

SOCIO-ECONOMIC ASSESSMENT

ARCH ROCK DEVELOPMENT

BITOU MUNICIPALITY

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By

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EXECUTIVE SUMMARY

INTRODUCTION AND LOCATION

CapeEAPrac were appointed to manage the Environmental Impact Assessment (EIA) process for the proposed up-grade of existing holiday units located within the Arch Holiday Resort located in Keurboomstrand area in the Bitou Local Municipality in the Western Cape Province.

Tony Barbour Environmental Consulting and Research was appointed to undertake a Social Impact Assessment (SIA) as part of the Environmental Impact Assessment (EIA). This report contains the findings of the SIA.

PROJECT DESCRIPTION

The project site is located on Portion 5 of farm Arch Rock No. 296, Keurboomstrand, within the Bitou Municipal Area. The site is Zone Resort 1. The current activities on the site are associated with ten (10) holiday units. The proposed development will not involve any changes in the current land uses or activities on the site and will be implemented in terms of the existing resort zoning. In this regard the development will involve replacing the existing units with new units. This will involve a reduction of existing number of resort units from 10 to 8.

SUMMARY OF KEY FINDINGS

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

- Fit with policy and planning.
- Construction phase impacts.
- Operational phase impacts.
- Cumulative impacts.
- No-development option.

POLICY AND PLANNING ISSUES

The findings of the review indicate the proposed development is consistent with the zoning for the site, namely Resort 1. The Bitou Municipal Integrated Development Plan (IDP) and Spatial Development Framework (SDF) highlight the key role played by tourism and support the establishment of tourism attractions and facilities. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development.

CONSTRUCTION PHASE IMPACTS

The key social issues associated with the construction phase include:

Potential positive impacts

- Creation of business and employment opportunities

The construction phase will extend over a period of approximately 14 month and create in the region of 60-80 employment opportunities. Based on figures from similar projects, 50% (30-40) of the employment opportunities will be available for

low skilled workers, 40% (24-32) semi-skilled workers and 10% (6-8) for skilled workers. The total wage bill for the construction phase will be in the region of R11 million (2022 Rand values). Most of the employment opportunities will benefit local Historically Disadvantaged (HD) members of the community.

The capital expenditure associated with the proposed development is in the region of R50 million (2022 Rand value). The construction work will be undertaken by local contractors and builders and building materials will be sourced from locally based suppliers. The proposed development will therefore represent a positive benefit for the local construction and building sector in the BLM. The wage spend will also benefit the local economy.

Potential negative impacts

- 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.

Due to the nature of the development and the limited number of units (8) the significance of the negative impacts will be **Low Negative**. Table 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 (+)	Medium (+)
Threat to safety and security	Low (-)	Low (-)
Impact of construction related activities (dust, noise, safety etc.)	Low (-)	Low (-)

OPERATIONAL PHASE IMPACTS

The key social issues affecting the operational phase include:

Potential positive impacts

The positive impacts associated with the current operations also apply to the revised, lower density development, namely:

- Creation of employment and business opportunities.
- Support tourism and economic development.

Employment and business opportunities

The development will employ 27 permanent staff, the majority of whom will be local HDIs. The operational budget, including wages, will be in the region of R 10 million per annum (2022 Rand values). The operational phase will therefore create opportunities for local businesses, such as plumbers, electricians, security, landscaping, house maintenance, etc.

Tourism and economic development

The establishment of 8 new units is aimed up-grading the current accommodation which represents an investment in tourism infrastructure in the BLM. The letter from Lesley Jacobs, Manager Economic Development and Tourism, Bitou Municipality (17/09/2021) confirms that the proposed development supports the Bitou Municipalities Local Economic Development Strategy which identifies tourism as a key sector.

Potential negative impacts

The proposed development will not result in any changes in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any material changes to and or impacts on the social environment.

Table 2 summarises the significance of the impacts associated with the operational phase.

Table 2: Summary of social impacts during operational phase

Impact	Significance No Mitigation	With Enhancement /Mitigation
Employment and business opportunities	Medium (+)	Medium (+)
Support for tourism and economic development	Medium (+)	Medium (+)

CUMULATIVE IMPACTS

The proposed development will not result in a change in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any additional cumulative impacts on local services or traffic in the area.

NO DEVELOPMENT OPTION

The No-Development option would represent a lost opportunity to up-grade and improve the existing tourism accommodation facilities on the site and the associated investment in tourism infrastructure in the BLM. The No-Development option is therefore not supported by the findings of the SIA.

CONCLUSION

The findings of the SIA indicate that the Bitou Municipal Integrated Development Plan (IDP) and Spatial Development Framework (SDF) highlight the key role played by tourism and support the establishment of tourism attractions and facilities. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development. The proposed development therefore complies with and is supported by the local land use policies and plans for the area. The findings of the SIA also indicate that the construction and operational phase will result in a number of positive social benefits for the local economy and community. These include the creation of employment and business opportunities and up-grading of tourism facilities. The proposed Arch Rock development is therefore supported by the findings of the SIA.

ACRONYMS

BLM	Bitou Local Municipality
DEA&DP	Department of Environmental Affairs and Development Planning
DEA	Department of Environmental Affairs
EIA	Environmental Impact Assessment
GDP	Gross Domestic Product
HD	Historically Disadvantaged
IDP	Integrated Development Plan
LED	Local Economic Development
PSDF	Provincial Spatial Development Framework
SDF	Spatial Development Framework
SIA	Social Impact Assessment
WCP	Western Cape Province

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Regulation GNR 326 of 4 December 2014, as amended 7 April 2017, 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 <i>curriculum vitae</i> ;	Section 1.5, Annexure A
(b) a declaration that the specialist is independent in a form as may be specified by the competent authority;	Section 1.6, Annexure B
(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;	Interviews in 2021 (Annexure A)
(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, Section 5,
(g) an identification of any areas to be avoided, including buffers;	Section 4
(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
(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, Section 5
(k) any mitigation measures for inclusion in the EMPr;	Section 4
(l) any conditions for inclusion in the environmental authorisation;	Section 4, Section 5
(m) any monitoring requirements for inclusion in the EMPr or environmental authorisation;	N/A
(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;	Section 5.3
(o) a description of any consultation process that was undertaken during the course of preparing the specialist report	Annexure A, lists key stakeholders interviewed
(p) a summary and copies of any comments received during any consultation process and where applicable all responses thereto; and	Annexure A, lists key stakeholders interviewed
(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

	<p>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.</p>
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SECTION 1: INTRODUCTION

1.1 INTRODUCTION

CapeEAPrac were appointed to manage the Environmental Impact Assessment (EIA) process for the proposed up-grade of the Arch Rock Holiday Resort located in Keurboomstrand area in the Bitou Local Municipality in the Western Cape Province (Figure 1.1).

Tony Barbour Environmental Consulting and Research was appointed to undertake a Social Impact Assessment (SIA) as part of the Environmental Impact Assessment (EIA). This report contains the findings of the SIA.

