



**MKHONDO MUNICIPALITY**



# **MKHONDO LOCAL MUNICIPALITY SOCIAL IMPACT ASSESSMENT**

**DARDLEA REFERENCE: 1/3/1/16/1 G- 104**

**NEAS: MPP/EIA/0000506/2018**



**PROPOSED MIX USE RESIDENTIAL DEVELOPMENT AT  
DIRKIESDORP, MPUMALANGA PROVINCE**

**07 December 2018**

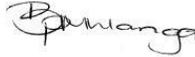
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## DOCUMENT CONTROL

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## ABREVIATIONS

EIA	Environmental Impact Assessment
EMP	Environmental Management Programme
Ha	Hectares
I&APs	Interested and Affected Party's
IDP	Integrated Development Plan
GSDM	Gert Sibande District Municipality
MLM	Mkhondo Local Municipality
SIA	Social Impact Assessment
ToR	Terms of Reference

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## 1. INTRODUCTION

Lidwala Consulting Engineers (SA) (Pty) Ltd has been appointed by the Mkhondo Local Municipality (MLM) to undertake a Social Impact Assessment (SIA) for the proposed mix-use residential development on Portion 3 of the farm Schoonderzigt 68HT, within the Mkhondo Local Municipality in the Mpumalanga Province. MLM forms part of the larger Gert Sibande District Municipality (GSDM).

Dirkiesdorp occupies an area of 2.85 km<sup>2</sup> with an estimated population of 2,432 people in 2011, with IsiZulu being the predominantly spoken language in the area.

### 1.1 Project Description

The Mkhondo Local Municipality proposes to develop a mix use human settlement (township) at Dirkiesdorp, Mpumalanga province. The proposed development will consist of a 1000 stands with each stand being approximately 400-500 m<sup>2</sup>.

The development footprint for the proposed township development is approximately 305.0339 Hectares (Ha) (Municipal owned land), however it should be noted that only 100 hectares will be used for this development. The proposed township development will consist of mix-use infrastructure, which will include the following:

- Businesses;
- Churches;
- Clinics;
- Municipal Facilities;
- Multi-Purpose Centre;
- Parks;
- Roads;
- Residential dwelling;
- Schools; and
- Sports fields.

MLM will also include the following services infrastructure for the proposed development:

- A sewerage package plant and associated infrastructure;
- Water Infrastructure and
- Roads infrastructure.

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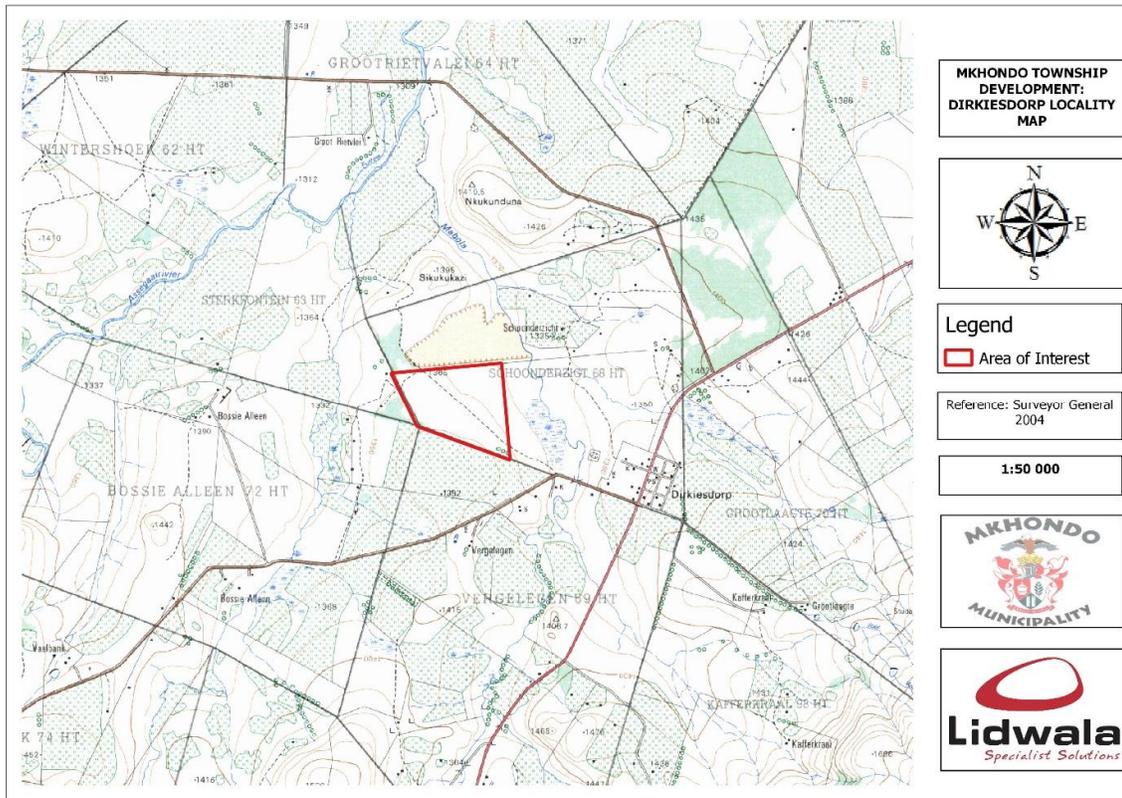


