

Social Impact Assessment of 'farmer's
alternative' alignments for Sector 3
of the proposed R200 (N21) toll road

Draft 1

For Chand Ecosense Joint Ventures

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Introduction

This report is an addendum to the Social Impact Assessment of the proposed R300 toll road. It considers the potential impact of alternative alignments for Sector 3, the route running to the northern farmlands. These alternatives are the 'farmer's alternative', as well as alternatives B1 and B2 and the space in between these two routes. Alternatives B1 and B2 have been proposed by the engineers to facilitate the building of a more efficient bridge.

The approach used for the assessment is similar to that of the main report, but with more details on the farms affected. Attention is also paid to trends and factors in the social ecology of the area. Findings are based on individual and group meetings with farmers, as well as minutes of previous meetings with the farmers.

Limitations and assumptions

1. Although this report contains more in-depth information about the social environment of Sector 3, the scope of the study does not allow for intensive qualitative fieldwork. The nature of information gathered is considered adequate for the purpose of this report.
2. The owner and manager of Loch Lynne farm, which is significantly affected by alignment B1, are commissioning a detailed economic assessment that was not available yet for the completion of this report.

Baseline description

Impacted area

The 'farmer's alternative' alignment, as well as alternatives B1 and B2 run through privately owned land. The following farms and farm owners are affected:

| Affected farm | Farmer |
|----------------------------|---------------------|
| Olifantskop | Pieter van der Spuy |
| Welgegund and Kuyperskraal | De Villiers Loubser |
| Phisantekraal | Boetie Louw |
| Loch Lynne | P Brundyn |
| Vrymansfontein | Bokkie Naude |
| JN de Kock | Welvergenoegd |
| Platrug | William Melk |
| Rondekuil | Jan van der Spuy |
| Sondagsfontein | Andre Louw |

General social description

The population density of this sector of the road is relatively low (total population 8108). The population consists mainly of farmers (34% in the category 'other') and farm workers (49% coloured and 17% African residents).

The farms in this area are mostly long standing family farms. The farm Welgegund, for instance, has been in the Loubser family for 130 years, and the current farmer is the fifth generation Loubser on the farm. These old family farms have established homesteads for farmers and farm workers, as well as significant other infrastructure, such as dairies and factories.

Census data indicates that the level of income amongst the 'other' population group is low, with 50% earning an income of less than R1000 a month. The livelihood security of farm residents in all three categories is likely to depend on that of their access to farm infrastructure and accommodation rather than on cash income.

These are high intensity farming areas. The productive value of vineyards in this area has been estimated at R50 000 per hectare, and that of wheat and cattle farming slightly less. Every hectare of arable land contributes to the feasibility of these farming enterprises.

Because of the focus on farming activity, levels of employment are relatively high in this area (73% of 'other', 75% of coloured and 70% of African residents are employed). The low levels of schooling amongst coloured and African residents (96% of whom do not have matric) indicates that their work and livelihood security depends on their continued employment by farmers in the area. Levels of income are low (88% of coloured and 78% of African residents earn less than R1000 per month), but the majority have formal accommodation on farms (92% of coloured and 73% of African residents).

The high percentage of men (63%) amongst the African population indicates that male African workers are living without their families, whereas coloured workers are living with their families (as indicated by the even gender distribution in this category). The farms also provide employment for seasonal workers, some of who travel to the farms from Bellville South and Kraaifontein, and some of who are subcontracted by companies in the area that provide seasonal work force.

Individual farms

1. Welgegund and Kuiperskraal

The main farming activities on Kuiperskraal and Welgegund are dairy, wheat and grape farming. Mr. de Villiers Loubser, the current owner of Welgegund and Kuiperskraal, is the fifth generation farmer on Welgegund. His approach to farming is long term, and he sees the presence of his family on the farms as permanent. He has no intentions to sell his farms and regard them as his family home, not just as a financial investment. In that sense, the farms, and the current quality of life that his family enjoys, are irreplaceable.

2. Welvergenugd

Welvergenugd is a wheat farm. The owner has obtained permission to rezone the farm as a residential area.

