectors made up 63.4% of the GM GDP in 2020.

In terms of employment, the Tertiary Sector accounted for 74.3% of the employment in the GM, followed by the Secondary Sector, 15.8% and the Primary Sector, 9.7%. The most important subsectors were Wholesale, retail, catering and accommodation (24.5%) and Finance, insurance, real estate and business (22.2%). These two subsectors within the Tertiary Sector accounted for almost 50% of the jobs in the GM in 2020 (Figure 3.2).



Source: George Municipality SEP 2022

Figure 3.2: Sector contribution of employment in the George Municipality (2020)

3.4 DEMOGRAPHIC PROFILE

Population

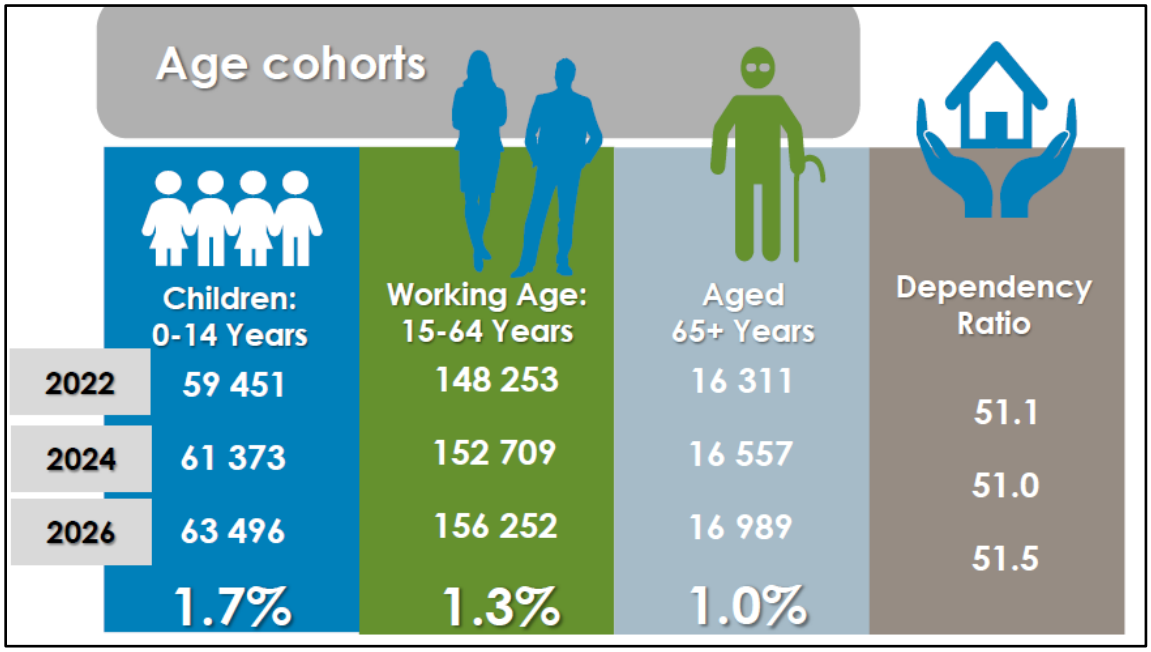
The socio-economic profile (SEP) prepared for the George Municipality (GM) by the Western Cape Provincial Government in 2022 indicates that the population of the GM in 2022 was 224 015, making it the most populated municipality in the Garden Route District. The population is predicted to increase to 236 737 by 2026. This represents an annual growth rate of 0.4%. The average household size was 3.6 and this is expected to decrease slightly to 3.5 in 2025. Based on the 2022 Census the population was 294 929. This is significantly higher than the figure reflected in the SEP. In terms of the total number of households, there were 62 226 households in the GM in 2022.

The gender split in 2022 is relatively evenly split between male (48.3 %) and female (51.7 %). The percentage of males is expected to increase due to the in migration of males to the area in search of work, specifically males from the Eastern Cape Province.

In terms of race groups, Coloureds made up ~ 50% of the population, followed by Black Africans (30%) and Whites (20%). The main first language spoken was Afrikaans (63%), followed by isXhosa (27%) and English (7%).