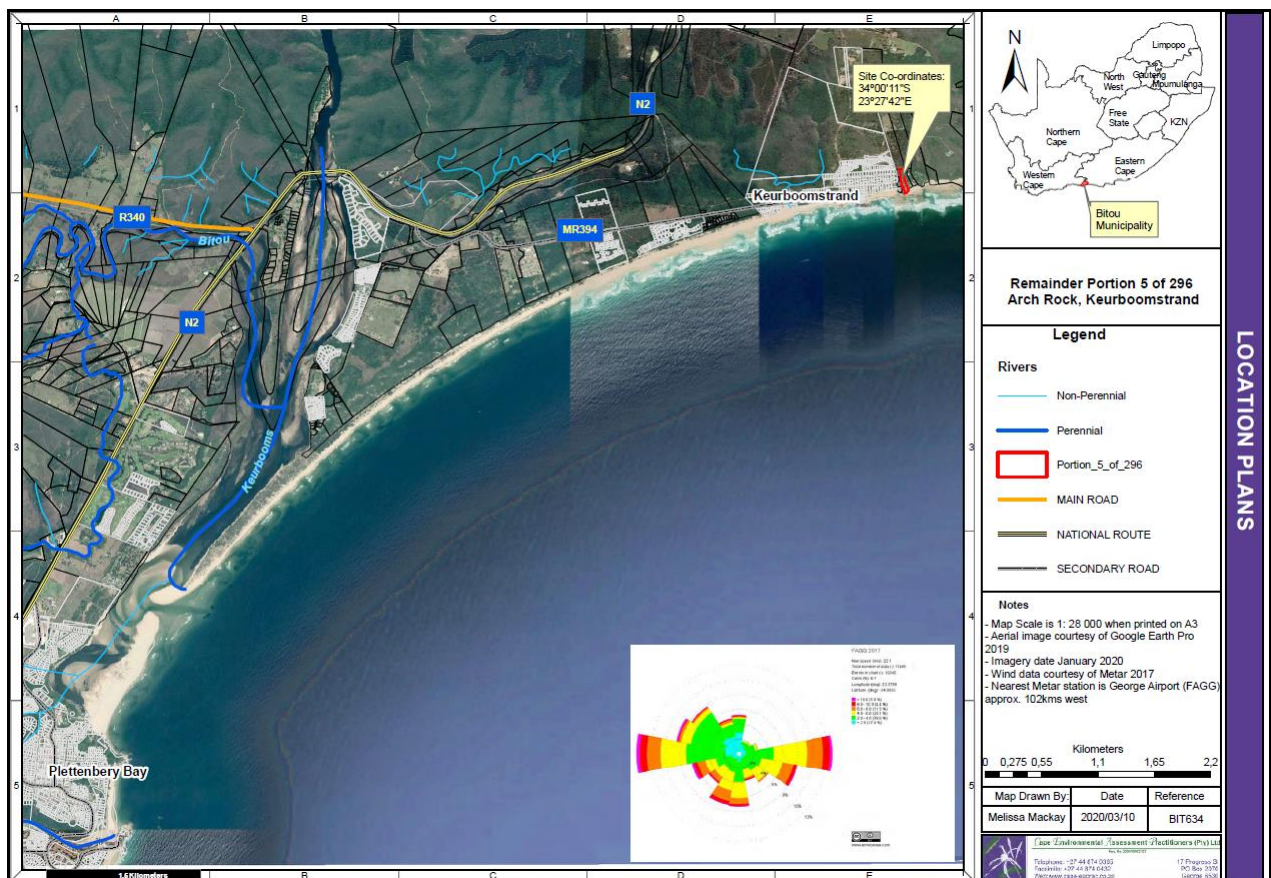


Figure 1.1: Location of Arch Rock site

1.2 TERMS OF REFERENCE AND APPROACH TO STUDY

The approach to the SIA study is based on the Western Cape Department of Environmental Affairs and Development Planning Guidelines for Social Impact Assessment (February 2007). These guidelines are based on international best practice. The key activities in the SIA process embodied in the guidelines include:

- Describing and obtaining an understanding of the proposed intervention (type, scale, and location), the settlements, and communities likely to be affected by the proposed project.
- Collecting baseline data on the current social and economic environment.
- Identifying the key potential social issues associated with the proposed project.
- Assessing and documenting the significance of social impacts associated with the proposed intervention.
- Identifying alternatives and mitigation measures.

In this regard the study involved:

- Review of socio-economic data for the study area.
- Review of relevant planning and policy frameworks for the area.
- Site visit.
- Identifying the key potential social issues associated with the proposed project.
- Assessing and assessing the significance of social impacts associated with the proposed project.
- Identification of enhancement and mitigation measures aimed at maximizing opportunities and avoiding and or reducing negative impacts.

Annexure A contains a list of the secondary information reviewed. Annexure B summarises the assessment methodology used to assign significance ratings to the assessment process.

1.3 OVERVIEW OF THE PROJECT

The project site is located on Portion 5 of farm Arch Rock No. 296, Keurboomstrand, within the Bitou Municipal Area. The site is Zone Resort 1. The current activities on the site are associated with ten (10) holiday units. The proposed development will not involve any changes in the current land uses or activities on the site and will be implemented in terms of the existing resort zoning. In this regard the development will involve replacing the existing 10 units with 8 new, modern units. This will reduce the overall density. The development will entail the following:

- 5 x 1-bedroom units (average size 81m²).
- 3 x 2-bedroom units (average size 90m²).
- A new reception and administration area (60m²)
- Covert existing reception and administration area into a laundry facility.
- New pool room and store (45 m²).
- 8 parking bays.

The units will be single storey cottages. The majority of the development will take place on the existing development footprint and has been informed by the existing environmental constraints associated with the site, including natural vegetation. Figure 1.2 illustrates the layout of the proposed development on the site.

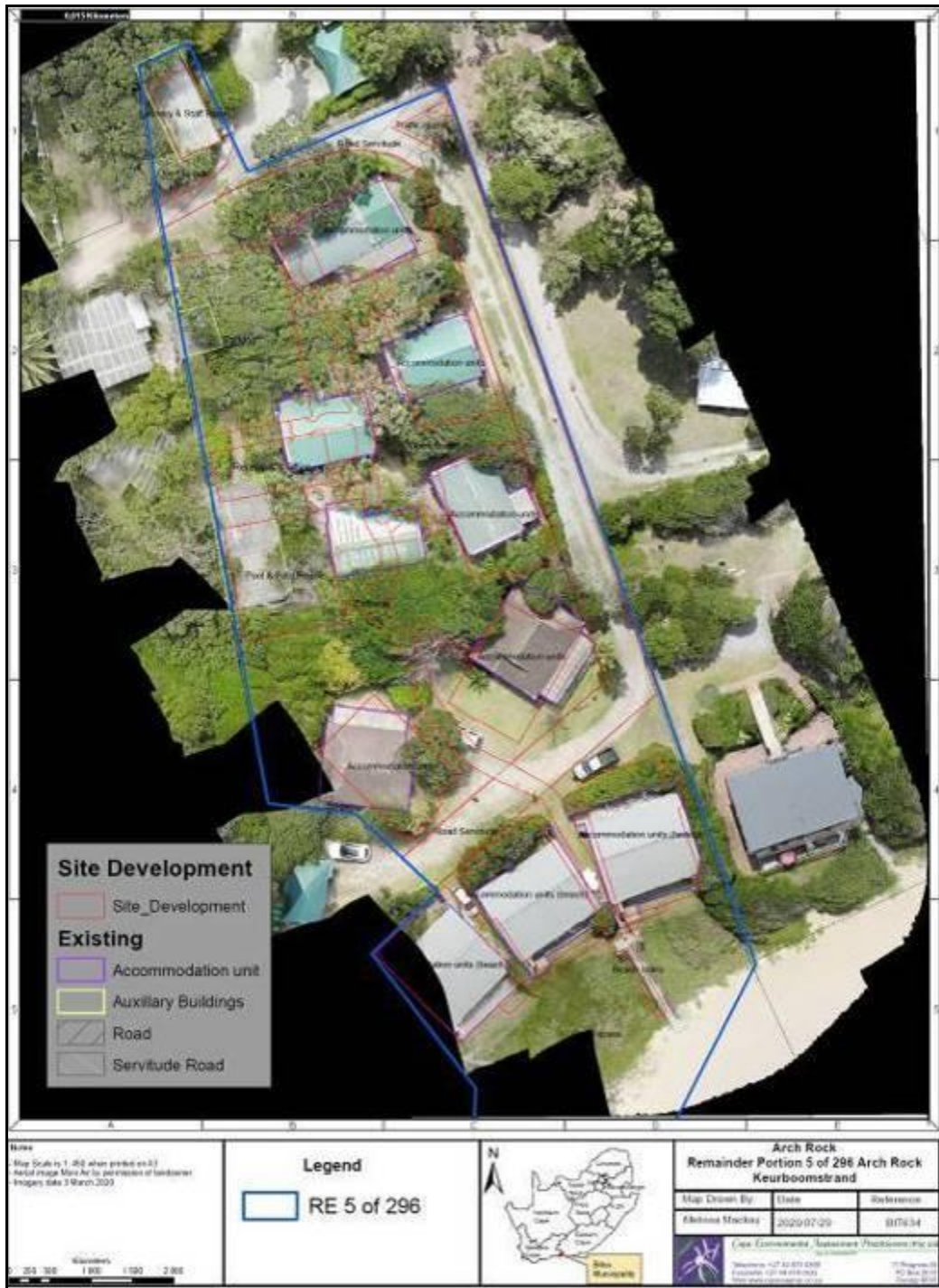


Figure 2.2: Arch Rock Development layout

1.4 OVERVIEW OF THE STUDY AREA AND SURROUNDING LAND USES

The Arch Rock Resort is located in the eastern most part of Keurboomstrand. The site is located at the end of Lower Hill Street, which terminates at the public parking area for Singing Kettle Beach (Photograph 1.1 and 1.2). The land uses along Lower Hill Street, which provides access to the site, consists of residential houses made up of permanent and holiday houses (Photograph 1.3).



Photograph 1.1: Parking area Singing Kettle Beach



Photograph 1.2: Entrance to Arch Rock Resort



Photograph 1.3: View along Lower Hill Street

Enrico's restaurant and accommodation facility is located next to the parking area for Singing Kettle Breach, immediately adjacent and to the west of the site (Photograph 1.4). A caravan park is located immediately to the west of the site (Photograph 1.5). There are also a number of additional holiday units located to the east of the site (Photograph 1.6). These units are not affected by the redevelopment.



Photograph 1.4: Enrico's restaurant and accommodation facility



Photograph 1.5: Caravan Park area



Photograph 1.6: Other holiday units

The land uses and activities in the area and other part of the Keurboomstrand are therefore associated with tourism, including the up-market Keursands development (Photograph 1.7). This is confirmed by the sign at the intersection with Lower and Upper Hill Street (Photograph 1.8).

The units associated with the proposed re-development and up-grade include three units that overlook the beach and timber and conventional brick and mortar units (Photograph 1.9, 1.10 and 1.11).



Photograph 1.7: Keursands development



Photograph 1.8: Tourist signage at on Hill Street



Photograph 1.9: Three units overlooking the beach that will be redeveloped



Photograph 1.10: Timber unit



Photograph 1.11: brick and mortar unit

1.5 ASSUMPTIONS AND LIMITATIONS

1.5.1 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. Should the findings of the study therefore 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 relevant policy and planning document the proposed development is consistent with the zoning for the site, namely Resort 1. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development.

Interviews

The proposed development will not involve any changes in the current land uses or activities on the site and will be implemented in terms of the existing resort zoning. The adjacent land uses also include a number of accommodation facilities. As such interviews with local stakeholders were not undertaken during the site visit.

1.5.2 Limitations

There are no limitations that have a potential bearing on the findings of the SIA.

1.6 SPECIALIST DETAILS

Tony Barbour has 28 years' experience in the field of environmental management. In terms of SIA experience Tony Barbour has undertaken in the region of 300 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. A copy of Tony's CV is attached in Annexure C.

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

1.8 REPORT STRUCTURE

The report is divided into five sections, namely:

- Section 1: Introduction.
- Section 2: Policy and planning context.
- Section 3: Overview of study area.
- Section 4: Identification and assessment of key issues.
- Section 5: Key Findings and recommendations.

SECTION 2: POLICY AND PLANNING ENVIRONMENT

2.1 INTRODUCTION

Legislation and policy embody and reflect key societal norms, values, and developmental goals. The legislative and policy context therefore plays an important role in identifying, assessing, and evaluating the significance of potential social impacts associated with any given proposed development. An assessment of the “policy and planning fit”¹ of the proposed development therefore constitutes a key aspect of the Social Impact Assessment (SIA). In this regard, assessment of “planning fit” conforms to international best practice for conducting SIAs. Furthermore, it also constitutes a key reporting requirement in terms of the applicable Western Cape Department of Environmental Affairs and Development Planning’s *Guidelines for Social Impact Assessment* (2007).

For the purposes of the meeting the objectives of the SIA the following policy and planning documents were reviewed, namely:

- Spatial Planning and Land Use Management Act (2013).
- Western Cape Provincial Spatial Development Framework (2014).
- Bitou Municipality Integrated Development Plan (2020/2021)
- Bitou Municipality Spatial Development Framework (2019).

2.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT

The Spatial Planning and Land Use Management Act of 2013 (SPLUMA) came into operation on 1 July 2015. A number of the 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.

In order 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:

¹ Planning fit” can simply be described as the extent to which any relevant development satisfies the core criteria of appropriateness, need, and desirability, as defined or circumscribed by the relevant applicable legislation and policy documents at a given time.

- 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.

2.2.1 Western Cape Provincial Spatial Development Framework

The aim of the Western Cape PSDF is to:

- Give spatial expression to the national (i.e., NDP) and provincial (i.e., OneCape 2040) development agendas.
- Serve as basis for coordinating, integrating, and aligning 'on the ground' delivery of national and provincial departmental programmes.
- Support municipalities to fulfil their Municipal Planning mandate in line with the national and provincial agendas.
- Communicate government's spatial development intentions to the private sector and civil society.

The Western Cape PSDF is based on a number of spatial principles, namely:

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

These principles are more applicable to large scale public and private investments and developments, as opposed to smaller scale developments, such as the proposed 8-unit Arch Rock development. However, the proposed development is spatially compact and falls within the urban edge and is therefore aligned with the principles of sustainability and resilience and spatial efficiency. The proposed development also seeks to provide a quality environment for the tourists that visit the area.

2.3 BITOU INTEGRATED DEVELOPMENT PLAN

The Bitou Municipality (BM)(WC047) is a Category B municipality located within the Eden District Municipal (EDM) (DC4) in the Western Cape. Bitou is the gateway into the Western Cape from the Eastern part of South Africa. Vision 2030 for the Bitou Municipality is "To be the best together". The mission statement is "We partner with communities and stakeholders to sustainably deliver quality services so that everyone in Bitou can live and prosper together"

The IDP highlights the socio-economic challenges facing the BM. Of relevance to the proposed development these include:

- High levels of unemployment
- Limited private sector investment; and

These issues are also reflected in the SWOT analysis undertaken as part of the IDP process which lists the strengths, opportunities, weaknesses, and threats facing the BM. The following are considered relevant to the proposed development.

Strengths

- Natural environment and diverse natural heritage.
- Tourism infrastructure.
- Quality infrastructure and service delivery, stable electricity supply.
- Sound municipal administration.
- Skilled and qualified workforce.

Opportunities

- Airport upgrade.
- SMME development (hospitality).
- Tourism.
- Youth internship.
- Green city.

Weaknesses

- High unemployment and poverty.

Threats

- Unemployed youth, specifically youth unemployment.
- Poverty and high levels of indigence.

Section 2.7 provides an overview of the economy. The economy of BM is the second smallest in the Garden Route District. In 2016, the municipal area had a GDPR of R3 billion, representing 7.4% of the total district GDPR of the GRD. The key sectors were finance, insurance, real estate, and business service sector (25.3%), the wholesale and retail trade, catering, and accommodation sector (18.7%); and the construction sector (13%). Collectively these sectors made up 57 % of the municipal economy.

In terms of employment the sectors that reported the largest increase in jobs between 2008 and 2017 was wholesale and retail trade, catering & accommodation followed by community, social & personal services, finance, insurance, real estate & business services and general government. This highlights the importance of the tourism sector in terms of employment opportunities. The IDP identifies economic development and the creation of employment as a key objective. This includes the development of more tourism facilities and attractions. The proposed development therefore supports the economic objectives identified in the IDP.

2.4 BITOU SPATIAL DEVELOPMENT PLAN

The spatial vision for the Bitou LM is *"To Become the Garden Route's Sustainable tourism hub for the benefit of all"*.

The SDF notes that the vision acknowledges the reality that the Bitou LM's greatest economic asset is its natural resources that make it attractive to the local and international tourism market. The quality of Bitou LM's natural environment, including its' extensive sandy beaches, is a key factor in the success of the municipality as a tourism attraction and also provides the setting for holiday homes and tourist rental accommodation with spectacular views. Of relevance to the proposed development the SDF notes that the Bitou LM should:

- Facilitate the increase of tourism attractions that attract tourists and wealthy residents. Of relevance to the proposed development this includes "allowing more accommodation and restaurant venues".
- Ensure that this strengthening of attractions is not done at the expense of the natural or social environment.