Figure 1: Proposed Study Area

## 1.2 Social Impact Assessment (SIA)

In general terms Social Impact Assessment (SIA) can be described as the systematic appraisal before the project is started of the impact on the day-to-day quality of life of persons and communities when the environment is affected by development and in this case the development might not be seen as positive. Seen from the social viewpoint, “social impacts” include all the significant changes in the social environment that take place because of the actions of a development/project that would not otherwise have occurred. The crucial thing is that any SIA should identify undesirable and irreversible consequences. Specific attention should normally be given to vulnerable groups in the affected population(s), such as the poor, the elderly, women, and the unemployed.

The necessity of this township development will be discussed and motivated as part of the EIA process.

## 1.3 Objective of this Assessment

This document outlines the methodology to be used by Lidwala SA in order to identify and assess the potential impacts that could arise due to the construction of this proposed project, furthermore the SIA will provide mitigation measures that can be implemented in order to avoid and/or mitigate the potential negative impacts as well as to enhance positive potential impacts. A detailed identification and assessment process will be done during the Environmental Impact Assessment (EIA) phase

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## 2. THE SIA PROCESS AND PURPOSE

In most cases, the assessment of social impacts is carried out **before** the impacts actually occur. This means that an SIA is normally anticipatory and not empirical. It attempts to assist the planning process of a proposed development or decision by identifying the likely impacts before they take place. Being anticipatory, however, also entails estimating the likely future impacts based on the existing empirical knowledge of the impacts of similar actions in the past.

Lastly, it should be emphasised that no impact assessment – whether environmental or social – can supply accurate results. This is due to the fact that the causes and effects of environmental and social changes are complex, and also because such an assessment deals with future uncertainties. An SIA is neither a technical nor an economical exercise; the focus rather falls on **concerns in and impacts on the social environment**. In addition, regardless of how good the data and the understanding of the affected environment are, an SIA (and an EIA, for that matter) always involves an element of subjective judgment. As a planning tool, the SIA can assist project management in understanding, implementing and managing a project in such a way that negative impacts are avoided or mitigated, and positive impacts are optimised.

## 3. METHODOLOGY

The purpose of the Social impact assessment, in addition to what is discussed in the introduction, is to conduct a systematic analysis of the likely impacts that the project will have on the day-to-day life of individuals and communities within the study area. The assessment will serve to identify issues that will need to be addressed by avoidance or mitigation, as well as social impacts that cannot be resolved. Recommendations regarding mitigation measures will be developed for inclusion in the EMPr. The social impact assessment will also highlight potential positive impacts of the project, so that these impacts may be enhanced.

The Social impact study will initially focus on desktop study during the scoping phase whilst detailed site investigations and impact evaluation will be undertaken during the EIA stage.

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The methodology to be followed for the SIA is as follows:

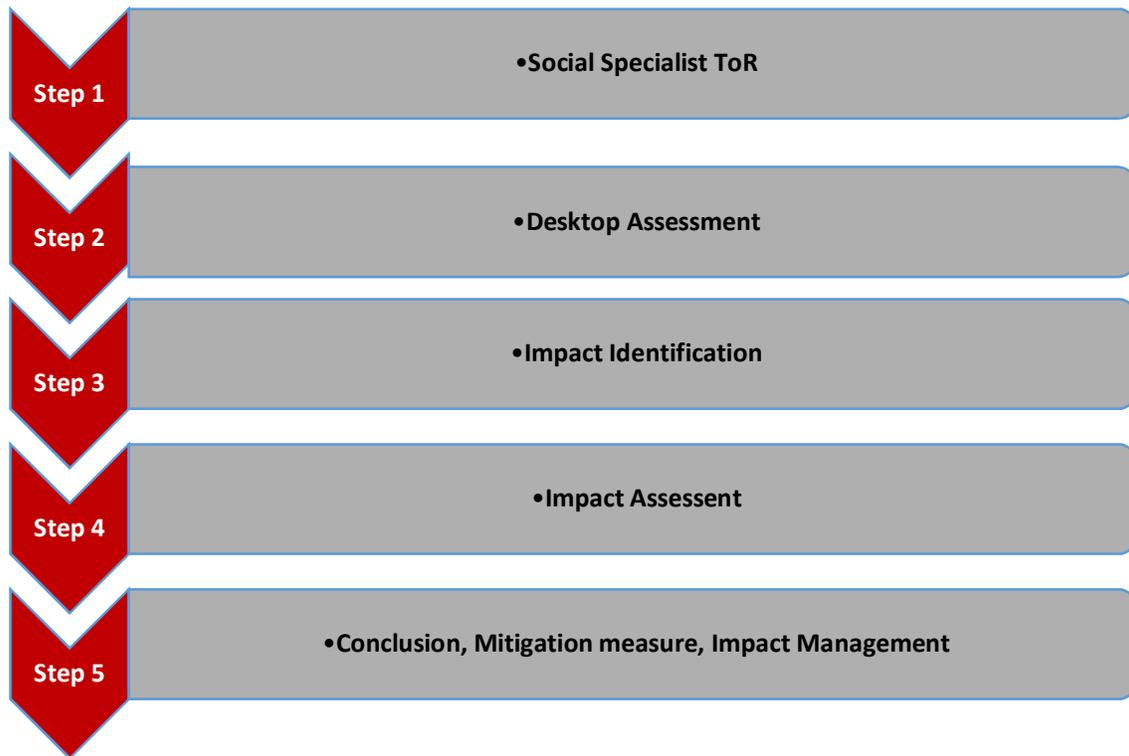


Figure 2: SIA Process Methodology

### 3.1 Social Specialist ToR

Step 1 of this SIA is to clarify the social specialist’s terms of reference (ToR), this will entail the conduction of meetings or workshops with the client and other relevant project team members. This is where the client will provide a comprehensive project description, which will include the client’s expectations, and objectives for the SIA process. More importantly it’s during step 1 where the client will provide any background information pertaining to this proposed project, or provide leads and direction as to where other information can be sourced. The social specialist will also use this opportunity to request any other information that it deems to be significant for the compilation of this assessment, info such as how long the project will run for, which phase will be constructed first, what types of jobs will be created and how many semi-skilled, unskilled and skilled people will be employed.

### 3.2 Desktop Assessment

Step 2 of the process is to conduct a baseline line study. The objective of a baseline study is get a clear, relevant and recent social profile of the study area. This will be done by making use of relevant and latest available information. A number of information sources will be used such as:

- Arial Photographs;
- Information provided by the client in the project inception phase;

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- Locality Maps;
- Gert Sibande District Municipality IDP (2014-2015);
- Mkhondo Local Municipality IDP (2014-2015);
- Statistics South Africa Census 2001 and 2011; and
- Statistics South Africa Community Survey 2007.

In addition, site visits and Public Participation will be undertaken and consultation with stakeholders and community input will enable the project team to identify some important needs, expectations and perceptions regarding the proposed development. The information from these sources will be used to determine what possible social impacts a mix-use residential development can have on the social environment.