In terms of age groups, children (0-14 years of age) made up 26% of the population, the economically active age group (15-64) made up 66% and the population 65 years and older

made up the remaining 8%. Based on these figures the dependency ratio was 51.1%[2]. A higher dependency ratio implies greater strain on the working age portion of the population to support economic dependents (children and aged). This increase also has social, economic and labour market implications. In this regard an increase in the dependency ratio is often associated with a relative decrease in the working age population, which in turn, can result in lower tax revenues pension shortfalls, and an increase in inequality and economic hardship. At a municipal level, the decrease in the working population may also result in a smaller base from which local authorities can collect revenue for basic services rendered and will necessitate the prioritisation of municipal spending. As indicated in Figure 3.3 the dependency ratio is expected to increase to 51.5 % in 2026 which will place more pressure on the economically active group to support the non-economically active group.

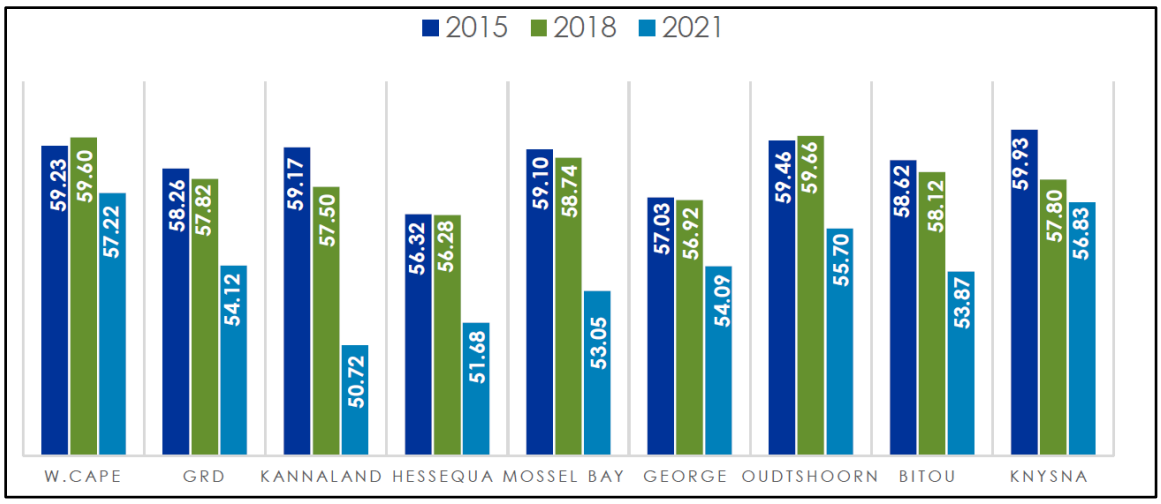


Source: George Municipality SEP 2022

Figure 3.3: Age cohorts George Municipality

However, despite the increase in the dependency ratio, the report also notes that the proportion of poor people below the poverty line within the GM municipal area decreased from 57.03 % of the population in 2015 to 54.09 in 2021. This decrease is positive in that it also reduces the strain on municipal financial resources. However, despite this decrease the percentage is still high and poses socio-economic challenges and risks to the GM.

[2] The dependency ratio is the ratio of non-economically active dependents (usually people younger than 15 or older than 64) to the working age population group (15-64). The higher the dependency ratio the larger the percentage of the population dependent on the economically active age group. This in turn translates reduced revenue for local authorities to meet the growing demand for services.



Source: George Municipality SEP 2022

Figure 3.3: Percentage of households below the poverty line in George Municipality

Employment

The official unemployment rate in the GM was 19.5% in 2021. This was lower than the District (21.1%) and Provincial (25.1%) level. However, these rates also need to be viewed within the context of the low-income levels. Unemployment has been on an upward trend from 2015 (13.1%) to 2021 largely driven by the job losses because of the drought, load shedding and economic recession over this period. The not economically active population has also increased from 2020 to 2021 as job losses and an insufficient supply of jobs have led to an increasing number of discouraged work-seekers.

Household income[3]

Based on Census 2011, 12.5% of households reported no income, 2.6% earned less than R4 800, 4.4% between R 5 000 and R10 000, 13.3% between R 10 000 and R 20 000 and 19.5% between R 20 000 and R 40 000 per annum.