3. Loch Lynne

Loch Lynne is a grape farm that belongs to Mr. Brundyn, a prominent businessman in Cape Town. The development of the vineyards has been done in partnership with Distell. Distell finances this project up to the value of the farm. In return, Distell has right of use on the farm for twenty years. Loch Lynne employs approximately 60 casual workers during season and 20 out of season. Workers live on the farm Phisantekraal and are largely dependent on the income from this work. The farm employs and provides residence for the owner and his wife, the manager, four assistant managers and one more man.

4. Platterug

The farm Platterug is mainly used for wheat cultivation. It was bought in 1971 by the father of the current owner, Mr. Melk. The farm was bought as an extension of their existing farm property, namely Vissershok farm. At that time, the construction of the proposed had not been proposed yet. The farmer employs two people who are living on the land, and rents out a house to tenants.

5. Rondekuil

The farm Rondekuil consists of 1 200 hectare of land. Main produce is wheat and hay. Rondekuil has been added to the existing farm property, which has been in the van der Spuy family for six generations.

6. Vrymansfontein and Bon Mella

The farm Vrymansfontein runs a dairy industry that provides milk for the milk factory of Bon Mella. The area on Vrymansfontein affected includes dairy infrastructure that is very costly to replace. Bon Mella employs and provides accommodation for 19 people. Vrymansfontein employs and houses ten families with dependents and 20 independent people. An additional twelve workers do not live on the farm. The value of the farms and businesses has been estimated at between R20 and R30 million. Vrymansfontein and Bon Mella have been in the current farmer family for fifty years.

7. Phisantekraal

The farm Phisantekraal produces a variety of products, including grapes, wheat and roll on lawn. The area affected by alternatives B1 and B2 are covered in top quality vineyards.

8. Olifantskop

The farm Olifantskop produces wheat, oats and hay. The farm operation also bales and sells the hay of other farmers. There are fifteen families and seven single people living on the farm.

Identification of impacts

Description of impacts on the social ecology of the area

Social Impact Assessment requires sensitivity to the less tangible impacts of a development on people's well being. My contact with people affected by the development and my attendance of meetings between the developer and affected farmers has left me with the following impressions:

1. The Durbanville farming community is walking a fine balance between the impact of *urbanisation* and the nature of farm living. Most of the farmers in the area were raised on their farms with a farm living ethos. Farmers have adjusted to the growing presence of the city, have made good use of its benefits and continue to shift their equilibrium to new conditions. Nevertheless, they have remained, to some degree, 'off the beaten track'. This will change with the building of the R300.
2. Farmers have invested, often over generations, in a *lifestyle* that could be significantly affected by the development.
3. Some farmers feel *overpowered* by the presence of the proposed development. This sense comes from the perception that the proponent has financial and political capital, as well as access to information that they lack. Negotiations with farmers have to some extent been about *finding a new balance of power* – between the developer and the farmers, and between the farmers themselves. Farms that are severely affected, notably Loch Lynne, have opted to get professional and legal advice to ensure power balance and professionally in decision making.
5. Farmers in the area form a *social support network* that will most likely be affected if the interests of one farmer are favored above that of another. The developer has used this reality to negotiate alternatives that will work for all the farmers, but also to facilitate a degree of compromise. It is important not to cause divisions amongst farmers. This will happen when farmers feel under pressure to protect their own rights and properties at the cost of others.
6. The pattern of farm murders in South Africa leaves farmers in the affected environment concerned that the proposed road will increase access to their farms and leave them more vulnerable to *attack*. The possibility of increased livestock *theft* and other forms of theft due to increased access are also a concern.
7. The road will result in large numbers of people travelling through an area that is sparsely populated and therefore has allowed for a high degree of personal *privacy*.
8. The affected farmers make a significant contribution to the *wine economy* of Durbanville, which produces some of the best wines in the country. The integrity of this economic sector should be maintained.
9. The lack of finality about alignments is creating *stress on the management* and future planning of farmers and farm managers.

10. The viability of farms is dependent on a larger *financial ecology*. If the value of farms decreases, this impacts on the financial resources which farmers are able to access.

11. The impact of a *reduction in arable land* in an area where the amount of arable land is limited and highly prized.

12. The *inconvenience* and discomfort of having a road run through the property,

13. The cost and inconvenience of taking *detours* to reach different sections of the farm. The road will make it difficult for farmers to *move implements* from the one side of the farm to the other. The *safety of farm workers* will be at risk if they have to cross the road to work on the section that has been separated from the rest.

14. The advantage of the construction of the road is the access that is provided to the Peninsula.

Impact on individual farms

Welgegund and Kuyperskraal – De Villiers Loubser

Mr. Loubser has been instrumental in negotiating the “farmer’s alternative” alignment. The alignment crosses through large sections of both Welgegund and Kuyperskraal. He prefers the new alignment because it impacts less on the farming *viability* of his farm. The new alignment will not require a significant scaling down of farming activities or a loss of any employment opportunities.

A specific negative impact of the ‘farmer’s alternative’ alignment is that the farmhouse will be visible from the road. This will result in a lack of privacy in and a change in atmosphere of the *living environment*.

Loch Lynne

The ‘farmer’s alternative’ alignment cuts through a section of Loch Lynne, but the impact is acceptable. The main negative impact is a *detour of 4 km* to get from one side of the farm to the other.

Alternative B1 cuts through the middle of the farm, separating one third of the farm from the rest. The alignment cuts right through the new vineyard plantations.

This division will, in the estimation of the farm manager Brian Bezuidenhout, be economically fatal for the farm enterprise. This is because

- The road development will *decrease the value* of the property. Mr. Bezuidenhout suspects that the possibility of the road’s construction is already discouraging prospective buyers.

- Partner Distell has financed the vineyard plantations. The policy of Distell is to finance projects up to the value of the farm. If the value of the farm drops, Distell will not provide any further *financing for the project*.
- The alignment separates the *water source* from the irrigation system.
- The economic position of Loch Lynne has been finely calculated over a period of several years. Much capital has been invested in the project, and dividends will only increase in time. The project thus needs quite a few years to become financially viable. The value of the farm comprises only a percentage of the investment made in this farm. It has taken several years of dedicated work to develop the farm's potential. This was done with the expectation of returns in later years. If the farm were to be sold, the profits would go to Distell. Both the owner and the farm manager would not *receive reward for their investment* of time and energy.
- The development of the farm would lead to a significant *loss in the income* that could be generated by the farm.
- If the farm became financially unviable, the casual *workers* employed by Loch Lynne would stand the chance of losing their main source of *income*.
- Loch Lynne is a premium wine estate, the loss of which would impact significantly on the *Durbanville winelands*.
- If the B1 alignment went ahead, the *residents* of Loch Lynne would lose their income and their place in the farming community.
- The owner of Loch Lynne has been investigating the possibility of establishing a *Vineyard Estate* on the land that is not cultivated. The B1 alignment would lead to this possibility falling through.

Loch Lynne and Distell are planning to undertake a financial study to determine the economic impact that the road would have on Loch Lynne. Legal assistance will also be sought.

Platterug

The new alignment is preferred by the farmer, Mr. Melk, since it only cuts through two of his lands and not through them all, as was the case with the previous alignment. The new alignment does not pass close to the dwellings of the farmer or the farm workers.

The main negative impact of the development on the farm Platterug is that it *reduces the value of the property*. Mr. Melk purchased the farm Platterug in 1971, and anticipates that he will lose a significant percentage of that investment due the reduced property value of the farm if the road would run through his property.

Rondekuil

The farm Rondekuil was not directly affected by the previous alignment. The new alignment (farmer's alternative) cuts 20 hectare of land off from the rest of the farmland belonging to the van der Spuys, which comprises a total of 1 200ha.

If the 'farmer's alternative' alignment were followed, he *increase in the operational cost* of farming the 20 hectares which is cut off from the rest of the farm will make the farming of this piece of land unviable.

Bon Mella and Vrymansfontein

- The owners of Bon Mella and Vrymansfontein regard the 'farmer's alternative' alignment as fatal for both farms. If the farms were to be closed, all employees *would lose their work*, and possibly their *accommodation*. The following factors contribute to the severe impact of the alignment of these two farms:
- The alignment runs very close to the dairy and factory (20 – 30 meters). The noise impact of the road on cows will lead to considerably *lower production* and possibly also lower levels of conception.
- The alignment runs across the present dung *dam* system. The farmers see no alternatives for the placement of this dam. The loss of the dam poses a serious threat to the continuation of the farm operations.
- The alignment crosses over the *boreholes* that provide water for Vrymansfontein. The possibility of finding alternative borehole sites is small (+/- 30 dry boreholes have already been sunk).
- The road runs close to the residences, some of which are of historical value. The noise levels will be high and will affect the *well being of the residents*.