### 3.3 Impact Identification

Step 3 of the assessment is to identify impacts that have a potential of occurring as a result of the construction of the proposed mix-use residential development. The potential impacts will be identified by conducting specialist's assessments, making use of the information obtained in Phase 2 of this assessment, interviews with Interested and Affected Party's (I&APs), landowner's and relevant, key stakeholders.

### 3.4 Impact Assessment

Step 4 of the assessment is where the identified potential impacts in step 3 will be assessed. The potential will be assessed in terms of the following criteria:

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Table 1: Impact Assessment Criteria

Criteria	Description
<b>Nature of impact</b>	A description of what causes the effect, what will be affected and how it will be affected.
<b>Extent</b>	The physical <b>extent</b> , wherein it is indicated whether:  1 - the impact will be limited to the site; 2 - the impact will be limited to the local area; 3 - the impact will be limited to the region; 4 - the impact will be national; or 5 - the impact will be international;
<b>Duration</b>	The <b>duration</b> , wherein it is indicated whether the lifetime of the impact will be:  1 - of a very short duration (0–1 years); 2 - of a short duration (2-5 years); 3 - medium-term (5–15 years); 4 - long term (> 15 years); or 5 - permanent;
<b>Magnitude</b>	The <b>magnitude of impact on ecological processes</b> , quantified on a scale from 0-10, where a score is assigned:  0 - small and will have no effect on the environment; 2 - minor and will not result in an impact on processes; 4 - low and will cause a slight impact on processes; 6 - moderate and will result in processes continuing but in a modified way; 8 - high (processes are altered to the extent that they temporarily cease); or 10 - very high and results in complete destruction of patterns and permanent cessation of processes;
<b>Probability</b>	The <b>probability of occurrence</b> , which describes the likelihood of the impact actually occurring. Probability is estimated on a scale where:  1 - very improbable (probably will not happen); 2 - improbable (some possibility, but low likelihood); 3 - probable (distinct possibility);

	4 - highly probable (most likely); or 5 - definite (impact will occur regardless of any prevention measures);
<b>Significance</b>	<p>The <b>significance</b>, which is determined through a synthesis of the characteristics described above (refer formula below) and can be assessed as low, medium or high;</p> <ul style="list-style-type: none"> <li>➤ the <b>status</b>, which is described as either positive, negative or neutral;</li> <li>➤ the degree to which the impact can be reversed;</li> <li>➤ the degree to which the impact may cause irreplaceable loss of resources; and</li> <li>➤ the degree to which the impact can be mitigated.</li> </ul>

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

$$S = (E+D+M)*P; \text{ where}$$

S = Significance weighting

E = Extent

D = Duration

M = Magnitude

P = Probability

The **significance weightings** for each potential impact will be determined as follows:

Table 2: Significance Weightings

Points	Significant Weighting	Discussion
< 30 points	Low	This impact would not have a direct influence on the decision to develop in the area.
31-60 points	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated.
> 60 points	High	The impact must have an influence on the decision process to develop in the area.

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### 3.5 Conclusion, Mitigation Measures and Impact Management

Step 5 is the last step of the SIA process, where a conclusion will be derived based on the identified impacts and their significance. Mitigation measures and impacts management plans will be recommended to be implemented in order to avoid and/or mitigate negative impacts, and to enhance positive impacts occurring as a result of the proposed development.

## 4. SOCIAL IMPACTS EXPECTED DURING ALL PROJECTS STAGES

### 4.1 Construction/Implementation

The construction/implementation stage begins when a decision is made to proceed with the project and an EIA is called for. The likely impacts during the various phases can be described in summary. For typical construction projects, this involves clearing land, construction of access roads, developing construction camps, etc. Positive impacts that will arise in this stage is the creation of job and business opportunities. Skilled and unskilled labours will be needed for the development of the project.

Displacement and relocation of people, if necessary, occurs during this phase. The proposed sites are located next to residential and informal areas just next to the site. There is a number of informal farming taking place on the proposed site as well as the surrounding areas. Depending on the scale of the project, the build-up of a migrant construction work force may also occur. If significant immigration occurs, the new residents may create a strain on community infrastructure, as well as creating social stresses due to changing patterns of social interaction. Communities may have difficulties in responding to the increased demands on school, health facilities, housing and other social services. Further stresses may be created by resentments between newcomers and long-time residents, by sudden increases in the prices for housing and local services, and even by increased uncertainty about the future. When new projects are implemented, local economies and organizations may change, and old behaviour is replaced with new ways of relating to the environment and its resources, e.g some women still walk long distances to go collect fire wood, which they use in their homes for things like cooking and making fire..