The poverty gap indicator produced by the World Bank Development Research Group measures poverty using information from household per capita income/consumption. This indicator illustrates the average shortfall of the total population from the poverty line. This measurement is used to reflect the intensity of poverty, which is based on living on less than R3 200 per month for an average sized household (~ R40 000 per annum). Based on this measure, in the region of 52.3% of the households in the GM live close to or below the poverty line.

The low-income levels in the GM reflect the limited formal employment opportunities in the area. This is also reflected in the high unemployment rates. The low-income levels are a major concern given that an increasing number of individuals and households are likely to be dependent on social grants. The low-income levels also result in reduced spending in the local economy and less tax and rates revenue for the GM. This in turn impacts on the ability of the GM to maintain and provide services.

Education

In 2021, there were 50 schools in the GM of which 72% were no fee schools. Given the tough economic climate, there are still many parents being unable to pay their school fees. Of the 50 schools 29 (58%) were equipped with libraries. In terms of education levels, the

[3] No data from Census 2022 on household income was available at the time of preparing the report.

percentage of the population over 20 years of age in the GM with no schooling was 2.4% in 2022 compared to 3.9% in 2011. The percentage of the population over the age of 20 with matric was 35.5%, while 13.9% had attained a higher qualification, up from 11.3% in 2011. The SEP (2022) notes that the matric pass rate in the GM was 84.3% compared to 82% in 2021. Despite the increase the pass rate was still lower than the pass rate for the District of 84.4%.

Health care
The GM has a range of primary healthcare facilities including 12 fixed primary health care facilities made up of 10 fixed clinics and 2 community day care centres. There are also 4 mobile/satellite clinics, 1 district hospital and 1 regional hospital. The GM accounts for 22% of the health care facilities in the Garden Route District. The George Regional Hospital provides a range of specialist services to the Southern Cape/Karoo area, including dialysis, mammography, oncology and chemotherapy, physiotherapy, x-rays, ultrasound and an antiretroviral (ARV) clinic. The hospital has five clinical wards, a day theatre and four operating theatres. The GM is also well serviced in terms of private health care, including the George Mediclinic and Geneva Clinic.

3.5 MUNICIPAL HOUSING AND SERVICE LEVELS

The SEP notes that the of the 57 793 households in the GM 84.1% had access to formal housing. This is marginally lower than the Garden Route District average of 84.4%. The are also a higher proportion of informal dwellings (15.3%) compared to the District 14.9%). There is therefore a demand for formal housing in the GM. In terms of indigent households, 28% of households in the GM receive free basic sanitation, 39% of households receive free basic electricity. These figures are expected to increase due the negative impact of the COVID-19 pandemic on household incomes.

Access to water
Based on Census 2022, 81.3% of households in the GM had piped water inside their houses, while 96% received their water from a local or regional service provider.

Access to electricity
Based on Census 2022, 95.5% of households in the GM used electricity for lighting and therefore had access to electricity.

Access to sanitation
Based on Census 2022, 93.4% of the households in the GM had flush toilets connected to sewage, while only 0.5% had no access to sanitation facilities.

Access to refuse collection
Based on 88.3% of the households in the GM had their waste collected by a service provider on a regular basis.

SECTION 4: IDENTIFICATION OF KEY ISSUES

4.1 INTRODUCTION

Section 4 identifies and provides an initial assessment of the key social issues likely to be associated with the proposed development. As indicated below, the assessment is based on the author's experience with SIAs undertaken for other mixed used developments. A detailed assessment of the issues will be undertaken during the assessment phase of the EIA.

4.2 ASSUMPTIONS AND LIMITATIONS

4.2.1 Assumptions

The identification and initial assessment are based on the author's experience with SIAs for mixed use developments. In this regard it is assumed that the key social issues are likely to be similar. However, it should be noted that the comments on the social impacts contained in the Social Scoping Report are preliminary and will be confirmed during the Assessment Phase.

4.2.2 Limitations

Consultation with affected stakeholders will be undertaken during the assessment phase. However, the author is familiar with the study area and has undertaken SIAs for a number of mixed-use developments and is therefore familiar with the social issues typically associated with such projects.

4.3 IDENTIFICATION OF KEY SOCIAL ISSUES

The assessment section is divided into the following sections:

- Assessment of compatibility with relevant policy and planning context ("planning fit").
- Assessment of social issues associated with the construction phase.
- Assessment of social issues associated with the operational phase.
- Assessment of the "no development" alternative.
- Assessment of cumulative impacts.

4.3 ASSESSMENT OF POLICY AND PLANNING FIT

As indicated above the legislative and policy context plays an important role in identifying and assessing the potential social impacts associated with a proposed development. In this regard a key component of the SIA process is to assess the proposed development in terms of its fit with key planning and policy documents. The key local policy and planning reviewed were the George Municipality Integrated Development Plan (2022-27) and George Municipality Spatial Development Framework (SDF) (2023-2027).

Based on the findings of the review the proposed Gwayang Mixed Use Development located with the George Urban Edge and is identified in the SDF as an area for the development of a mixed-use development. The area has therefore been identified as suitable for the proposed development.

4.4 CONSTRUCTION PHASE SOCIAL IMPACTS

As indicated above, it is assumed that the key socio-economic issues associated with the proposed development will be similar to those associated with the other mixed-use developments. Alternative 1 will also create additional construction related opportunities associated with the solar farm and landfill. However, it should be noted that the comments on the social impacts contained in the Social Scoping Report represent preliminary comments and will be confirmed during the Assessment Phase.

The potential positive and negatives social impacts are listed below. Table 4.1 summarises the significance ratings based on experience from SIAs undertaken for similar developments. A list of potential mitigation measures is also provided based on experience from similar projects.

Potential positive impacts

- Creation of business and employment opportunities

Business opportunities

Based on similar mixed used developments the estimated capital expenditure costs for the development are expected to be region of R 3-4 billion (2024 Rand value). The capital expenditure costs for Alternative 1 are likely to be higher than Alternative 2 due to the costs associated with the solar farm and landfill. These costs will depend on the size of the facilities. The figures will be confirmed during the assessment phase. Most of the work during the construction phase is likely to be undertaken by local contractors and builders. The proposed development will therefore represent a positive benefit for the local construction and building sector in the GM and GRDM. Most of the building materials associated with the construction phase will be sourced from locally based suppliers from the GM and GRDM. This will represent a positive injection of capital into the area's local economy. The project should also be viewed within the context of the impact of the COVID 19 pandemic of 2020/21 on the local economy. The proposed development would therefore represent a significant opportunity for the local construction and building sector.

Employment

Based on similar mixed used developments it is estimated that the construction phase would extend over a period of approximately 4 – 5 years. For the purposes of the scoping level assessment, it is assumed that ~ 1 000 employment opportunities will be created per annum during the construction phase. Based on information from similar employment numbers the total annual wage bill is estimated to be in the region of R 200 million. The total wage bill over 4-5 years will therefore be in the region of R 800 million to 1 billion (2024 Rand value). Most of the wage bill will be spent in the GM and GRDM. This would in turn benefit local business. These figures will be confirmed during the assessment phase.

The employment opportunities associated with Alternative 1 are likely to be higher than Alternative 2 due to the solar farm and landfill. The number of employment opportunities will depend on the size of the facilities. The numbers will be confirmed during the assessment phase.

The majority of the employment opportunities are also likely to benefit local Historically Disadvantaged (HD) members of the community. This would represent a significant opportunity for the local building sector and members of the local community who are employed in the building sector. The potential creation of employment opportunities for local HD members of the community is therefore regarded as an important social benefit given the impact of the COVID-19 pandemic.

Potential negative impacts

- Impacts on family networks and structures associated with the presence of construction workers on site.
- Security and safety impacts associated with the presence of construction workers.
- Noise, dust and safety impacts associated with construction related activities and the movement of heavy vehicles.

Based on experience from other large to medium sized mixed used developments the significance of the majority of potential negative impacts with mitigation is likely to be Low Negative. All the potential negative impacts therefore have the potential to be effectively mitigated if the recommended mitigation measures are implemented. This will be confirmed during the Assessment Phase. Table 4.1 summarises the significance of the impacts associated with the construction phase.

Table 4.1: Summary of social impacts during construction phase

Impact	Significance No Mitigation	Significance With Enhancement /Mitigation
Creation of business and employment opportunities	Medium (+)	High (+)
Presence of construction workers and potential impacts on family structures and social networks	Low (-)	Low (-)
Threat to safety and security	Medium (-)	Low (-)
Impact of construction related activities (dust, noise, safety etc.)	Medium (-)	Low (-)

Potential enhancement and mitigation measures

Employment and business

In order to enhance local employment and business opportunities associated with the construction phase of the project the following measures should be implemented:

- The developer in consultation with the GM should inform local community leaders, business organizations and councillors of the project and the potential opportunities for local builders and contractors.
- The developer should liaise with the GM regarding the existence and or establishment of a database of local construction companies in the area, specifically SMME's owned and run by HDI's, prior to the commencement of the construction phase. These companies should be notified of the tender process and invited to bid for project related work.
- The developer in consultation with the appointed contractor/s should look to employ a percentage of the labour required for the construction phase from the local area to maximize opportunities for members from the local HD communities.

Risks to local communities associated with construction workers

The potential risks associated with construction workers can be mitigated. The aspects that should be covered include:

- The developer, should were possible, seek to appoint local contractors.
- The developer in consultation with the appointed contractors should implement an HIV/AIDS awareness programme for all construction workers at the outset of the construction phase.

- The movement of construction workers on and off the site should be closely managed and monitored by the contractors. In this regard the contractors should be responsible for making the necessary arrangements for transporting workers to and from site daily.
- No construction workers, except for security personnel, should be permitted to stay overnight on the site.

Safety and security risks posed by construction workers

The developer and or contractors cannot be held responsible for the off-site, after-hours behaviour of all construction employees. However, the contractors appointed by the developer should ensure that all workers employed on the project are informed at the outset of the construction phase that construction workers found guilty of theft will be dismissed and charged. All dismissals must be in accordance with South African labour legislation. In addition, the following mitigation measures are recommended. These recommendations apply to the construction of the bulk infrastructure on the site and the establishment of housing by individual homeowners:

- No construction workers, except for security personnel, should be allowed to stay on site overnight.
- Building contractors appointed by the developer and or private homeowners must ensure that workers are transported to and from the site daily.
- Construction related activities should comply with all relevant building regulations. In this regard activities on site should be restricted to between 07h00 and 18h00 during weekdays and 08h00 and 13h00 on Saturdays. No work should be permitted after 13h00 on Saturdays and on Sundays.

Impacts associated with construction related activities

- Construction related activities should comply with all relevant building regulations. In this regard activities on site should be restricted to between 07h00 and 18h00 during weekdays and 08h00 and 13h00 on Saturdays. No work should be permitted after 13h00 on Saturdays and on Sundays.
- Drivers should be made aware of the potential risk posed to school children and other road users in the vicinity of the sites. All drivers must ensure that speed limit of 60 km per hour is enforced.
- Abnormal loads should be timed to avoid peak traffic hours.
- Dust suppression measures must be implemented for heavy vehicles such as wetting of gravel roads on a regular basis and ensuring that vehicles used to transport sand and building materials are fitted with tarpaulins or covers.
- All vehicles must be road-worthy and drivers must be qualified, made aware of the potential road safety issues, and need for strict speed limits.

4.5 OPERATIONAL PHASE IMPACTS

The key social issues affecting the operational phase include:

Potential positive impacts

- Creation of employment and business opportunities.
- Broaden the rates base.
- Provision of affordable housing / accommodation.

Creation of employment and business opportunities

The mixed-use development will create employment opportunities. The number of opportunities will depend on the type of industrial and commercial / retail / businesses

established. The numbers will be confirmed during the assessment phase. The residential component will also create employment opportunities, such as domestic workers, gardeners, etc. Most of the employment opportunities are likely to benefit Historically Disadvantaged Individuals (HDIs).

The operational phase will also create opportunities for local businesses in George, such catering, security, landscaping, house maintenance, etc. Local shops, petrol stations, and restaurants will also benefit from local spending by workers and residents.

Broadening of the rates base
The mixed-used development will contribute to and broaden the rates base of the GM. In addition, the proposed development will generate revenue for the GM from the consumption of water and electricity.

Provision of affordable housing / accommodation
The proposed development will create the opportunity to meet some of the demand for more affordable housing and accommodation which is well located in terms of proximity to the George CBD and places of work. The site is also well located in terms of access to public transport.

The development also includes the provision of open spaces / conservation areas. These areas should be included in the design and developed as a public space system that include footpaths and trails. This would improve the areas amenity value and create an asset for surrounding residents and people that work on the premises.

Potential negative impacts
- Impact on traffic and bulk services.
- Impact on sense of place and rural character of the area.
- Negative impacts associated with landfill.

Impact on traffic and bulk services
The additional traffic generated by the proposed development has the potential to impact on the existing road network in the area. Likewise, the development will also place pressure on bulk services, such as water and sewage. A Traffic Impact Assessment (TIA) and Bulk Services Assessment area being undertaken as part of the EIA process. The findings of these studies will inform the SIA. The SDF and IDP also highlight the need for future developments to be water and energy resource efficient. These issues should be addressed in the design of the proposed development. The significance of the potential impacts will be assessed during the Assessment Phase.

Impact on sense of place and rural character
The proposed development will impact on the areas current sense of place and rural character. However, as indicated above, the site is located within the George Urban Edge and has been identified as suitable for the establishment of a mixed-use development. The significance of the potential impacts will be assessed during the Assessment Phase.

Negative impact of landfill
The landfill associated with Alternative 1 has the potential to negatively impact on the land uses associated with the mixed-use development. These include visual (wind blown litter), odours, and vermin (flies, rats etc.). These impacts will be assessed during the Assessment Phase.

The significance of the impacts associated with the operational phase are summarised in Table 4.2.

Table 4.2: Summary of social impacts during operational phase

Impact	Significance No Mitigation	With Enhancement /Mitigation
Creation of employment and business opportunities	Medium (+)	Medium (+)
Broaden the rates base	Medium (+)	Medium (+)
Provision of affordable housing / accommodation	Medium (+)	Medium (+)
Impact on traffic and bulk services	Medium (-)	Low (-)
Impact on sense of place and rural character of the area	Medium (-)	Low (-)
Impact of landfill option	Medium (-)	Medium – Low (-)

Potential mitigation measures

Traffic and bulk services
Implement the recommendations of the TIA and bulk services reports. As indicated above, these issues will be assessed in more detail as part of the Assessment Phase. This will include the identification of mitigation measures.

Sense of place
Implement the recommendations of the VIA and ensure appropriate architectural guidelines are development and implemented. As indicated above, these issues will be assessed in more detail as part of the Assessment Phase. This will include the identification of mitigation measures.

Landfill
The mitigation measures will depend on the scale and nature of the landfill facility.

4.6 ASSESSMENT OF CUMULATIVE IMPACTS

The potential negative cumulative impacts are linked to impact on traffic and bulk services. The proposed development will contribute to the traffic volumes on the road system in the adjacent residential areas. The potential impact will be assessed as part of the TIA and Bulk Services Assessment.

The development will also have a positive cumulative impact linked to the benefits to the local economy associated with expenditure by businesses. This would create opportunities for other local businesses in the GM, including suppliers. Expenditure by residents will also benefit the local economy.

4.7 NO-DEVELOPMENT OPTION

The No-Development option would represent a lost opportunity in terms of the employment opportunities associated with the construction and operational phase, as well as the benefits associated with providing affordable and safe housing. The significance of this is likely to be **High Negative.** The No-Development option is not supported.

4.8 CONCLUSION

Based on the findings of the Scoping Level SIA the proposed Gwayang Mixed Use Development is located within the George Urban Edge in an area that has been identified in the SDF as suitable for the development of a mixed-use development, including industrial land uses. The proposed development is therefore compatible with and supports the key principles and objectives contained in the George Municipality Spatial Development Framework (2023-2027) and the George Integrated Development Plan (2022-2027).

Based on experience from SIAs undertaken for medium to large mixed-use developments the construction and operational phase will result in several positive social benefits for the local community and the area. These include the creation of employment and business opportunities during both the construction and operational phase. The development will also provide affordable housing.

In addition, most of the potential negative impacts associated with the construction and operational phase are likely to be rated as **Low Negative** with mitigation. Most potential negative impacts can therefore be effectively mitigated if the recommended mitigation measures are implemented. Detailed mitigation measures will be outlined in the Social Impact Assessment Report (SIAR).

4.9 PLAN OF STUDY FOR SIA

The proposed approach to the SIA is based on the Guidelines for SIA endorsed by Western Cape Provincial Environmental Authorities (DEA&DP) in 2007. The Guidelines are based on accepted international best practice guidelines, including the Guidelines and Principles for Social Impact Assessment (Inter-organizational Committee on Guidelines and Principles for Social Impact Assessment, 1994) and IAIA Guidance for Assessing and Managing Social Impacts (2015). The approach to the study will involve:

- Collection and review of reports and baseline socio-economic data on the area. This includes socio-economic characteristics of the affected areas, current and future land uses, and land uses planning documents relating to the study area and surrounds.
- Identification of the components associated with the construction and operational phase of the proposed project, including estimate of total capital expenditure, number of employment opportunities created and breakdown of the employment opportunities in terms of skill levels (low, medium and high skilled), breakdown of wages per skill level, assessment procurement policies etc.
- Site visit and interviews with key affected parties, including local communities, local landowners, key government officials (local and regional), the client, local chamber of commerce etc.
- Review of key findings of the key specialist studies that have a bearing on the SIA, such as the Traffic Impact Assessment (TIA), Bulk Services Assessment and Visual Impact Assessment (VIA).
- Identification and assessment of key social issues and assessment of potential impacts (negative and positive) associated with the construction, operational and decommissioning phase of the project.
- Identification and assessment of cumulative impacts (positive and negative).
- Identification of appropriate measures to avoid, mitigate, enhance, and compensate for potential social impacts.
- Preparation of Social Impact Assessment (SIA) Report.

The site visit will be undertaken during the Assessment Phase of the SIA. The site visit will include interviews with key stakeholders and interested and affected parties.

ANNEXURE A

REFERENCES

- Spatial Planning and Land Use Management Act (Act 16 of 2013).
- National Environmental Management Act (Act 107 of 1998).
- Western Cape Provincial Spatial Development Framework (2014).
- George Municipality Integrated Development Plan (2022-2027).
- George Municipality Spatial Development Framework (2023-27).

ANNEXURE B

METHODOLOGY FOR THE ASSESSMENT OF POTENTIAL IMPACTS

Direct, indirect and cumulative impacts of the above issues, as well as all other issues identified will be assessed in terms of the following criteria:

- The **nature**, which shall include a description of what causes the effect, what will be affected and how it will be affected.
- The **extent**, where it will be indicated whether the impact will be local (limited to the immediate area or site of development), regional, national or international. A score between 1 and 5 will be assigned as appropriate (with a score of 1 being low and a score of 5 being high).
- The **duration**, where it will be indicated whether:
  - the lifetime of the impact will be of a very short duration (0–1 years) – assigned a score of 1;
  - the lifetime of the impact will be of a short duration (2-5 years) - assigned a score of 2;
  - medium-term (5–15 years) – assigned a score of 3;
  - long term (> 15 years) - assigned a score of 4; or
  - permanent - assigned a score of 5.
- The **magnitude**, quantified on a scale from 0-10, where a score is assigned:
  - 0 is small and will have no effect on the environment;
  - 2 is minor and will not result in an impact on processes;
  - 4 is low and will cause a slight impact on processes;
  - 6 is moderate and will result in processes continuing but in a modified way;
  - 8 is high (processes are altered to the extent that they temporarily cease); and
  - 10 is very high and results in complete destruction of patterns and permanent cessation of processes.
- The **probability** *of occurrence*, which shall describe the likelihood of the impact actually occurring. Probability will be estimated on a scale, and a score assigned:
  - Assigned a score of 1–5, where 1 is very improbable (probably will not happen);
  - Assigned a score of 2 is improbable (some possibility, but low likelihood);
  - Assigned a score of 3 is probable (distinct possibility);
  - Assigned a score of 4 is highly probable (most likely); and
  - Assigned a score of 5 is definite (impact will occur regardless of any prevention measures).
- The **significance**, which shall be determined through a synthesis of the characteristics described above (refer formula below) and can be assessed as low, medium or high.
- The **status**, which will be described as either positive, negative or neutral.
- The *degree* to which the impact can be *reversed*.
- The *degree* to which the impact may cause *irreplaceable loss of reso*urces.
- The *degree* to which the impact can be *mitigated.*

The **significance** is determined by combining the criteria in the following formula:

S=(E+D+M)P; where

S = Significance weighting
E = Extent
D = Duration
M = Magnitude

P = Probability

The **significance weightings** for each potential impact are as follows:

- < 30 points: Low (i.e. where this impact would not have a direct influence on the decision to develop in the area),
- 30-60 points: Medium (i.e. where the impact could influence the decision to develop in the area unless it is effectively mitigated),
- > 60 points: High (i.e. where the impact must have an influence on the decision process to develop in the area).

ANNEXURE C

Tony Barbour
ENVIRONMENTAL CONSULTING
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(E-Mail) tony@tonybarbour.co.za

Tony Barbour's has 30 years' experience as an environmental consultant, including ten years in the private sector followed by four years at the University of Cape Town's Environmental Evaluation Unit. He has worked as an independent consultant since 2004, with a key focus on Social Impact Assessment. His other areas of interest include Strategic Environmental Assessment and review work.

EDUCATION

- BSc (Geology and Economics) Rhodes (1984).
- B Economics (Honours) Rhodes (1985).
- MSc (Environmental Science), University of Cape Town (1992).

EMPLOYMENT RECORD

- Independent Consultant: November 2004 – current;
- University of Cape Town: August 1996-October 2004**:** Environmental Evaluation Unit (EEU), University of Cape Town. Senior Environmental Consultant and Researcher;
- Private sector: 1991-August 2000: 1991-1996**:** Ninham Shand Consulting (Now Aurecon, Cape Town). Senior Environmental Scientist; 1996-August 2000: Steffen, Robertson and Kirsten (SRK Consulting) – Associate Director, Manager Environmental Section, SRK Cape Town.

LECTURING

- University of Cape Town: Resource Economics; SEA and EIA (1991-2004);
- University of Cape Town: Social Impact Assessment (2004-current);
- Cape Technikon: Resource Economics and Waste Management (1994-1998);
- Peninsula Technikon: Resource Economics and Waste Management (1996-1998).

RELEVANT EXPERIENCE AND EXPERTISE

Tony Barbour has undertaken in the region of 260 SIA's, including SIA's for infrastructure projects, dams, pipelines, and roads. All of the SIAs include interacting with and liaising with affected communities. In addition, he is the author of the Guidelines for undertaking SIA's as part of the EIA process commissioned by the Western Cape Provincial Environmental Authorities in 2007. These guidelines have been used throughout South Africa. Tony was also the project manager for a study commissioned in 2005 by the then South African Department of Water Affairs and Forestry for the development of a Social Assessment and Development Framework. The aim of the framework was to enable the Department of Water Affairs and Forestry to identify, assess and manage social impacts associated with large infrastructure projects, such as dams. The study also included the development of guidelines for Social Impact Assessment, Conflict Management, Relocation and Resettlement and Monitoring and Evaluation. Countries with work experience include South Africa, Namibia, Angola, Botswana, Zambia, Lesotho, Swaziland, Ghana, Mozambique, Mauritius, Kenya, Ethiopia, Oman, South Sudan, Senegal, Rwanda, Armenia and Sudan.

ANNEXURE D

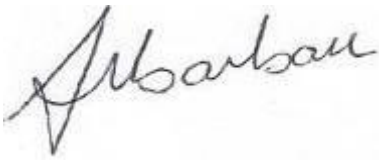
DECLARATION OF INDEPENDENCE

The specialist declaration of independence in terms of the Regulations_

I, Tony ~~Barbour~~ ~~_____~~, declare that -- General

declaration:

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 48 and is punishable in terms of section 24F of the Act.



Signature of the specialist:

Tony Barbour Environmental Consulting and Research

Name of company (if applicable):

11 June 2024

Date: