

	Alternatives 3, 4 and 5	No-Go
<b>Social Impacts</b>		
Potential impact and risk:	<b>Employment and business opportunities during the construction phase.</b>	
Nature of impact:	Creation of employment and business opportunities during the construction phase	
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk	Temporary employment and business opportunities for local contractors and communities will be created.	
Probability of occurrence:	Highly Probable	N/A
Degree to which the impact can be reversed:	N/A	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A	N/A
Indirect Impacts:	Creation of benefits for local construction companies and contractors based in the SLM	N/A
Cumulative impact prior to mitigation:	Low positive	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium positive	N/A
Degree to which the impact can be avoided:	N/A	N/A
Degree to which the impact can be managed:	Impact can be fully managed (enhanced) by employing locally based contractors and workers are employed	N/A
Degree to which the impact can be enhanced:	Moderate to High	N/A
Proposed mitigation:	<ul style="list-style-type: none"> <li>• The developer must inform the local authorities, local community leaders, organizations and councillors of the project and the potential job opportunities for locals.</li> <li>• The developer must establish a database of local construction companies in the area, specifically SMME's owned and run by HDI's, prior to the commencement of the tender process for the bulk services component of the project. These companies should be notified of the tender process and invited to bid for project related work.</li> <li>• The developer, in consultation with the appointed contractor/s, must look employing 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;</li> </ul> <p>In terms of the individual property owners, they will be free to employ the building contractors of their choice, however the EMP will recommend that local contractors must be employed. Given the location of Infanta the majority of property owners are likely to employ locally based building contractors.</p>	N/A
Residual Impacts:	No significant residual impacts as the employment and business opportunities are temporary in nature and are linked to the construction phase	N/A
Cumulative impact post mitigation:	Medium positive	N/A
Significance rating of impact after mitigation	Medium positive	N/A

Potential impact and risk:	<b>Risks posed by presence of construction workers, including petty theft and crime</b>	
Nature of impact:	Potential increase in petty theft and crime in the area due to the presence of construction workers on site	
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk	Loss of personal goods, damage to property, potential bodily and psychological damage and harm	
Probability of occurrence:	Probable, however, likely to be confined to a limited number of households	N/A
Degree to which the impact can be reversed:	Yes, if stolen goods are recovered and or damage repaired.	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Yes, if leads to loss of life and or family heirlooms or sentimental goods are stolen	N/A
Indirect Impacts:	Potential lingering injuries and or psychological damage	N/A
Cumulative impact prior to mitigation:	Medium negative	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium negative	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Medium	N/A
Proposed mitigation:	<p>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 and individual homeowners must 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, with the exception of security personnel, no construction workers should be allowed to remain on the site over weekends. The contractor should make necessary arrangements to transport workers to and from the area on a weekly basis.</p> <ul style="list-style-type: none"> <li>For the bulk services phase, the construction workers will be required to stay in a facility located to the west of the site on the developer's property during the week (Figure 4.1). No construction workers will be permitted to stay in the facility over weekends. The contractor must transport all construction workers to their homes on Friday afternoon and back to site on Monday morning. The duration of the bulk services phase will be 4-6 months.</li> <li>The facility has three rooms and an ablution room. The suitability of the facility to accommodate workers should be confirmed by the local authorities before commencement of the construction phase.</li> </ul>	N/A
Residual Impacts:	Potential lingering injuries and or psychological damage	N/A
Cumulative impact post mitigation:	Medium negative	N/A
Significance rating of impact after mitigation	Low negative	N/A
Potential impact and risk:	<b>Potential risk to the areas natural resources, such as poaching etc.</b>	
Nature of impact:	The presence of construction workers poses a potential risk to the areas natural resources , such as poaching etc.	
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk	Loss of natural resources.	
Probability of occurrence:	Probable	N/A

Degree to which the impact can be reversed:	Fully reversible	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss	N/A
Indirect Impacts:	Impact on other species that rely on impacted species	N/A
Cumulative impact prior to mitigation:	Low negative	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low negative	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Medium	N/A
Proposed mitigation:	<ul style="list-style-type: none"> <li>The contractors appointed by the developer and individual homeowners must ensure that all workers employed on the project are informed at the outset of the construction phase that any construction workers found guilty of poaching and or theft will be dismissed and charged. All dismissals must be in accordance with South African labour legislation. In addition, with the exception of security personnel, no construction workers should be allowed to remain on the site over weekends. The contractor should make necessary arrangements to transport workers to and from the area on a weekly basis.</li> <li>It is recommended that the developer appoint the EIA consultants to prepare a General Environmental Management Plan (EMP) that must be implemented by all private owners.</li> </ul>	N/A
Residual Impacts:	Impact carrying capacity of impacted species and potential impact on other species that rely on impacted species. However, should be noted that marine resources are also threatened by other users	N/A
Cumulative impact post mitigation:	Low negative	N/A
Significance rating of impact after mitigation	Low negative	N/A
Potential impact and risk:	<b>Increased risk of veld fires.</b>	
Nature of impact:	Potential loss of livestock, crops and houses, damage to farm infrastructure and threat to human life associated with increased incidence of veld fires	
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk	Potential harm of property, loss of livestock and even possible loss of life	N/A
Probability of occurrence:	Probable	N/A
Degree to which the impact can be reversed:	Fully if there is no loss of life and material losses are fully compensated for and veld recovers. Irreversible if there is a loss of life	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal to complete (see above comments)	N/A
Indirect Impacts:	Impact on farming operations, holiday homes and veld	N/A
Cumulative impact prior to mitigation:	Medium negative	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium negative	N/A

Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Medium to High	N/A
Proposed mitigation:	<p>These mitigation measures apply to both the bulk civil component of the development and to individual homeowners:</p> <ul style="list-style-type: none"> <li>Contractors must ensure that open fires on the site for cooking or heating are not allowed except in designated areas.</li> <li>Contractors must ensure that construction related activities that pose a potential fire risk, such as welding etc., are properly managed and are confined to areas where the risk of fires has been reduced. Measures to reduce the risk of fires include clearing working areas and avoiding working in high wind conditions when the risk of fires is greater. In this regard special care must be taken during the high risk dry, windy summer months.</li> <li>Contractors must provide adequate fire fighting equipment on-site;</li> <li>Contractors must provide fire-fighting training to selected construction staff;</li> <li>In the advent of a fire being caused by construction workers and or construction activities, the appointed contractors must compensate property owners, including farmers, for any damage caused to their properties and losses incurred. The contractor should also compensate the fire fighting costs borne by farmers and local authorities.</li> </ul>	N/A
Residual Impacts:	Impact on on-going farming operations and veld	N/A
Cumulative impact post mitigation:	Low negative	N/A
Significance rating of impact after mitigation	Low negative	N/A
Potential impact and risk:	<b>Construction activities and traffic</b>	
Nature of impact:	<b>Potential noise, dust and safety impacts associated with movement of construction related traffic to and from the site</b>	
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk	Potential noise, dust and safety risks to local inhabitants and other road users	N/A
Probability of occurrence:	Probable	N/A
Degree to which the impact can be reversed:	Reversible	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Indirect Impacts:	Damage to road surface on main access road to Infanta	N/A
Cumulative impact prior to mitigation:	Low negative	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low negative	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Medium to High	N/A

Proposed mitigation:	<ul style="list-style-type: none"> <li>Construction activities should not be permitted over weekends, specifically long weekends (such as the Easter Weekend) and the December school holidays, specifically the period 14 December to 6 January. This is to reduce the impact on those people who live in Infanta permanently and or who visit the area over weekends and holiday times.</li> <li>Construction activities during week days should be confined to the following hours – 07h30 and 17h30. This is to reduce the impact on the permanent residents of Infanta or and people who visit the area during the week.</li> <li>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.</li> <li>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.</li> </ul>	N/A
Residual Impacts:	None, impacts linked to temporary construction phase activities	N/A
Cumulative impact post mitigation:	Low negative	N/A
Significance rating of impact after mitigation	Low negative	N/A

### Operational Phase

	Alternatives 3, 4 and 5	No-Go Option
<b>Social Impacts</b>		
Potential impact and risk:	<b>Creation of opportunities for new homeowners</b>	
Nature of impact:	<b>The benefits to new homeowners include ownership of a coastal property in a small, quiet, coastal town.</b>	
Extent and duration of impact:	Local and long-term	N/A
Consequence of impact or risk	Benefit associated with ability to own a home next to the coast, including ability to get away from the city and relax with family and friends at quiet, coastal settlement	
Probability of occurrence:	Highly probable	N/A
Degree to which the impact can be reversed:	Completely Reversible	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Indirect Impacts:	Long terms well-being benefits associated with having a place to get away to and relax	N/A
Cumulative impact prior to mitigation:	Low negative	N/A
Significance rating of impact prior to mitigation	Medium positive	N/A
Degree to which the impact can be avoided:	Fully, by not developing the houses	N/A
Degree to which the impact can be managed/enhanced:	Fully, by developing the houses	N/A
Degree to which the impact can be mitigated/enhanced:	Ownership of a coastal property in Infanta is regarded as enhancement. No additional measures are required.	N/A
Proposed mitigation:	Ownership of a coastal property in Infanta is regarded as enhancement. No additional measures are required.	N/A

Residual Impacts:	Well-being and lifestyle benefits associated with having access to a coastal property	N/A
Cumulative impact post mitigation:	Low negative	N/A
Significance rating of impact after mitigation	Medium positive	N/A
Potential impact and risk:	<b>Impact on sense of place</b>	
Nature of impact:	<b>Impact of new development on Infanta's sense of place and character as a small, quiet, coastal town.</b>	
Extent and duration of impact:	Local and Permanent	N/A
Consequence of impact or risk	Potential change to the current character and areas sense of place	N/A
Probability of occurrence:	Highly probable	N/A
Degree to which the impact can be reversed:	Partially reversible	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Indirect Impacts:	Limited as area is located within area identified for residential development	N/A
Cumulative impact prior to mitigation:	Low negative	N/A
Significance rating of impact prior to mitigation	Medium negative	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Fully to Partly	N/A
Degree to which the impact can be mitigated:	Medium	N/A
Proposed mitigation:	<ul style="list-style-type: none"> <li>The developer must ensure that strict design guidelines that are in keeping with the current scale of development in Infanta and are sympathetic to the local environment are attached to the deed of sale for all properties. As indicated above, Architectural Guidelines for the development have been drawn up by IG Architects and Urban Design (April 2013). These guidelines appear to address the concerns raised by local residents.</li> <li>The establishment of a security type estate, with controlled access is not recommended or supported. As indicated above, the developer has indicated that public access to the area will not be controlled or restricted.</li> </ul>	N/A
Residual Impacts:	Limited as area is located within area identified for residential development	N/A
Cumulative impact post mitigation:	Low negative	N/A
Significance rating of impact after mitigation	Low negative	N/A
Potential impact and risk:	<b>Impact on amenities</b>	
Nature of impact:	<b>Impact of new development on existing coastal amenities, specifically during peak season.</b>	
Extent and duration of impact:	Local and Permanent	N/A
Consequence of impact or risk	Crowding resulting in impact on carrying capacity of existing amenities in the area	
Probability of occurrence:	Probable	N/A
Degree to which the impact can be reversed:	Partially reversible	N/A

Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Indirect Impacts:	Limited, as the impacts will be confined to peak season	N/A
Cumulative impact prior to mitigation:	Low negative	N/A
Significance rating of impact prior to mitigation	Low negative	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Medium	N/A
Proposed mitigation:	<ul style="list-style-type: none"> <li>• The Infanta Ratepayers and Residents Association, in consultation with the local authorities, must investigate the need to up-grade the existing slipway and the option of developing a tidal pool.</li> <li>• The SLM SDF notes that the municipality is responsible for up-grading the slipway.</li> </ul>	N/A
Residual Impacts:	Limited, as the impacts will be confined to peak season	N/A
Cumulative impact post mitigation:	Negligible	N/A
Significance rating of impact after mitigation	Low positive	N/A