Phisantekraal

- Alignment B2 cuts through a sauvignon blanc plantation which reaches prices of R6 000 per ton – the most expensive on the market and used for the production of champion wines.
- Alignment B1 cuts through 60 hectares of chardonnay. Both the sauvignon blanc and the chardonnay vineyards are newly planted.

Sondagsfontein

Alignment B1 affects Sondagsfontein in the following ways:

- It runs right past *the farm homestead* and thus creates significant impacts on the sense of place of inhabitants. Noise and visual impacts are also significant.
- The B1 alignment cuts off the *access roads* to Sondagsfontein.

Olifantskop

The 'farmer's alternative' alignment cuts a small corner off the land of Pieter van der Spuy, the owner of Olifantskop. This is not likely to lead to job losses.

Welvergenugd

The farmer's alternative alignment impacts much less on the farm Welvergenugd than the previous alignment did. The farmer does not anticipate any job losses. Homesteads are not affected. However, *water supply* from the one section to the other is cut off.

Impact Assessment

General

1. Reduced value of property

The presence of the road will reduce the value of farms. The loss of arable land could lead to reduced productivity and income. Land is a significant asset that contributes to the sustainability of this social environment. See the economic impact assessment report for the reduced values of properties if the new alignment were to be followed.

Mitigation

Farmers should be compensated for the value of land lost as well as the productive value of the land.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|----------|--------------|------------|-------------|
| Without mitigation | L | M | M- | Negative | M | H | H |
| With mitigation | L | L | M- | Negative | M | H | H |

2. Urbanisation, change of lifestyle, loss of privacy and rural atmosphere

The presence of a road through farmland creates a precedent for further development and urbanisation. It leads to a degree of loss of privacy, loss of rural atmosphere and can alter the rural lifestyle of the farmers and farm workers.

Mitigation

- Visual and noise impacts on residents should be mitigated.
- The positive contribution of the road to the residents in the area is the possibility of increased access to the peninsula. It is suggested that the cost of access to the road for the farmers be reduced as in-kind mitigation.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|----------|--------------|------------|-------------|
| Without mitigation | L | H | M- | Negative | M | | |
| With mitigation | L | M | M- | Negative | L | | |

3. Inequality in negotiations

Farmers do not feel equal to the developer in negotiations. They regard the building of the road as inevitable but not their choice and are presented with limited alternatives. If this concern is not addressed, legal response could ensue.

Mitigation

It is suggested that an independent strategic planning expert facilitates negotiations with farmers. Meetings should assist farmers and the developer to come up with alternatives that satisfy all parties.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | L | M | Neg. | L | H | H |
| With mitigation | L | L | L | Neg. | L | H | H |

4. Increased stress levels

Uncertainty about the final alignment and the impact that the development will have on farm enterprises and residents is leading to increased stress levels. The farms in this area require long-term planning for proper management. Farmers find it difficult to do this planning without certainty about the alignment.

Mitigation

It is a matter of some urgency that plans for this section of the road be finalized and agreed upon.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | L | M | Neg. | L | H | H |
| With mitigation | L | L | L | neg. | L | H | H |

5. Impact on social relations

Both the farmer's alternative alignment and alternatives B1 and B2 severely affect individual farmers. If farmers were forced to choose between these options, farmers would have to align themselves for or against each other. This could have a significant impact on this small farming community.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | L | M | Neg. | L | H | H |
| With | L | L | L | Neg. | L | H | H |

| | | | | | | | |
|------------|--|--|--|--|--|--|--|
| mitigation | | | | | | | |
|------------|--|--|--|--|--|--|--|

6. Decrease in farm safety

The presence of the road provides access to farms by potential criminals. Farmers are concerned about farm murders and theft.