### 4.2 Operation/Maintenance

The operation/maintenance stage occurs after the construction is complete and the project becomes fully operational. In many cases, this stage will require fewer workers than the construction/implementation phase. If operations continue at a relatively stable level for an extended period of time, effects during this stage can often be the most beneficial of those at any stage. Communities seeking industrial development will often focus on this stage because of the long-term economic benefits that may follow from a development. It is also during this stage that the communities can adapt to new social and economic conditions and the expectations of positive effects-such as stable population employment opportunities, can be realized.

## 5. SOCIAL AND DEMOGRAPHIC INFORMATION

The information presented in this section was obtained from the sources mentioned in the Methodology Section of this report in **Section 3**.

### 5.1 Demographic Profiles

The population of Dirkiesdorp was recorded to be 2,432 by Stats SA in 2011, with 54.8% of the total populations being females and 45.2% being males. The table below illustrates the different populations groups and their percentage.

Table 3: Population Groups

Group	Percentage
Black African	99,1%
Coloured	0,3%
Indian/Asian	0,5%
White	0,1%
Other	0,0 %

Source: Statistics SA

The table above shows that the Black population makes up the great majority of the total population with 99.1%, leaving the other population groups to make up the remaining 0.9%.

Table 4: Sex and Age Distribution

Age	Males	Females
0-4	6%	7%
5-9	6,5%	7,6%
10-14	6,7%	5,9%
15-19	7,3%	7,9%
20-24	5,3%	5,6%
25-29	2,8%	4,1%
30-34	2,1%	3%
35-39	2,3%	3,1%

40-44	1,6%	2,4%
45-49	1,5%	2,3%
50-54	1%	1,7%
55-59	0,7%	1,4%
60-64	0,5%	0,8%
65-69	0,3%	0,6%
70-74	0,4%	0,4%
75-79	0%	0,4%
80-84	0%	0,5%
85+	0,1%	0,1%

Source: Statistic SA

Table 5: Languages

Language	Percentage
Afrikaans	0,2%
English	1,6%
IsiNdebele	2,2%
IsiXhosa	0,4%
IsiZulu	92,8%
Sepedi	0,4%
Sesotho	0,4%
Setswana	1%
Sign Language	0,7%
SiSwati	0,1%
Tshivenda	0%

Xitsonga	0,1%
Other	0%

Source: Statistic SA

The table above illustrates that 92.8% of the Dirkiesdorp population speaks Isizulu, and IsiNdebele being the second most spoken language with 2.2%. The other languages spoken in the area are below or just above 1% mark.

## 5.2 Economic Activities

Table 6: Average Household Income

Income	Percentage
No income	13,6%
R1 - R4,800	8,1%
R4,801 - R9,600	19,2%
R9,601 - R19,600	24,5%
R19,601 - R38,200	19,4%
R38,201 - R76,400	5,5%
R76,401 - R153,800	6,1%
R153,801 - R307,600	3%
R307,601 - R614,400	0,4%
R614,001 - R1,228,800	0%
R1,228,801 - R2,457,600	0,2%
R2,457,601+	0%

Source: Statistic SA

24.5% of the total population has an average income of R9, 601 - R19, 600. This most likely includes semi-skilled and skilled labours.

## 5.3 Education levels

Table 7: Highest Education Levels (All ages)

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Group	Percentage
No Schooling	20,4%
Some Primary	25,5%
Completed Primary	5%
Some Secondary	20,9%
Matric	25,3%
Higher Education	2,9%

Source: Statistic SA

According to Stats SA, 20.4% of Dirkiesdorp population does not have schooling, 25.5% have some primary schooling with 5% who have completed their primary schooling. 20.9% have some secondary schooling, 25.3% have matric, with only 2.9% of the total population with some form of higher education.

