

SOCIAL SCOPING REPORT

FOR THE CONSTRUCTION OF THE FOLLOWING PROPOSED ESKOM PROJECTS:

**FIRGROVE TO MITCHELLS PLAIN 400kV DOUBLE CIRCUIT TRANSMISSION
POWER LINE AND MITCHELLS PLAIN SUBSTATION (DEA REF NO: 12/12/20/1867);**

AND

**MITCHELLS PLAIN TO PHILIPPI 400kV SINGLE CIRCUIT TRANSMISSION POWER
LINE AND PHILIPPI SUBSTATION UPGRADE (DEA REF NO: 12/12/20/1868)**

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1 INTRODUCTION

Eskom Holdings Ltd has appointed BKS (Pty) Ltd, as the Environmental Assessment Practitioner (EAP), to conduct an Environmental Impact Assessment (EIA) for the proposed construction of 400 kV Transmission Power Lines and new substations in the Mitchells Plain area, Western Cape Province. Before a project of this nature can proceed an EIA needs to be undertaken. The EIA process consists of a Scoping and detailed Environmental Impact Assessment Phase. A Social Impact Assessment (SIA) forms part of the EIA.

The purpose of this report is therefore to provide the findings of the preliminary social assessment undertaken during the Social Scoping Phase. The report thus aims to help the project proponent, consultants and communities to identify social issues that must be assessed as part of the detailed EIA phase.

1.1 BACKGROUND TO THE PROPOSED PROJECT

As the Philippi Main Transmission substation (MTS) has run out of stable electricity supply, a strengthening project of the Philippi MTS was identified to feed into the City of Cape Town's (CoCT) electricity supply. As part of the strengthening project, a new substation in the Mitchells Plain area is proposed.

The proposed project thus entails the following new developments:

- One 400kV double circuit Transmission power line from the proposed Mitchells Plain substation to one of the following alternative locations:
 - the existing Firgrove Substation;
 - the existing Stikland Substation; or
 - a proposed switching station in proximity to the existing 400kV Transmission power line from Palmiet to Stikland in order to integrate the same 400 kV Palmiet-Stikland Transmission power line; and
- One proposed 400kV single circuit Transmission power line from the same proposed new Mitchells Plain Substation indicated above to the existing Philippi Substation proposed to be upgraded.

The Philippi substation will be temporarily upgraded with a third transformer until the Mitchells Plain substation is commissioned. Three alternative sites will be studied for the location of the proposed Mitchells Plain substation.

Two alternative route alignments will be examined for the Transmission power line proposed between the existing Firgrove substation and the proposed Mitchells Plain substation, namely

Alternatives A and B. Another two alternative route alignments will be assessed for the Transmission power line proposed between the proposed Mitchells Plain substation and the existing Stikland substation namely Alternatives C and D.

In addition, the EIA will explore three alternative route alignments between the proposed Mitchells Plain and Philippi substations, namely Alternative 1, Alternative 2 and Alternative 3.

1.2 STUDY AREA

The study area falls under the jurisdiction of the City of Cape Town Metropolitan Council, in the Western Cape Province. The areas listed below are some of the areas (neighbourhoods) which fall within the study area:

- Sand Industria
- Hanover Park
- Newfields
- Small sections of Manenberg and Primrose Park
- Highlands Estate (Philippi)
- Philippi Agricultural Holdings
- Weltevreden Valley North
- Weltevreden Valley
- A section of Schaap Kraal
- Colorado
- Woodlands
- Lentegeur
- Philippi East
- Phola Park
- Heinz Park
- Mandalay
- Khayelitsha
- Ikwezi Park
- Tembani
- Bongweni
- Victoria Merge
- Village 3 North
- Vergenoegd
- Macassar
- Firgrove
- The farm Vergenoegd 653 (Firgrove Rural area)
- Mfuleni
- Driftsands Nature Reserve
- Delft South
- Diepwater (Wesbank)
- Hagley
- Silversands
- Highgate
- Cormac Park
- Wembly Park
- Highbury
- Kalkfontein
- Sarepta