Mitigation

This section of the road should be patrolled and protection assistance should be available to farmers when needed.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | M | M | Neg. | M | H | H |
| With mitigation | L | M | L | Neg. | L | H | H |

Farmer's alternative alignment

1. Potential closure of farm enterprise: Vrymansfontein and Bon Mella

The economic impact assessment indicated that the original alignment would bring the viability of the farm Vrymansfontein into question, and subsequently also of Bon Mella dairy. The farmer's alternative alignment does not significantly improve the position of either farms. This alternative may make the farming and production activities on Vrymansfontein and Bon Mella unviable due to:

- The impact which the proximity of the road would have on milk production and fertility; and
- The loss of the main dam and the boreholes used by the farms.

Mitigation

- Alternatives B1 and B2 would eliminate this impact.
- If neither alternatives B1 or B2 are viable, a new alternative will have to be found. The suggestion is that the farmer's alternative alignment be moved further north of Bon Mella and Vrymansfontein.
- The relocation of farm activities, dams and boreholes is not a viable option.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | H- | Neg. | H | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

2. Loss of job opportunities: Vrymansfontein and Bon Mella

If the farm enterprises on Bon Mella and Vrymansfontein became unviable, this would lead to a loss of job opportunities. The farm currently employs and/or provides an income for 19 people on Bon Mella, ten families and twenty workers without dependents on Vrymansfontein, and an additional 12 casual workers. All would lose their income if the farm enterprises became unviable.

Mitigation

Alternatives B1 and B2 would eliminate this impact.

If neither alternatives B1 or B2 are viable, a new alternative will have to be found. The suggestion is that the farmer's alternative alignment be moved further north of Bon Mella and Vrymansfontein.

There is no viable employment alternative for workers on these two farms.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | H- | Neg. | H | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

3. Loss of home: Vrymansfontein and Bon Mella

Bon Mella and Vrymansfontein provide a home for the farmers' families, as well as 19 people on Bon Mella, ten families and twenty workers without dependents on Vrymansfontein. The farmers would not be able to continue providing a home for their workers if their enterprises became unviable. Apart from security of income, security of tenure is crucial to the sustainability of farm workers' communities.

Mitigation

Alternatives B1 and B2 would eliminate this impact.

If neither alternatives B1 or B2 are viable, a new alternative will have to be found. The suggestion is that the farmer's alternative alignment be moved further north of Bon Mella and Vrymansfontein.

Relocation would be an option if linked to alternative employment opportunities. However, this option is not available.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | H- | Neg. | H | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

4. Decreased viability of farming on sections cut off: Olifantskop and Rondekuil

The alignment cuts off sections of the farms Olifantskop and Rondekuil. These sections are of significant enough size to contribute to the overall viability of the farm enterprise, but cannot viably be farmed in isolation.

Mitigation

Jan van der Spuy of Rondekuil proposes that the section of land that is cut off from his farm is exchanged with the neighbour whose land this section borders (Mr. Loubser).

Mitigation measures:

- The preferred mitigation measure suggested by the owner of Rondekuil is that the land be exchanged with neighbouring farmer(s) for land of equal value.
- An alternative is the creation of a bridge that is wide enough to allow for the passing through of large farm implements and the channeling of irrigation systems. This alternative is not financially viable.
- The selling of the sections that are separated from the main farms is not a preferred option, since the market value does not equal the ongoing production value of the land as part of the whole farm operation. Mr. van der Spuy suggests that double the market value should be offered to make this option acceptable for the farmers.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | M | M- | Neg. | L | H | H |
| With mitigation | L | M | L | Neutral | L | H | H |

5. Loss of privacy in home environment

The homestead of Welgegund would be visible from the toll road if the 'farmer's alternative' alignment were followed. This would lead to a loss of privacy and a change in lifestyle.

Mitigation

Visual and sound impacts should be mitigated.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | H | M | Neg. | M | H | H |
| With mitigation | L | M | L | neg. | L | H | H |

Alignments B1 and B2

1. Loss of investment and long-term income: Loch Lynne

Both alignments B1 and B2 would lead to the cessation of the farming project on Loch Lynne. This is because the development would reduce the value of the farm to the degree that the investor Distell would cease to contribute financially to the project. Profits are only expected in years to come; the farm is not financially viable yet without investor support. If this project was to be ceased or the farm was to be purchased, dividends would go to Distell. The farmer and managers would lose their long-term investment and source of income.

Mitigation

The farmer's alternative alignment would eliminate this impact.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | H- | Neg. | M | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

2. Loss of job opportunities on Loch Lynne

Loch Lynne employees 20 workers in season, 60 casual workers out of season. The livelihood sustainability of these workers and their families is largely dependent on this source of income. If workers lose their employment on farms, they may lose their place in the farming environment. Farm workers are not well resourced to find alternatives elsewhere. In addition, the farm provides work and income for five managers and the farmer. These income-generating opportunities would cease if the project became unviable due to the building of the road.

Mitigation

The farmer's alternative alignment would eliminate this impact.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | H- | Neg. | M | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

3. Loss of accommodation: Loch Lynne

If the project became unviable, farm managers resident on the farm would lose their source of accommodation.

Mitigation

The farmer's alternative alignment would mitigate this impact.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | M | M- | Neg. | L | H | H |
| With mitigation | L | L | L- | Neutral | L | H | H |

4. Impact on living environment: Sondagsfontein

Alternatives B1 and 2 run past the Sondagsfontein homestead and would have significant sound and visual impacts on the inhabitants.

Mitigation

The farmer's alternative alignment mitigates this impact.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | M | Neg. | M | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

5. Loss of access roads: Sondagsfontein

Alternatives B1 and 2 would lead to the loss of the access roads that Sondagsfontein has to Adderley road.

Mitigation

- The farmer's alternative alignment would eliminate this impact.
- If this alignment were utilized, alternative access roads to Sondagsfontein will have to be built at the cost of the developer.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | H | M | Neg. | M | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

6. Land not available: Phisantekraal

Alignments B1 and B2 will lead to the loss of prime sauvignon blanc and chardonnay vineyards on the farm Phisantekraal. The farmer is not willing to negotiate this option.

Mitigation

- The farmer is willing to consider an alignment that runs in between his sauvignon blanc and chardonnay vineyards.
- The farmer's alternative alignment will eliminate this impact.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|---------|--------------|------------|-------------|
| Without mitigation | L | M | H | Neg. | M | H | H |
| With mitigation | L | L | L | Neutral | L | H | H |

Cumulative impacts

1. Urbanisation, loss of privacy and rural atmosphere

This development sets a precedent for further developments, increased urbanisation on the urban fringe and cumulative loss of rural atmosphere and privacy on the farms. In the long-term this could contribute to the loss of social and economic environment for farmers and farm workers.

Mitigation

Negotiations could be entered with Local Authorities to ensure that the road development does not lead to rapid change in land use in the area. The decision should be specified in the area structure plan.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | M | H | M | Neg. | H | M | H |
| With mitigation | L | M | L | Neg. | L | M | H |

2. Loss of longer income

The development will occupy arable land, which will lead to the loss of long-term sources of income. This impact is particularly acute for the farm Loch Lynne (see assessment of this impact specific to Loch Lynne earlier).

Mitigation

Farmers should be compensated for the loss of long-term income, and not just for the current market value of the land.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | L | H | H | Neg. | H | H | H |
| With mitigation | L | M | M | Neg. | M | H | H |

3. Cumulative impact on the Durbanville wine and crop industries

The reduction of farmland and the potential loss of farm enterprises for the farmer's alternative alignment or the B1 and B2 alternative alignment would impact negatively on the Durbanville wine and crop industries. These industries provide the main source of income for this section of the development, and form part of larger economic systems that create employment.

Mitigation

Find an alternative alignment that would not lead to the closure of any farm enterprises.

| | Extent | Duration | Intensity | Status | Significance | Confidence | Probability |
|--------------------|--------|----------|-----------|--------|--------------|------------|-------------|
| Without mitigation | M | M | M | Neg. | M | H | H |
| With mitigation | L | L | L | Neg. | L | H | H |

No-go option

- Farms affected by the development are financially viable and are not likely to cease or significantly alter their operations if the no-go option were to be followed. It is more likely that operations are to be increased. Employment and housing opportunities are stable.
- Gradual increase in urbanisation is expected. A number of farmers are planning semi-rural housing developments on their properties. These developments would not alter the rural atmosphere to the degree that the road development would.