#### 5.4 Living Conditions

Table 8: Settlement Type

Area	Percentage
Urban	100,0%
Tribal/Traditional	0,0%
Farm	0,0 %

Source: Statistic SA, 2011

Stats SA labels Dirkiesdorp as being a 100% urban area however the area has a very rural feel to it.

Table 9: Settlement Type

Tenure Status	Percentage
Rented	6,7%
Owned but not yet paid off	0%
Occupied rent free	26,7%
Owned and fully paid off	33,3%

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Other	0%
Owned and fully paid off/paying off	33,3%

Source: Statistic SA, 2011

The Dirkiesdorp area consist of different settlement types, 6.7% is rented, and 26.7% is being occupied rent free. 33.3% is owed and fully paid, with 33.3% being owned and fully paid off/being paid off.

## 5.5 Access to services

Table 10: Source of Water

Source of water	Percentage
Regional/Local water scheme	39,3%
Borehole	42,2%
Spring	0,6%
Rain water tank	0,4%
Dam/Pool/Stagnant water	3,9%
River/Stream	8,6%
Water vendor	0,6%
Water tanker	4,1%
Other	0,4%

Source: Statistic SA

According to Stats SA only 39.3% of Dirkiesdorp population area receives their water through the regional/local water scheme and a great majority pf 42.2% uses boreholes as their source of water.

Table 11: Toilet Facilities

Toilet Facility	Percentage
None	2,4%
Flush toilet (connected to sewerage system)	2,6%
Flush toilet (with septic tank)	0%
Chemical toilet	1,2%

Pit toilet with ventilation	7,3%
Pit toilet without ventilation	85,4%
Bucket toilet	1%
Other	0%

Source: Statistic SA, 2011

85.4% of the population uses the pit toilet without ventilation and only 2.6% use flush toilet (connected to sewerage system) system.

Table 12: Energy or fuel for cooking, heating and lighting

Energy Source	Cooking	Heating	Lighting
Electricity	38,3%	31,2%	31,2%
Gas	0,4%	0,6%	0,6%
Paraffin	0%	0%	0%
Solar	0%	0%	0,4%
Candles	0%	0%	61,1%
Wood	60,1%	61,1%	0%
Coal	0,4%	0,4%	0%
Animal Dung	0%	0,2%	0%
Other	0%	0%	0%
None	0,8%	6,5%	0,2%

Source: Statistic SA, 2011

Stats show that wood is the highest energy source used with 60.1% used cooking and 61.1% used for heating. Electricity is the second highest source of energy used, 38.2% is used for cooking, 31.2% is used for lighting and 31.2% is used for heating.

## 6. GENERAL AND POSSIBLE IMPACTS ASSOCIATED WITH THE PROJECT

- **Negative Impacts**
  - Influx of job seekers during construction period;
  - Loss of sense of place;

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- Loss of Agricultural Land (grazing pastures);
- Conduct of construction workforce; bad relationships between community members and construction workers;
- Theft of material from camps and construction sites (during construction);
- Negative attitudes towards the project;
- Safety of community members/farm workers/animals during construction; and
- Increased crime during construction;
- Increased pressure on natural resources such as water and wood
- **Positive impacts:**
  - Previously disadvantage people will have their own houses;
  - Improved quality of life;
  - Reduced housing backlog within MLM;
  - Job opportunities created during construction phase;
  - Community development;
  - Increased economy;
  - Running services; and
  - Improved services such as sanitation;

#### 6.1 Issues raised during Public Participation

- The community feel animal and plants take precedence over them- due to the first application being rejected in 2016;
- The community is desperate for housing;
- The community is not pleased with the municipality, why is the process only being revived now closer to election period.

## 7. CONCLUSION

The proposed mixed use housing development result in possible social impacts in parts of the MLM. The impacts are both positive and negative. This report has outlined the social setting of the proposed study area, highlighted a few possible impacts (both positive and negative). The possible social impacts associated with this project will be fully investigated during the EIA. The public participation process and the proposed sites will be rated to against social criteria. It is also important to note that the No-Go option will also be investigated in the EIA phase.

Recommendations of mitigation measures and well as management plans will be also provided for, during the EIA phase, to show how to avoid/mitigate negative impacts and enhance positive impacts associated with the project.