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- Kuilsrivier
 - Glenhaven
 - MarindaHieghts
 - Soneike
 - Brandwag
 - Amandelrug
 - Rouxville
 - Zevendal
 - Saxenburg Industrial park

1.3 DEFINITION OF A SOCIAL IMPACT ASSESSMENT

Burdge (1995) describes a SIA as the "...systematic analysis in advance of the likely impacts a development event (or project) will have on the day-to-day life (environmental) of persons and communities." A SIA, therefore, tries to predict the probable impacts of a development on how people live, work and play by:

- Appraising the social impacts resulting from the proposed project.
- Relating the assessed social impacts of the project to future changes in the socio-economic environments that are not associated with it. This would serve to place the impacts of the project into context.
- Using the measurements (rating) to decide whether the impacts would be negative, neutral or positive.
- Determining the significance of the impacts.
- Proposing mitigation measurements.

A SIA is thus concerned with the human dimensions of the environment, as it aims to balance social, economic and environmental objectives and seeks to predict, anticipate and understand the potential impacts of development.

The usefulness of an SIA as a planning tool is clear. An SIA can help the project proponent to conceptualise and implement a project in a manner which would see the identified negative social impacts addressed through avoidance or mitigation and the positive impacts optimised. It would also allow the community to plan for and deal with the social changes once they come into effect. In this sense then, the SIA is an indispensable part of the EIA and Environmental Management Plan.

1.4 ASSESSMENT MECHANISM

1.4.1 Variables to be assessed

The following variables will be assessed¹ as part of the SIA:

- Population impacts.
- Community/institutional arrangements.
- Conflicts between local residents and newcomers.
- Individual and family level impacts.
- Community infrastructure needs.
- Intrusion impacts.

For the purpose of assessing the impacts associated with the proposed project, the above variables will be adapted to allow for the assessment undertaken during the EIA phase. These variables would relate to the construction and operational phases of the proposed project.

1.4.2 Significance criteria

During the EIA phase, the anticipated social impacts would be rated according to a specific rating approach which would include the extent of the impact, the likelihood of the impact occurring, the size, the duration of the impact and its significance. It is important to note that this rating approach, which will point out the intensity of each impact, as well as the mitigation proposed, can result in a change to the impacts identified as part of the Scoping process.

1.5 REPORTING

The SIA Report could include the following:

- A background description of the social environment including demographic and socio-economic characteristics, land-use profile and infrastructure requirements.
- A background description of the local economy.
- Linkages with the integrated development planning processes in the area.
- An assessment of the anticipated social impacts – negative and positive (including core aspects needing attention).

¹ Burdge, R.J. A community guide to Social Impact Assessment

- Rating of impacts.
- Formulation of specific mitigating strategies to minimise negative social impacts and increase positive impacts of the proposed development.
- Conclusions and recommendations (also for further studies, if necessary).

1.6 PURPOSE OF THE SCOPING REPORT

A Social Scoping usually precedes the detailed SIA. The aim of the Social Scoping is to:

- Provide an overview of the demographic characteristics of the receiving environment.
- Indicate the anticipated core impact categories and impact areas.
- Determine the need and content of future social studies to be undertaken as part of the detailed SIA.

2 KEY DEMOGRAPHIC INFORMATION

2.1 GENERAL DESCRIPTION OF THE STUDY AREA

The Khayelitsha and Mitchells Plain district include areas like Crossroads, Khayelitsha, Philippi and Mitchells Plain and are bordered by the N2 and Lansdowne Road to the north, Weltevreden Road to the west, the coastline to the south and Baden Powell Drive and the Macassar Dunes to the south-east. These areas developed extensively since the 1970's. Cape Town International Airport is found to the north and has a significant noise impact on the residents². This area falls within District F of the City of Cape Town Metropolitan Municipality.

The study area from Mitchells Plain to the Firgrove substation includes sections of Khayelitsha, open undeveloped land and agricultural land such as the Vergenoegd Wine Estate. The study area to the north of Mitchells Plain and Khayelitsha mainly includes Delft South, the Driftsands Nature Reserve, Mfuleni, the Blackheath Industrial Area, the Saxenburg Industrial Park, Hagley and the greater Kuilsrivier area, as well as the Stikland Industrial area. These areas form part of District E of the City of Cape Town Metropolitan Municipality.