Section 4.2 provides an overview of the Spatial Concept for the Bitou LM. The main objective of the Bitou LM is to achieve a balance between development and the environment to ensure that growth is spatially just, financially viable and environmentally sustainable by working towards compact, vibrant, liveable, and efficient settlements serving all communities. The proposed Spatial Development Concept is informed by six objectives:

- Objective 1: Facilitate the protection and sustainable management of the natural environmental resources.
- Objective 2: Direct and align growth to capacity, resources, and opportunity in relation to a regional settlement hierarchy.
- Objective 3: Optimise regional connectivity and mobility as well as local access and accessibility via a comprehensive movement network.
- Objective 4: Facilitate the establishment of sustainable human settlements in all identified nodes.
- Objective 5: Manage regional infrastructure implementation and management
- Objective 6: Identify and optimally utilise economic development opportunities in a sustainable manner.

Objectives 1, 2, 4 and 6 are relevant to the proposed development.

Objective 1: Facilitate the protection and sustainable management of the natural environmental resources

The proposed development and layout consider the environmental sensitivity of the site.

Objective 2: Direct and align growth to capacity, resources, and opportunity in relation to a regional settlement hierarchy

The SDF notes that settlement development should be consolidated in a number of functional nodes of which Plettenberg Bay Town is the highest order. Secondary nodes of significance include areas such as Kranshoek, Wittedrift/Green Valley and Kurland, while areas like Keurbooms and Nature's Valley are identified as Tourism Nodes and activities should focus on holiday accommodation and recreation as primary functions. The SDF indicates that Tourism Nodes mostly comprise holiday homes/accommodation which are periodically occupied (during the holiday season). As a rule, community facilities are not provided in these areas and the economic base is limited to tourism related activities.

The proposed development is therefore in keeping with the spatial concept for the Keurbooms area as a Tourism Node (Figure 2.1, No.3) and is also aligned with the action points listed in the SDF, namely:

- Action 2.1, Prioritise development and investment in accordance with the Bitou LM settlement hierarchy.
- Action 2.2: Contain settlement sprawl by means of an urban edge as growth management instrument

In this regard the proposed development represents an investment in tourism infrastructure and is located within the urban edge for the Keurboom area.

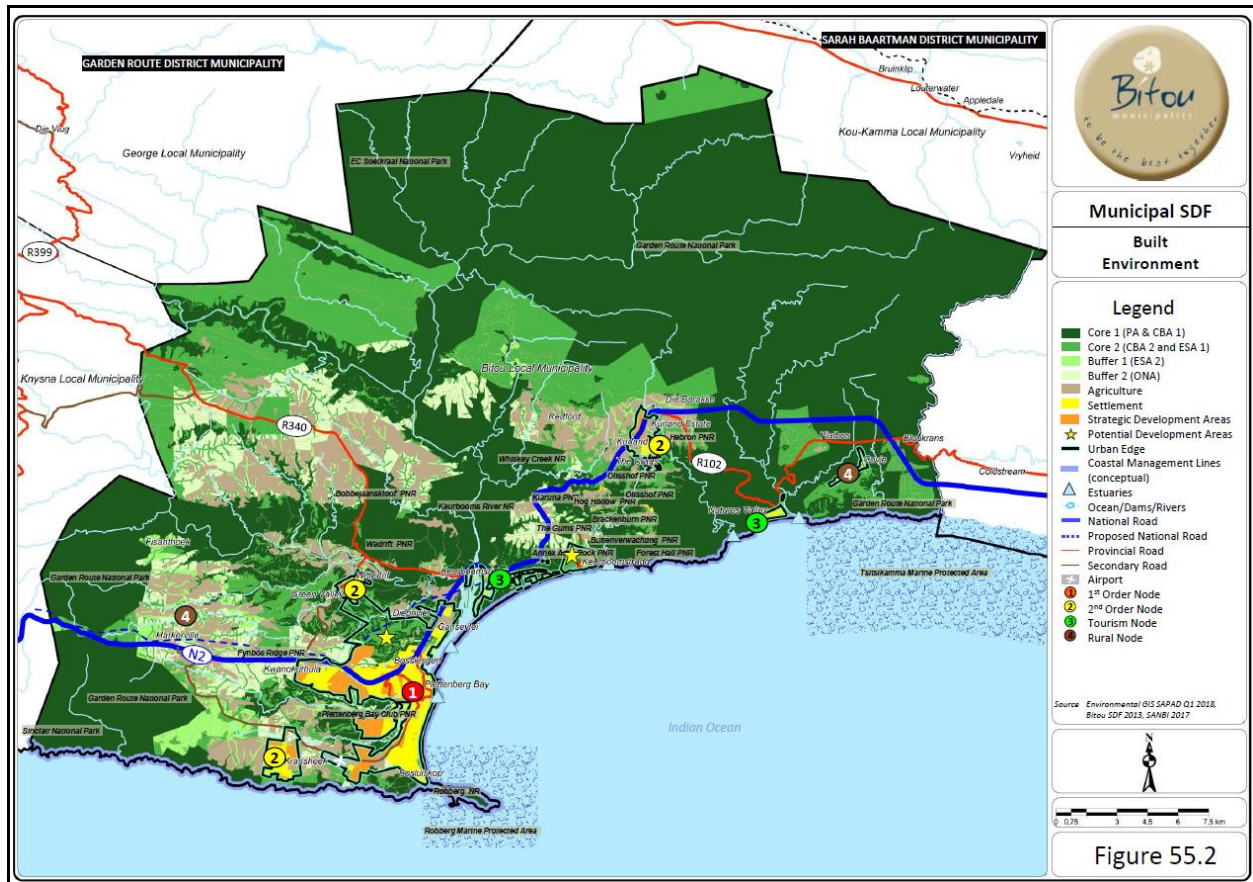


Figure 2.1: Bitou Spatial Development Framework

Objective 4: Facilitate the establishment of sustainable human settlements in all identified nodes

Action 4.2, Promote the development of “green technology/energy” and incrementally implement the Smart City Concept, has a bearing on the design of the proposed development. In this regard the SDF requires that initiatives should be implemented to improve water and energy-use efficiency. These considerations should be incorporated into the design and operation of the units.

Objective 6: Identify and optimally utilise economic development opportunities in a sustainable manner

The situational analysis undertaken as part of the SDF identified tourism as one of the key sectors in the Bitou LM. The proposed development supports the tourism sector.

Section 4.5 outlines the spatial settlement structure for the Bitou LM, including proposals for the different settlement areas within the municipality. Section 4.5.5 provides an overview for the Keurbooms area. The section refers to the Local Area Spatial Plan (2013) compiled for Keurbooms River and Environs in consultation with relevant stakeholders. Based on the 2013 Plan the SDF notes that a strong holiday/resort character predominates the area. It is fairly homogeneously developed with residential, and resort uses, wedged between sea and the coastal plateau slopes. Altering its character by permitting commercial and other non-residential development could detract from the area's attraction. The developmental theme should therefore be a low density residential one. The proposed development therefore supports and is aligned with the developmental theme for the area.

Figure 2.2 provides an overview of the spatial structure for the Keurbooms area. The Arch Rock site (blue arrow) is located adjacent to a business area (red)².

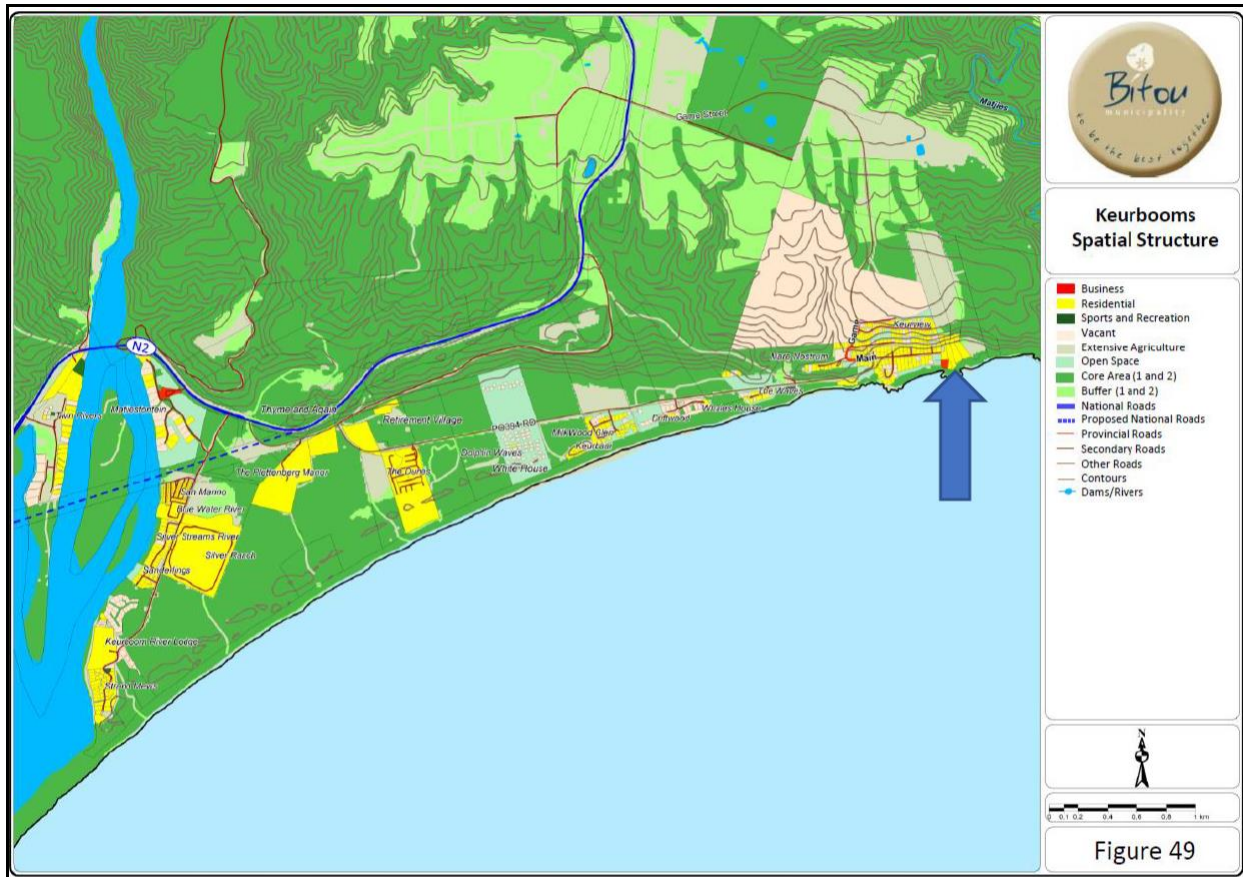


Figure 2.2: Keurbooms Spatial Structure Plan

² Business area corresponds to Enrico's restaurant and accommodation facility.

SECTION 3: OVERVIEW OF STUDY AREA

3.1 INTRODUCTION

Section 3 provides an overview of the study area and the site with regard to:

- The administrative context.
- Demographic context.
- Economic context.

3.2 ADMINSTRATIVE CONTEXT

The proposed Arch Rock development is located in Keurboomstrand, located approximately 10 km east of the town of Plettenberg Bay within the Bitou Local Municipality (BLM). The Bitou LM (WC047) is one of seven LMs which constitute the Garden Route District Municipality (GRDM). George is the administrative seat of the GRDM, and Plettenberg Bay that of the BLM.

The BLM is the easternmost coastal LM within the Western Cape Province (WCP). The Bloukrans River which constitutes the BLM's eastern boundary is also the boundary between the WCP and Eastern Cape Province (ECP). The Bitou LM borders onto the Knysna LM (GRDM) to the west, the George LM (GRDM) to the north, the Kou-Kamma LM (ECP) to the east, and the Indian Ocean to the south. The Bitou LM consists of 7 Wards. The proposed development is located in Ward 1.

The BLM area is relatively small, namely 992 km². The northern portion of the LM is mountainous (Tsitsikamma range) and the settlement pattern is concentrated along the coast and on the coastal plain. Due to the mountainous terrain and other factors, only a small percentage of the area is considered suitable for intensive agriculture. Consequently, the agricultural sector does not constitute the backbone of the local economy. Instead, nature and coastal-based tourism is the key driver of the Bitou economy. The portion of the N2 through Bitou forms part of the internationally renowned Garden Route, with Plettenberg Bay – marketed by Plett Tourism as the “jewel of the Garden Route” - an established key attraction.

Bitou settlements include Plettenberg Bay, Nature's Valley, Kranshoek, Covie, Harkerville, Keurbooms, Kurland, Wittedrift, Qolweni, Bossiesgif, New Horizons and Kwa-Nokothula. Plettenberg Bay is the only large town in the LM. Qolweni, Bossiesgif, New Horizons and Kwa-Nokothula are essentially Apartheid era satellite suburbs of Plettenberg Bay. The vast bulk of the LM's population lives in Plettenberg Bay and these surrounding townships.

Plettenberg Bay is as the main service center in the LM, providing higher order medical, educational, commercial, and administrative services. Kurland, Kranshoek and Nature's Valley are regarded as secondary settlements and the balance as small rural villages. All of them are reliant on Plettenberg Bay or other nearby large towns such as Knysna and George for major services.

The N2 national road is the main mobility route through the municipality, traversing the municipality from west to east. Plettenberg Bay, New Horizons, Kwa-Nokuthula, Keurbooms and Kurland are located along the road. Kranshoek and Nature's Valley - situated along the coast - are linked via connecting routes to the N2. The N2 provides easy access to the larger towns of Knysna and George, located 39 km and 107 km west of Plettenberg Bay via the N2, respectively.

3.3 DEMOGRAPHIC OVERVIEW

Population

The population of the BLM 2016 was 59 157 (Community Household Survey 2016). Of this total, 31.5% were under the age of 18, 62.4% were between 18 and 64, and the remaining 6.1% were 65 and older. The figure for percentage of the population that fall within the economically active age group of 18-64 is higher than the figure for the GRDM and Western Cape (59.7% and 61.5% respectively). The 2019 Socio-Economic Profile Bitou Municipality (Western Cape Provincial Government) indicates that the population was estimated to have increased to 65 879 in 2019 and is projected to increase to 73 334 by 2023, which equates to a 2.7% annual average growth rate, which is notably higher than the estimated 0.8% growth rate for the GRDM.

Based on the age category information from the 2016 survey the dependency ratio for the BLM in 2016 was 60.2%³. The high dependency ratios reflect the limited employment and economic opportunities in the area and the seasonal natures of the tourism sector, which is a key economic sector. The traditional approach is based people younger than 15 or older than 64. The information from the 2016 Community Household Survey provides information for the age group under 18. The total number of people falling within this age group will therefore be higher than the 0-15 age group. This is likely to result in a higher dependency ratio. However, most people between the age of 15 and 17 are not economically active (i.e., they are likely to be at school). Using information on people under the age of 18 is therefore likely to represent a more accurate reflection of the dependency ratio. In this regard the 2019 Socio-Economic Profile Bitou Municipality (Western Cape Provincial Government) indicates that the dependency ratio in 2019 was estimated to be 49.4%, which is considerably lower than the 60.2% when the age cohort of 18 and younger is used as opposed to younger than 15.

In terms of race groups, Black Africans made up 54.9% of the population on the BLM, followed by Coloureds, 31.5% and Whites, 13.6%. The main first language spoken in both the BLM was IsiXhosa, 48.6%, followed by Afrikaans, 35.2% and English, 11%.

Households and house types

There were a total number of 21 914 households in the BLM in 2016. Of these 73.1% were formal houses, 21.9% were shacks (informal structures) and 1.6% were flats in backyards. There is therefore a high percentage of informal structures within the BLM. The majority of the properties in the BLM (63.6%) were owned and fully paid off, while 21.1% were rented from private individuals and only 2.7% were owned and not fully paid off. The percentage of fully owned properties is similar to the figure for the GRDM (61.4%). The high percentage of fully paid off dwellings is also likely to include a high percentage of second or holiday homes

³ 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.

that are not occupied throughout the year. The high percentage of rented properties (21.1%) is likely to reflect the relatively high property prices associated with Plettenberg Bay's role as a key tourist destination. A large number of permanent residents may not be in a position of afford properties in the town and as such have to rent.