2.2 ECONOMIC SECTORS

Khayelitsha and Mitchells Plain are typical examples of historical settlement patterns. These suburbs are isolated from the rest of the City of Cape Town and from each other. Khayelitsha and

² City of Cape Town: Khayelitsha / Mitchells Plain District Plan: Spatial Development Plan and Environmental Management Framework

Mitchells shows poor levels of economic investment and weak preconditions for local economic activity, resulting in a lack of local employment³. Very little economic activity also occurs in the Delft South and Mfuleni areas which also forms part of the south eastern section of the metropolitan area⁴.

The larger Mitchells Plain area consists of various subsections, which reflect different economic classes. Some townships are wealthier than others, and in the poorer areas gang related activities and drug trafficking among the youth are ever-present, which severely affects the quality of life of the residents in the area⁵.

Although the area lacks economic property, the Philippi Industrial Area, where the Philippi substation is found, offers a significant opportunity for development. New mixed-use development, including commercial development and medium-density housing is encouraged within the Stock Road precinct. Other areas for development include Farm 693 Portion 10 and Erf 3482, with the latter reflecting opportunity for mixed-use development around the Stock Road Station. The details of this proposed development should be considered during the EIA phase of the project to determine its effect on the proposed power line servitude.

Another business area in the study area is the Khayelitsha business district. Various urban uses are proposed in this area to strengthen and reinforce the centre. Many employed residents commute long distances outside the district. Informal trading around transport interchanges is an important feature of the local economy.

The key economic sector in District E is the Kuils River area which houses the Blackheath Industrial area, the Saxenburg Industrial Park, as well as the Stikland Industrial area. Future extensions of the Blackheath Industrial area is planned to provide additional employment opportunities for the residents of Blue Downs⁶.

2.3 DEMOGRAPHIC AND SOCIO-ECONOMIC CHARACTERISTICS⁷

The Spatial Development Plan and Environmental Management Framework for the District F state that there are approximately 719 512 residents in the Mitchells Plain and Khayelitsha district which constitute 24% of the city's population. The population of District F reflects the highest

³ <http://www.capetown.gov.za>

⁴ City of Cape Town: Spatial Development Framework: Technical Report: Draft for public comment

⁵ <http://en.wikipedia.org>

⁶ City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E

⁷ City of Cape Town: Khayelitsha / Mitchells Plain District Plan: Spatial Development Plan and Environmental Management Framework

population density of the eight planning districts. This is distributed across the study area with most of the population concentrated in Khayelitsha (2001 population: 329 000), followed by Mitchells Plain (2001 population: 283 196) and Philippi (2001 population: 110 321). The majority of these are youths (36% are under the age of 17, but if the age category of 18-34 years is included this figure is increased to 72%). Unemployment is also high at 38%. There would thus be a definite need for social activities, recreational facilities, sports and educational facilities, youth development, training and employment opportunities in the area.

Before 2000, Khayelitsha showed an in-migration of the majority of the population from the Eastern Cape. Since the period 2000 to 2005, migration flows show a change from primarily in-migration from the Eastern Cape to internal migration within Khayelitsha, together with in-migration from areas within the City of Cape Town⁸.

Khayelitsha and Philippi are characterised by mostly informal housing facilities, whereas Mitchells Plain is dominated by more formal type dwellings. Approximately 43% of homes in the district are informal. The district reflects some of the highest residential densities in the city and many of these settlements lack access to basic services.

With regards to health and safety it was noted that the prevalence of TB and HIV is high (Khayelitsha reflects twice the national average infection rate) and socio-economic conditions contribute to the spread of communicable diseases. Levels of crime are also high, and public open spaces are not safe.

District E, which include areas such as Kuils River, Blue Downs, Mfuleni, Driftsands, Macassar, Firgrove, Eerste River, and so forth has a total population of 338 438 people (2001), with an average age of 26 years. It has the largest ratio of youth and aged dependent on the potential labour force. Over half of the households (55,9%) have either three to four or five to six people per household⁹.

The majority of dwellings in District E consist of formal dwellings (78,6%) and 15,6% informal dwellings, which is the second highest percentage of informal dwellings in the City. The district is also the second worst off in terms of provision of services with a 13,04 Service Level Index. Unemployment in the area of 18.2%, however, is below the City's unemployment rate¹⁰.

⁸ City of Cape Town: Socio-Economic Profiling of Urban Renewal Nodes: Khayelitsha and Mitchells Plain

⁹ City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E

¹⁰ City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E

2.4 LAND-USE PROFILE

The Khayelitsha and Mitchells Plain areas in Cape Town are characterised by dense settlements lacking sufficient services and infrastructure. The City of Cape Town will thus embark on the upgrading and renewal of these areas which will entail a major investment in affordable housing, poverty alleviation, training and education as well as investment in public and economic infrastructure¹¹.

In terms of residential development, the area has a range of established largely formal residential neighbourhoods including much of Mitchells Plain (although there are significant numbers of backyard dwellers), and parts of Khayelitsha. The type of dwellings varies from detached single residential units, semi detached units and flats in areas of Mitchells Plain and in a more limited form in Khayelitsha and Philippi. There is also large informal settlement area, varying in terms of levels of access to services¹².

In District E, the area surrounding Mfuleni (Portions of the so-called Extension 1 and 2 located at Mfuleni Main Road) provides opportunities for further higher-density residential developments. The Strategic Development Plan for the area also indicates that remnants of vacant land, including the Happy Valley, Wimbledon Estate, Hagley and Rondevallei areas located between Stellenbosch Road (M12) and Hindle Road, offer ample opportunity for infill greenfield development. Smallholdings in the Kalkfontein area, which do not function as smallholdings anymore has also been identified for possible future higher-density residential development¹³.

The Driftsands Nature Reserve to the north of Khayelitsha and west of Mfuleni is a provincial nature reserve managed by Cape Nature Conservation. Various high-density informal settlements are situated on the boundaries of this reserve, which increase the socio-economic pressure on the future potential of this area. According to the Strategic Development Plan for District E, two portions of land within the nature reserve are being proposed for higher-density residential infill development in order to accommodate the informal settlements of Greenpark and Los Angeles. This housing process is underway and is driven by the Provincial Housing Development Board¹⁴.

¹¹ City of Cape Town: Five Year Plan: 2007-2012:Draft Review

¹² City of Cape Town: Khayelitsha / Mitchells Plain District Plan: Spatial Development Plan and Environmental Management Framework

¹³ City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E

¹⁴ City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E

3 LIST OF POTENTIAL IMPACTS

3.1 CONSTRUCTION PHASE

The following socio-economic impacts are expected to come about during the construction phase of the project.

3.1.1 Employment

- Limited employment opportunities could be created during the construction phase of the project which could have some short-term positive impacts, especially in the area with its high unemployment rates.
- Because of the unemployment profile of the population in the area and the existing in-migration pattern, the inflow of jobseekers could be likely.

3.1.2 Inflow of workers

- An inflow of workers to the area and the associated construction activities (vehicle movement, noise, dust) could result in temporary intrusion impacts.
- Littering by workers could be raised as a concern and could materialise as a negative collective impact, as littering and illegal dumping are already major sources of pollution throughout the study area.

3.1.3 Safety and security

- Safety and security impacts refer to the increased risks of veld fires in the open space areas, because of construction worker practises (for example, cooking and heating), the increased risk of vehicular and pedestrian accidents because of construction vehicle movements, general risks related to construction activities (for example, electrocution, risks of falling from working heights and so forth), as well as the perceived increase in crime because of outsiders being in the area.

3.1.4 Disruption in daily living and movement patterns

- During the construction of the power line and substations, temporary disruptions in the daily living and movement patterns of property owners and school learners (e.g. schools in close proximity to
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the construction areas) could be foreseen, although it is expected that the negative impacts associated with this could be successfully mitigated.

3.1.5 Health related Impacts

- Health related impacts during the construction phase of the proposed project are associated with the influx of outsiders to the area, whether these are job seekers or construction workers. The spread of HIV/Aids, with long-term possible regional consequences, is always a source of concern, but especially with the high prevalence rate of HIV/Aids in the area.
- Inadequate accommodation for job seekers and workers could also result in health risks because of pollution of water, improper waste management and so forth.

3.1.6 Change in commercial and industrial focus

- It is not expected that there would be a significant impact on the economic activities undertaken in the study area and no change in the commercial and industrial focus of the suburbs are expected.

3.1.7 General intrusions

- General intrusion impacts foreseen include noise and possible dust creation

3.1.8 Impact on sensitive receptors

- At this stage it is anticipated that the possible negative impact of the proposed power line (Alternative 1) on the Crystal High School to the south of the existing Philippi substation (between Ottery and Green Turf Roads) could be limited by careful planning in terms of the alignment of the proposed line. Existing lines already present on the school grounds are problematic as it seems as if the servitude width has not been adhered to.
- The proximity of various schools and hospitals to the proposed alignments throughout the study area should be considered as it is not ideal to construct power lines in close proximity to such sensitive receptors.

3.2 OPERATIONAL PHASE

During the operational phase more limited socio-economic impacts are usually associated with a power line and substation. Expected impacts could include.

3.2.1 Employment opportunities

- It is not expected that the project will create any long-term job opportunities for locals.

3.2.2 Future development

- The eventual servitude alignment may affect proposed future township development and densifications, and vice versa. Such developments known to the consultants at this stage include:
 - The proposed Watergate Development located to the west of A.Z. Berman Drive (M36, east of the Woodlands area and south of the R300);
 - The planned Mitchells Plain District Hospital situated to the east of this Watergate Development near the Lentegeur Hospital and A.Z. Berman Drive in the Lentegeur area. Construction is expected to be completed by the end of 2012.
 - Proposed new houses near Rouxville and Amandelrug. At this stage this should be noted although it is expected that the existing servitude would allow sufficient space for a proposed new 400 kV power line.
 - A proposed development by the City of Cape Town west of the Vanguard Freeway (M7) and Weltevreden Valley North in the Philippi Agricultural Holdings area.
 - New mixed-use development, including commercial development and medium-density housing within the Stock Road precinct. Other areas for development include Farm 693 Portion 10 and Erf 3482, with the latter reflecting opportunity for mixed-use development around the Stock Road Station. This area is in close proximity to the proposed Mitchells Plain substation 1, Watergate Development and Mitchells Plain District Hospital.
 - The proposed Sitari Fields Golf Estate Development alongside the N2 (north of N2) in close proximity to the Firgrove Substation.
- Possible infilling of vacant land in the Hagley, Wimbledon, Happy Valley, Mfuleni and Kalkfontein areas should also be considered during the EIA phase.
- The housing developments within the Driftsands Nature Reserve and surrounding areas should be investigated and considered when finalising a possible route alignment for the power line.
- Such residential type of developments stated above should be considered during the EIA phase of the project to determine the least impact servitude corridor. Future infrastructural developments should also be avoided when finalising a route alignment.

3.2.3 Visual impacts

- A key impact on the operational phase of a power line is the negative visual impacts associated with these lines. Different impacts could be realised based on the characteristics of the receiving environment (for example, open pristine areas vs. built up areas cluttered with infrastructure, closeness to residential homes, opinions of affected parties and so forth).

- A sensitive area in this regard is the Vergenoegd Wine Estate and to a lesser extent the Zevenwacht Wine Estate due to the possible change in visual character of the facilities and subsequent impact on its tourism related activities.

3.2.4 Tourism related impacts

- A power line could impact on the tourism potential of facilities attracting large numbers of tourists as it could impact on the visual character and sense of place of the area and facility. A possible negative impact on the Vergenoegd Wine Estate (also due to its historical interest) and in a less significant way on the Zevenwacht Wine Estate is thus possible. The alignment of the proposed power line and its location in relation to these estates and their tourist related activities would be further assessed during the EIA phase of the project.

3.2.5 Economic benefits

- Some local, but limited, economic benefits could come about because of the proposed project.

3.2.6 Impact on nature reserve

- Alternative C traverses the Driftsands Nature Reserve which is a provincial nature reserve managed by Cape Nature Conservation. This area is severely affected by unauthorised entry to the nature reserve and littering, as well as socio and economic pressure from development and informal settlements situated on its boundary. At this stage it seems as if a power line would not severely impact on the character and status quo of the nature reserve. In addition, proper maintenance of the servitude could assist in the management of the area and improve the control pertaining to littering in the reserve. Eskom could further assist Cape Nature Conservation to achieve the objective of the Driftsands Nature Reserve, namely to transform the area into a “safe, multi-purpose urban reserve and a treasured community resource”¹⁵.
- The proposed Mitchells Plain substation alternatives 2 and 3 seem to be situated within the boundaries of the Driftsands Nature Reserve. Due to the size of a substation footprint and its visual nature it is anticipated that it would have an impact on the character of the nature reserve and possibly on future developments within the nature reserve, as well as the overall development and protection of the nature reserve.

¹⁵ <http://www.openafrica.org>

- Care should thus be taken so that the proposed development (power line and substation) does not negatively impact on the existing traditional Xhosa initiation site situated within the reserve, as well as on the plans to develop the reserve as a multi-functional urban park.¹⁶

3.2.7 Intrusions during maintenance activities

- Maintenance of the power line could result in intermittent intrusion impacts on private properties.

3.2.8 Resettlement

- The establishment of the proposed power line servitude could result in the resettlement of individuals because of the densely populated settlement patterns found in the study area. Moreover, encroachment into the servitude areas is already an existing problem throughout the study area, especially in the more informal settlements found in the Khayelitsha area.
- Should Eskom be able to find technical solutions with regards to alternative tower designs and so forth, the possible resettlement of individuals could be limited.
- With regards to resettlement, the following cumulative issues or possible impacts should also be noted at this stage:
 - Resettlement is a lengthy process associated with various levels of conflict arising between residents due to the perceived benefits that could accrue to those being resettled. Most groups in a settlement usually struggle to obtain as much benefit from the process as possible.
 - The socio-economic status of the different residents (e.g. poor households / possible children headed households as a result of the impact of HIV/Aids) in the affected area could worsen the intricacy of the process.
 - Political influences could exacerbate the complexity of the process.
 - Settling of individuals and / or jobseekers from outside of the study area could occur as these individuals could aim to take advantage of the relocation process by posing as residents that should be resettled.
 - Suitable land for the resettlement of individuals is usually not readily available. It is assumed that if appropriate serviced land would have been vacant, a process would have been initiated to relocate those residents of Khayelitsha and Mitchells Plain who are currently staying in extremely underprivileged living conditions. This would however be further investigated during the EIA process, but it is fair to state that acquiring suitable land could furthermore delay the relocation process and therefore the implementation process of the power lines.

¹⁶ <http://www.openafrica.org>

- Resettlement is a complex and lengthy process and alternatives should rather be found before resettling any individuals. Based on the above challenges that could arise, it is thus recommended that the project should rather steer clear of alternatives that would require the resettlement of any individuals. This issue, however, would be further assessed during the EIA phase.
- It should, at this stage of the study, again be emphasised that the relocation of individuals in the study areas could be limited or avoided based on the following:
 - If Eskom is able to develop technical solutions to effectively construct the proposed power line through these areas; and
 - The strengthening option preferred could limit the number of individuals to be possibly negatively affected by the proposed transmission line.

3.2.9 Impact on farming activities

- The proposed power line (tower footprint) could impact on small scale farming activities such as vegetable fields in the Philippi area or urban farming and fisheries.
- The proposed power line could furthermore impact on infrastructure associated with farming practices such as centre pivot irrigation systems. During the scoping phase no centre pivots were identified and no impact is thus anticipated at this stage.
- A power line could negatively impact on the Vergenoegd Wine Estate's wine farming activities. At this stage it is perceived that the proposed power line would have a lesser impact on these activities if it is possible to avoid the main activities on the western side of the Eerste River.

3.3 POSSIBLE 'HOT SPOTS'

The following possible 'hot spots' should be noted. These 'hot spots' have been identified based on the density of the settlements and the challenges of constructing a power line through the areas or as a result of new developments in these areas, or as otherwise stipulated:

3.3.1 Area between the proposed Mitchells Plain Substation 1 and the existing Philippi Substation

Possible hot spots associated with the area between the proposed Mitchells Plain Substation 1 to the existing Philippi Substation include:

- Alternative 1:
 - The Crystal High School near the Philippi Substation is in very close proximity to the proposed alignment, although it seems that the negative impacts on this sensitive receptor could be limited through careful planning of the alignment and design aspects.

- Mitchells Plain areas to the south of the R300, north of Highlands Drive and east of the Vanguard Freeway (M7) and west of Vanguard Freeway (M7) namely Woodlands, Colorado and Weltevreden Valley area.
- A proposed development by the City of Cape Town west of the Vanguard Freeway (M7) and Weltevreden Valley North in the Philippi Agricultural Holdings area.
- Proposed Watergate Housing Development located to the west of A.Z. Berman Drive (M36) and east of Woodlands area and south of the R300.
- Alternative 2:
 - A proposed development by the City of Cape Town west of the Vanguard Freeway (M7) and Weltevreden Valley North in the Philippi Agricultural Holdings area. This development is situated between the current alignment of Alternatives 1 and 2.
- Alternative 3:
 - Mitchells Plain areas to the south of the R300, north of Highlands Drive and east of the Vanguard Freeway (M7) and west of Eisleben Road (M22), namely Colorado and Weltevreden Valley.

3.3.2 Area between the proposed Mitchells Plain Substation 1 and the existing Firgrove Substation

- Alternative A:
 - Future Mitchells Plain District Hospital situated east of A.Z. Berman Drive, south of the R300 and north of Lentegeur and the Lentegeur Hospital.
 - Bongani (informal settlement of Khayelitsha) situated to the south of the railway line and Lansdowne Road (M9), as well as the area just to the north of Lansdowne Road (M9) and west of Mew Way (M44) and south of the N2.
 - The Vergenoegd Wine Estate situated to the north of the N2, east of Baden Powell Drive (R310) and south of Eersterivier Suid.
 - The proposed Sitari Fields Golf Estate Development alongside the N2 (north of N2) in close proximity to the Firgrove Substation.
- Alternative B:
 - No 'hot spots' have been identified with this option at this stage.

3.3.3 Area between the proposed Mitchells Plain Substation 1 and the existing Stikland Substation

The area between the proposed Mitchells Plain Substation 1 and the existing Stikland Substation includes the location of the proposed alternative Mitchells Plain Substations 2 and 3.

- Alternative C:
 - The Stikland Industrial area especially in the vicinity where the proposed power line crosses the R300 in close proximity to Timbacare, the Belville Pistol Club and the golf driving range.
 - An area near the Belville South Landfill site where the crossing of existing lines and placement next to the R300 and Oakdene and Kalkfontein areas (informal settlements) are problematic.
 - The proximity of existing lines within the area near the Kuilsrivier Water Care Works situated to the east of the Kuils River highway (R300) and to the north of Stellenbosch Road (M12).
 - Delft South located to the south of the Cape Town International Airport, west of the R300 and to the north of the N2 and Khayelitsha.
- Alternative D:
 - Proposed new residential development to the east of Amandelrug and Rouxville, south of Bottelary Road.
 - Possible spacing problems near the Sevenwacht shopping mall area and Saxenburg Industrial Park located near the corner of Van Riebeeck Road (R102) and Stellenbosch Road (M12).
 - Extensions of the Mfuleni area to the north. The Mfuleni area is located to the north of the Swartklip-Old Faure Road and directly east of the Driftsands Nature Reserve.
 - Bongani (informal settlement of Khayelitsha) situated to the south of the railway line as well as the area north of Lansdowne Road (M9) and west of Mew Way (M44) and south of N2. This is where Alternative C and D comes together.

4 SPECIALIST STUDIES TO BE CONDUCTED DURING THE EIA PHASE

4.1 FURTHER LITERATURE REVIEW

A comprehensive literature review and analysis should be undertaken during the EIA phase of the project. This would help the consultants to get further demographic and socio-economic information about the receiving environment and to build on the initial profiling of the local population's socio-economic characteristics.

4.2 CONSULTATION SESSIONS AND FIELDWORK

During the EIA phase, more primary data would also be gathered through consultation with the stakeholders and affected parties, and linkages with the public participation process.

4.3 ANALYSIS OF DATA COMPILED FROM PARALLEL STUDIES

If available, the SIA team will study and analyse the information gathered by the biophysical studies. This information would include technical, environmental, economic and demographic aspects, land-use changes, impact on other facilities, services, and so forth. The SIA will be done in parallel with the public participation process. This would help the social team to assess the impact of the proposed development on the direct (surrounding communities) and indirect (regional) environment.

5 CONCLUSIONS AND RECOMMENDATIONS

Based on the initial assessment of the receiving environment, the following conclusions can be made:

- No fatal flaws were found from a social perspective although the issue of the possible relocation of individual dwellings should receive the attention it deserves.
- Impacts associated with the construction phase mainly relate to intrusion impacts which are expected to respond well to mitigation measures.
- At this stage, it should be noted that densely populated areas where relocation could occur, should be seen as possible hotspots and should preferably be avoided. Alternatively Eskom should develop technical solutions to minimise any negative impacts on these densely populated areas and to ensure the least possible chance of relocation.
- It should be noted that the relocation of individuals in the study areas could be limited or avoided if Eskom is able to develop technical solutions to effectively construct the proposed power line through the densely populated areas.
- Furthermore, the strengthening option preferred could limit the number of individuals to be possibly negatively affected by the proposed transmission line and could thus limit relocation.
- The significance of the impacts associated with any of the alignments on densely populated areas would, however, be further assessed during the detailed EIA phase. The technical aspects associated with this issue would also have to be further assessed and clarified with Eskom during the EIA phase of the project to determine the intensity of this impact and possible resettlement or residents.

- The possible impact of the power line alignment on the Crystal High School as sensitive receptor should be carefully attended to in order to find an alignment with the least negative impacts on the school grounds and the learners.
- Management of the proposed power line and proposed substation sites within the Driftsands Nature Reserve could ensure improved management, although this issue needs to be discussed with Cape Nature Conservation. The proposed development should thus not negatively impact on the existing traditional Xhosa initiation site situated within the reserve or on the plans to develop the area as a multi-functional urban park.¹⁷
- Care should be taken that the proposed Mitchells Plain substation alternatives 2 and 3 should not impact on the character of the Driftsands nature reserve and possibly on future developments within the nature reserve, as well as the overall development and protection of the nature reserve.
- Future developments, the layout plans of these as well as the timeframes associated with the developments should be further assessed during the EIA phase of the project to determine their impact on the power line alignment and vice versa.
- Core impact areas deserving of specific attention during the EIA phase would be those areas where the proposed line traverses formal and informal agricultural activities (e.g. the Philippi area, Vergenoegd Wine Estate, Firgrove Rural and surrounding area) to determine a route alignment with the least impact on the agricultural activities and subsequent economic impacts.
- It is proposed that the three different locations as part of the Scoping Phase for the proposed Mitchells Plain substation sites be assessed during the EIA phase of the project.

6 SOURCES CONSULTED

6.1 DOCUMENTS

Agriconcepts (Pty) Ltd. 2010. Agricultural Economic Potential Input for the Scoping Report: Draft

Burdge, R.J. A community guide to Social Impact Assessment

City of Cape Town: Five Year Plan: 2007-2012: Draft Review for public comment

City of Cape Town: Khayelitsha / Mitchells Plain District Plan: Spatial Development Plan and Environmental Management Framework

¹⁷ <http://www.openafrica.org>

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City of Cape Town: Spatial Development Framework: Technical Report: Draft for public comment.

City of Cape Town: Spatial Development Plan and Environmental Management Framework for District E: Executive Summary: Draft for public comment

6.2 WEBSITES

<http://en.wikipedia.org>

<http://www.capetown.gov.za>

<http://www.openafrica.org>