Household income

Based on the data from the 2011 Census, 18.1% of the population of the BLM had no formal income, 4.4% earned less than R 4 800, 5.5% earned between R 5 000 and R 10 000 per annum, 16.3% between R 10 000 and R 20 000 per annum and 19.5% between R 20 000 and 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 (~ 40 000 per annum). Based on this measure, in the region of 63.8% of the households in the BLM live close to or below the poverty line. This is significantly higher than the figure for the GRDM (55%). The low-income levels reflect the seasonal nature of the tourism sector and 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 BLM. This in turn impacts on the ability of the BLM to maintain and provide services. Household income levels are likely to have been impacted by the COVID-19 pandemic. The number of households in the BLM that live close to or below the poverty line is likely to have increased over the last 18 months. This, coupled with the high dependency ratio, is a major cause of concern for the area. The 2019 socio-economic profile notes that in 2018 the BLM had a total of 4 381 indigent households and increase of 107 from 2017.

Employment

The official unemployment rate in the BLM was 21.1%, while 49% were employed, and 25.4% were regarded as not economically active. The unemployment rates for the BLM are significantly higher than the rates for the GRDM (13.3%) and Western Cape Province (13.8%). However, the COVID-19 pandemic is likely to have resulted in an increase in unemployment rates in BLM. Recent figures released by Stats South Africa also indicate that South Africa's unemployment rate is in the region of 38%, the highest formal unemployment rate in the world.

Education

In terms of education levels, the percentage of the population over 20 years of age in the BLM with no schooling in 2016 was 2%, which was marginally lower than the figures for the GRDM (2.9%) and Western Cape (2.4%). The percentage of the population over the age of 20 with matric was 34.1% compared to 35.7% and 35.2% for the GRDM and Western Cape respectively.

3.4 MUNICIPAL SERVICES

Electricity

Based on 2016 survey, 99.6% of the households in the BLM had access to electricity. Of this total 78.9% had in-house prepaid meters and 18.4% had conventional in-house meters. 0.8% of households relied on solar energy.

Access to water

Based on the 2016 survey information, 94% of households in the BLM were supplied by a service provider, while 3.6% relied on natural sources. Of the total supplied by local service provider, 61.3% had piped water inside the house and 25.8% had piped water in the yard.

Sanitation

Based on the 2016 survey information 96.6% of households in the BLM had access to flush toilets and 1.6% relied on pit latrines and 1% did not have access to formal sanitation.

Refuse collection

Based on the 2016 survey information 89.8% of the households in the BLM had access to a regular refuse removal service, while 6.8% disposed of their waste at their own dump.

3.5 ECONOMIC OVERVIEW⁴

The BLM economy was dominated by the finance, insurance, real estate & business services (25.3%), followed by wholesale & retail trade, catering & accommodation (19.1%) and construction (12.5%). These three key sectors made up 56.8% of the total contribution to the local GDP economy in 2017 (Table 3.1).

Table 3.1: Bitou LM GDP per sector

Bitou GDP performance per sector, 2008 - 2017									
Sector	Contribution to GDP (%) 2017	R million value 2017	Trend		Average Real GDP growth (%)				
			2008 - 2017	2014 - 2018e	2014	2015	2016	2017	2018e
Primary sector	5.9	186.4	3.0	0.6	6.2	-1.0	-5.0	8.7	-5.8
Agriculture, forestry & fishing	5.7	179.6	3.2	0.7	6.3	-1.0	-5.2	9.0	-5.8
Mining & quarrying	0.2	6.8	-0.9	-0.3	5.3	-1.5	-1.2	0.4	-4.3
Secondary sector	23.5	742.5	2.5	1.4	2.4	2.0	3.0	-0.1	-0.4
Manufacturing	10.0	315.3	2.0	1.7	1.2	1.6	4.9	0.6	0.1
Electricity, gas & water	1.0	33.2	1.5	0.3	-0.6	-0.7	-0.9	1.1	2.5
Construction	12.5	394.0	3.2	1.2	3.8	2.5	1.5	-0.7	-1.1
Tertiary sector	70.6	2 235.6	2.1	1.2	2.1	1.6	1.3	1.1	-0.1
Wholesale & retail trade, catering & accommodation	19.1	604.7	2.0	1.1	1.3	2.0	1.8	-0.7	0.8
Transport, storage & communication	7.6	239.7	0.7	0.0	1.2	-0.9	-0.5	-0.1	0.1
Finance, insurance, real estate & business services	25.3	799.7	1.7	0.9	1.6	1.6	0.9	1.9	-1.3
General government	10.6	336.8	4.9	2.4	5.2	2.1	2.2	1.5	1.0
Community, social & personal services	8.0	254.7	2.8	2.1	2.7	2.2	2.7	2.4	0.7
Total Bitou	100.0	3 164.6	2.3	1.2	2.4	1.5	1.2	1.3	-0.6

⁴ Section is based on the 2019 Socio-economic Profile for the BLM prepared by the Western Cape Provincial Government.

In terms of economic performance, the economy of the BLM grew on average by 2.3% between 2018 and 2017 but tapered to 1.2% between 2014 to 2018 (estimated). In terms of sectors, between 2007 and 2018 general government (4.9%), construction (3.2%) and agriculture, forestry and fishing sectors were the fastest growing sectors.

In terms of employment, of relevance to the study the most important sector was the wholesale & retail trade, catering & accommodation sector which accounted for 24.7% of the employment in the BLM, followed by community, social & personal services (20.0%) and the finance, insurance, real estate & business services sector (16.8%) (Table 3.2).

Table 3.2: Bitou LM employment per sector

Bitou employment growth per sector 2008 – 2017									
Sector	Contribution to employment 2017	Number of jobs 2017	Trend		Employment (net change)				
			2008 - 2017	2014 - 2018e	2014	2015	2016	2017	2018e
Primary sector	8.7	1 685	-392	106	-28	243	-44	-54	-11
Agriculture, forestry & fishing	8.7	1 678	-389	109	-27	242	-43	-53	-10
Mining & quarrying	0.0	7	-3	-3	-1	1	-1	-1	-1
Secondary sector	17.7	3 428	321	367	146	28	97	43	53
Manufacturing	5.4	1 044	-89	50	25	20	-22	21	6
Electricity, gas & water	0.1	20	6	2	0	2	1	-1	0
Construction	12.2	2 364	404	315	121	6	118	23	47
Tertiary sector	73.6	14 225	3 620	1 906	483	594	-1	534	296
Wholesale & retail trade, catering & accommodation	24.7	4 782	1 265	754	110	249	65	250	80
Transport, storage & communication	3.4	654	162	-2	49	49	-122	28	-6
Finance, insurance, real estate & business services	16.8	3 257	696	501	114	132	-11	107	159
General government	8.6	1 669	560	207	125	5	53	-22	46
Community, social & personal services	20.0	3 863	937	446	85	159	14	171	17
Total Bitou	100.0	19 338	3 549	2 379	601	865	52	523	338

The wholesale & retail trade, catering & accommodation sector also accounted for the largest increase in jobs between 2008 and 2017 (1 265), followed by community, social & personal services (937), finance, insurance, real estate & business services (696) and general government (560). The majority of the labour force consisted of semi-skilled (44.5%) and low-skilled (34.9%) workers. This reflects the importance of the catering & accommodation sector. The 2019 socio-economic profile also notes that the unemployment rate has risen steadily between 2008 and 2017, increasing from 17.1% in 2008 to 23% in 2018, which was notably higher than the rate for the GRDM (15.2%) and Western Cape (17.7%).

SECTION 4: ASSESSEMENT OF KEY SOCIAL ISSUES

4.1 INTRODUCTION

Section 4 provides an assessment of the key social issues identified during the study. The identification of key issues was based on:

- Review of project related information.
- Interviews with key interested and affected parties.
- Experience with other residential development projects in the Western Cape.

The assessment section is divided into:

- 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.

4.2 POLICY AND PLANNING FIT

The findings of the review indicate the proposed development is consistent with the zoning for the site, namely Resort 1. The BLM IDP and SDF highlight the key role played by tourism and support the establishment of tourism attractions and facilities. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development.

4.3 SOCIAL IMPACTS ASSOCIATED WITH THE CONSTRUCTION PHASE

Potential positive impacts

- Creation of employment and business opportunities.

Potential negative impacts

- Security and safety risks posed by construction workers to local residents.
- Noise, dust, and safety impacts associated with construction related activities.

4.3.1 Creation of local business and employment and opportunities

The developer will be responsible for the construction of the units and installation of the bulk services. Based on the information provided by the developer and information from similar developments the construction phase will extend over a period of approximately 14 months and create approximately 60-80 temporary employment opportunities. Based on similar projects 50% (30-40) of the employment opportunities will be available for low skilled workers, 40% (24-32) semi-skilled workers and 10% (6-8) for skilled workers. The total wage bill will be in the region of Based on information provided by the developer the total wage bill for the construction phase will be in the region of R 11 million (2022 Rand values). This is based on 60 employees and assumes a monthly wage of R 8 000 for low

skilled workers, R 15 000 for semi-skilled workers and R 30 000 for skilled workers over a 14-month period.

Most of the employment opportunities associated with low and semi-skilled workers will benefit local Historically Disadvantaged (HD) members of the community. This would represent an opportunity for the local building sector and members of the local community who are employed in the building sector. While the employment opportunities associated with the construction phase are frequently regarded as temporary employment, it is worth noting that the people employed in the construction industry by its very nature rely on “temporary” jobs for their survival. In this regard “permanent” employment in the construction sector is linked to the ability of construction companies to secure a series of temporary projects over a period of time. Each development, such as the proposed development, therefore, contributes to creating “permanent” employment in the construction sector. The BLM IDP also highlights unemployment as a key challenge.

The capital expenditure associated with the proposed development will be in the region of R50 million (2022 Rand value). The work during the construction phase will be undertaken by local contractors and builders. The building materials associated with the construction phase will also be sourced from locally based suppliers. The proposed development will therefore also represent a positive benefit for the local construction and building sector in the BLM. The wage spend will also benefit the local economy.

Table 4.1: Impact assessment of employment and business creation opportunities during the construction phase

Nature: Creation of employment and business opportunities during the construction phase		
	Without Mitigation	With Enhancement
Extent	Local (2)	Local (3)
Duration	Short Term (2)	Short Term (2)
Magnitude	Moderate (6)	Moderate (6)
Probability	Probable (3)	Highly probable (4)
Significance	Medium (30)	Medium (44)
Status	Positive	Positive
Reversibility	N/A	N/A
Irreplaceable loss of resources?	N/A	N/A
Can impact be enhanced?	Yes	
Enhancement: See below		
Cumulative impacts: Opportunity to up-grade and improve skills levels in the area.		

Assessment of No-Go option

There is no impact as it maintains the current status quo.

Recommended enhancement measures

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 should establish a database of local construction companies in the area, specifically SMME's owned and run by HDI's. 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 local area in order to maximize opportunities for members from the local HD communities.

However, while the use of local building contractors and workers is recommended, it is recognised that a competitive tender process may not guarantee the employment of local companies and labour during the construction phase.

4.3.2 Safety, security, and potential for increased crime

The presence of construction workers in the area has the potential to impact on the safety and security of local residents. The experience, both locally and internationally, is that the presence of construction workers typically results in an increase in petty crime and theft. This is linked to the ability of the construction workers to monitor the movements of local residents and take advantage of their absence from the property. The majority of the crime is therefore opportunistic and linked to theft and house break-ins. A number of the houses in the area are holiday houses and are therefore not occupied through-out the year. This may increase the potential risk of break-ins. However, given the relatively small size of the development (8 units) the potential risks are likely to be limited and can be effectively mitigated.

Table 4.2: Assessment of risk posed by construction workers on safety and security

Nature: Potential safety and security risks posed by presence of construction workers on site		
	Without Mitigation	With Mitigation
Extent	Local (2)	Local (1)
Duration	Short Term (2)	Short Term (2)
Magnitude	Low (4)	Low (4)
Probability	Probable (3)	Probable (3)
Significance	Low (24)	Low (21)
Status	Negative	Negative
Reversibility	N/A	N/A
Irreplaceable loss of resources?	No	No
Can impact be mitigated?	Yes	Yes
Mitigation: See below		
Cumulative impacts: No		

Assessment of No-Go option

There is no impact as it maintains the current status quo.

Recommended mitigation measures

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 any 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:

- Construction related activities should be timed where possible to avoid peak holiday periods.
- No construction workers, with the exception of security personnel, should be allowed to stay on site overnight.
- Building contractors appointed by the developer must ensure that workers are transported to and from the site on a daily basis.
- 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.

4.3.3 Impact of construction related activities

Construction related activities can impact negatively on adjacent landowners and communities. The typical impacts include dust and noise. The movement of heavy construction vehicles may also pose potential safety risks to other road users and pedestrians. Given the relatively small size of the development (8 units) the potential impacts associated with construction related activities are likely to be limited and can be effectively mitigated. This includes timing construction related activities to avoid peak holiday times.

Table 4.3: Assessment of the impacts associated with construction related activities

Nature: Potential noise, dust and safety impacts associated with construction related activities and traffic		
	Without Mitigation	With Mitigation
Extent	Local (2)	Local (1)
Duration	Short Term (2)	Short Term (2)
Magnitude	Low (4)	Low (4)
Probability	Probable (3)	Probable (3)
Significance	Low (24)	Low (21)
Status	Negative	Negative
Reversibility	Yes	Yes
Irreplaceable loss of resources?	No	No
Can impact be mitigated?	Yes	
Mitigation: See below		

Cumulative impacts: Increased delays during construction phase

Assessment of No-Go option

There is no impact as it maintains the current status quo.

Recommended mitigation measures

- Construction related activities should be timed where possible to avoid peak holiday periods.
- 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 pedestrians. All drivers must ensure that speed limit of 60 km per hour is enforced.
- The footprint area cleared for development should be minimised and dust suppression measures, such as spreading mulch over exposed areas, should be implemented.
- Dust suppression measures must be implemented for heavy vehicles such as ensuring that vehicles used to transport sand and building materials are fitted with tarpaulins or covers.

4.4 SOCIAL IMPACTS ASSOCIATED WITH OPERATIONAL PHASE

The key social issues associated with the operational phase include:

Potential positive impacts

The positive impacts associated with the current operations also apply to the revised, lower density development, namely:

- Creation of employment and business opportunities.
- Support tourism and economic development.

Potential negative impacts

The proposed development will not result in any changes in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any material changes to and or impacts on the social environment.

4.4.1 Creation of employment and business opportunities

The 8-unit facility will employ 27 permanent staff, made up of 2 management staff and 25 service staff (cleaning, maintenance etc.) Most of the employment opportunities will benefit Historically Disadvantaged Individuals (HDIs) from the local community. The BLM IDP highlights unemployment as a key challenge. The operational budget, including wages, will be in the region of R 10 million per annum (2022 Rand values). The operational phase will therefore also create opportunities for local businesses, such as plumbers, electricians, security, landscaping, house maintenance, etc. Local spend by visitors will also support and benefit business in the area.

Table 4.4: Creation of employment and business creation opportunities during operational phase

Nature: Creation of employment and business opportunities during the operational phase		
	Without Mitigation	With Enhancement
Extent	Local (1)	Local (2)
Duration	Long-Term (4)	Long-Term (4)
Magnitude	Low (4)	Low (4)
Probability	Highly probable (4)	Highly probable (4)
Significance	Medium (36)	Medium (40)
Status	Positive	Positive
Reversibility	N/A	N/A
Irreplaceable loss of resources?	N/A	N/A
Can impact be enhanced?	Yes	
Enhancement: See below		
Cumulative impacts: Opportunity to up-grade and improve skills levels in the area.		

Assessment of No-Go option

There is no impact as it maintains the current status quo.

Recommended enhancement measures

The enhancement measures listed in Section 4.3.1 to enhance local employment and business opportunities during the construction phase, also apply to the operational phase.

4.4.2 Support for tourism and economic development

The Arch Rock Resort provides holiday accommodation for visitors to Plettenberg Bay. The location of the facility and access to the beach make it a sought-after facility. The establishment of 8 new units is aimed at upgrading the current accommodation which represents an investment in tourism infrastructure in the BLM.

As indicated in the letter from Lesley Jacobs, Manager Economic Development and Tourism, Bitou Municipality (17/09/2021), the proposed development supports the Bitou Municipalities Local Economic Development Strategy which identifies tourism as a key sector. The letter also highlights the downstream economic linkages associated with the tourism industry. In this regard tourism has been identified by National Government as one of the key industries for future economic growth and the creation of large-scale employment opportunities. The National Development Plan 2030 highlights the potential role of tourism, including both domestic and international tourism. In 2018 the tourism sector contributed R273 billion to South Africa's GDP, of which domestic tourism accounted for 56% of total spend and international inbound travel 44%. In terms of employment, one in every 22 working South Africans were employed in the tourism sector (Stats SA 2018).

Table 4.5: Support tourism and economic development in BLM

Nature: Support for tourism sector and economic development		
	Without Mitigation	With Enhancement
Extent	Local (1)	Local – Regional (2)
Duration	Long term (4)	Long term (4)
Magnitude	Low (4)	Low (4)
Probability	Highly probable (4)	Highly probable (4)
Significance	Medium (36)	Medium (40)
Status	Negative	Positive
Reversibility	N/A	N/A
Irreplaceable loss of resources?	N/A	N/A
Can impact be enhanced?	Yes	Yes
Enhancement: See below		
Cumulative impacts: Promotion of social and economic development and improvement in the overall well-being of the community		

Assessment of No-Go option

There is no impact as it maintains the current status quo.

Recommended enhancement measures

The proposed up-grade of the Arch Rock facility should proceed as planned.

4.5 ASSESSEMENT OF CUMULATIVE IMPACTS

The proposed development will not result in a change in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any additional cumulative impacts on local services or traffic in the area.

4.6 ASSESSMENT OF NO-DEVELOPMENT OPTION

The No-Development option would represent a lost opportunity to up-grade and improve the existing tourism accommodation facilities on the site and the associated investment in the tourism infrastructure in the BLM. The No-Development option is therefore not supported by the findings of the SIA.

SECTION 5: KEY FINDINGS AND RECOMMENDATIONS

5.1 INTRODUCTION

Section 5 lists the key findings of the study and recommendations. These findings are based on:

- A review of key planning and policy documents pertaining to the area.
- Site visit and interviews with key stakeholders.
- A review of social and economic issues associated with similar developments.

5.2 SUMMARY OF KEY FINDINGS

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

- Fit with policy and planning.
- Construction phase impacts.
- Operational phase impacts.
- No-development option.

5.2.1 Policy and planning issues

The findings of the review indicate the proposed development is consistent with the zoning for the site, namely Resort 1. The BLM IDP and SDF highlight the key role played by tourism and support the establishment of tourism attractions and facilities. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development.

5.2.2 Construction phase

The key social issues associated with the construction phase include:

Potential positive impacts

- Creation of business and employment opportunities

The construction phase will extend over a period of approximately 14 month and create in the region of 60-80 employment opportunities. Based on figures from similar projects, 50% (30-40) of the employment opportunities will be available for low skilled workers, 40% (24-32) semi-skilled workers and 10% (6-8) for skilled workers. The total wage bill for the construction phase will be in the region of R11 million (2022 Rand values). Most of the employment opportunities will benefit local Historically Disadvantaged (HD) members of the community.

The capital expenditure associated with the proposed development is in the region of R50 million (2022 Rand value). The construction work will be undertaken by local contractors and builders and building materials will be sourced from locally based suppliers. The proposed development will therefore represent a positive benefit for the local construction and building sector in the BLM. The wage spend will also benefit the local economy.

Potential negative impacts

- 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.

Due to the nature of the development and the limited number of units (8) the significance of the negative impacts will be **Low Negative**. Table 5.1 summarises the significance of the impacts associated with the construction phase.

Table 5.1: Summary of social impacts during construction phase

Impact	Significance No Mitigation	Significance With Enhancement / Mitigation
Creation of business and employment opportunities	Medium (+)	Medium (+)
Threat to safety and security	Low (-)	Low (-)
Impact of construction related activities (dust, noise, safety etc.)	Low (-)	Low (-)

5.2.3 Operational phase

The key social issues affecting the operational phase include:

Potential positive impacts

The positive impacts associated with the current operations also apply to the revised, lower density development, namely:

- Creation of employment and business opportunities.
- Support tourism and economic development.

Employment and business opportunities

The development will employ 27 permanent staff, the majority of whom will be local HDIs. The operational budget, including wages, will be in the region of R 10 million per annum (2022 Rand values). The operational phase will therefore create opportunities for local businesses, such as plumbers, electricians, security, landscaping, house maintenance, etc.

Tourism and economic development

The establishment of 8 new units is aimed up-grading the current accommodation which represents an investment in tourism infrastructure in the BLM. The letter from Lesley Jacobs, Manager Economic Development and Tourism, Bitou Municipality (17/09/2021) confirms that the proposed development supports the Bitou Municipalities Local Economic Development Strategy which identifies tourism as a key sector.

Potential negative impacts

The proposed development will not result in any changes in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any material changes to and or impacts on the social environment.

Table 5.2 summarises the significance of the impacts associated with the operational phase.

Table 5.2: Summary of social impacts during operational phase

Impact	Significance No Mitigation	With Enhancement /Mitigation
Employment and business opportunities	Medium (+)	Medium (+)
Support for tourism and economic development	Medium (+)	Medium (+)

5.3 ASSESSMENT OF NO-DEVELOPMENT OPTION

The No-Development option would represent a lost opportunity to up-grade and improve the existing tourism accommodation facilities on the site and the associated investment in tourism infrastructure in the BLM. The No-Development option is therefore not supported by the findings of the SIA.

5.4 ASSESSEMENT OF CUMULATIVE IMPACTS

The proposed development will not result in a change in the current activities on the site or an increase in the number of units. The proposed development will therefore not result in any additional cumulative impacts on local services or traffic in the area.

5.5 CONCLUSIONS AND RECOMMENDATIONS

The findings of the SIA indicate that the Bitou Municipal Integrated Development Plan (IDP) and Spatial Development Framework (SDF) highlight the key role played by tourism and support the establishment of tourism attractions and facilities. The proposed development is also in keeping with and supports the Local Area Spatial Plan (2013) for the Keurbooms River and Environs which supports low density development. The proposed development therefore complies with and is supported by the local land use policies and plans for the area. The findings of the SIA also indicate that the construction and operational phase will result in a number of positive social benefits for the local economy and community. These include the creation of employment and business opportunities and up-grading of tourism facilities. The proposed Arch Rock development is therefore supported by the findings of the SIA.

ANNEXURE A

INTERVIEWS

REFERENCES

- Spatial Planning and Land Use Management Act (2013).
- Western Cape Provincial Spatial Development Framework (2014).
- Bitou Municipality Integrated Development Plan (2020/2021)
- Bitou Municipality Spatial Development Framework (2019).

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 resources*.
- 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 AND RESEARCH

10 Firs Avenue, Claremont, 7708, South Africa
(Tel) 27-21-761 2355 - (Fax) 27-21-761 2355 - (Cell) 082 600 8266
(E-Mail) tbarbour@telkomsa.net

Tony Barbour's experience as an environmental consultant includes working for ten years as a consultant 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 300 SIA's, including SIAs 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 SIAs 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, Senegal, Nigeria, Mozambique, Mauritius, Kenya, Ethiopia, Oman, South Sudan, Sudan and Armenia.

ANNEXURE D

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;

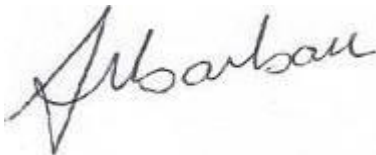
I will comply with the Act, Regulations and all other applicable legislation;

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):

3 February 2022

Date: