# 6.14 Terrain Cost Comparison (Ref ACC 1163484)

A comparison of the two sites based on costs of excavation of a terrace and main buildings for a 4 unit station was carried out.

Brazil is more favourable because less hard rock has to be excavated than at Skulpfontein. The difference in cost for excavations for a power station terrace and main buildings comprising 4 units of the Framatome PWR N4 type, is R103 million (March 1991 costs) more at Skulpfontein than at Brazil.

# 6.15 Recommendation of Site Specific Suitability Studies

Both Brazil and Skulpfontein are technically suitable for the establishment of a possible future nuclear power station and it is recommended that both sites be secured for this purpose.

## 7.0 SITE SPECIFIC SENSITIVITY STUDIES (ACC 1164693/4/5)

In January 1991, the Environmental Evaluation Unit (EEU) of the University of Cape Town was commissioned by Eskom to evaluate the environmental sensitivity of three sites on the West Coast which had been found to be potentially suitable for nuclear power stations.

The two priority sites were Brazil and Skulpfontein. A third site, Tweepad, was regarded as being a reserve site.

The main purpose of this site-specific study was to identify:

- \* components of the natural and social environments which might be sensitive to acquisition of sites for possible nuclear power station development;
- \* all interested and affected parties and to advise Eskom about their concerns and expectations vis-a-vis site acquisition and possible nuclear power development in the region.

It should be noted that the study had to be conducted within a period of 3 months.

#### 7.1 Terrestrial Environment

Maps showing the habitat types of Brazil and Skulpfontein have been abstracted from the EEU report and are included in Appendix 3 of this report.

#### Flora:

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Vegetation plays a critical role in providing animal habitats and in stabilizing dunes. Construction activities on Tweepad and Brazil could cause major wind erosion with resulting degradation of the vegetation on site and in the surrounding areas. Tweepad's exclusion area is the most vulnerable to erosion. On Brazil, both the terrace and exclusion zones are vulnerable to erosion.

Skulpfontein is the least sensitive site as its habitat is least susceptible to wind erosion.

West Coast vegetation is hardy, but takes 50-100 years to recover from disturbance if not assisted.

The site's vegetation communities are well represented along the rest of the West Coast and are therefore not unique. At least three rare plants are likely to occur on the sites.

### Mammals (Terrestrial):

The local mammal populations are not unique and appear to be sufficiently robust to withstand localized disturbance. Two rare species are known to utilize the sites. They are the African wildcat (currently classified as "vulnerable") and the brown hyaena (currently classified as "rare"). Grants golden mole (currently classified "rare") can also confidently be expected to occur at the sites.

Most of the significant negative impacts of power station construction could be mitigated to the degree that impacts would be of minor significance.

The sites are of low overall sensitivity.

### Reptiles:

None of the sites is unique with respect to their amphibian' populations. The sandy habitat of the Namaqualand coastal plain is fairly homogeneous and accordingly, the distribution of the associated species is similar.

#### Birds:

There are nine species of conservation significance occurring on or near the sites, the most important being Damara and Caspian Terns and Ludwig's Bustard.

If possible care should be taken to leave the northern coastal areas unmodified at both Tweepad and Brazil. These areas support regionally important concentrations of coastal birds.

### 7.2 Intertidal and Off-shore Marine Environment

#### Marine Flora and Fauna:

All three sites are rich in living renewable resources. High productivity along the Namaqualand coast results from upwelling. These valuable resources (seaweed, kelp, limpets, mussels and crayfish) are harvested on a sustainable basis. The Namaqualand coast could develop into a major exporter of intertidal resources as international markets become accessible to South Africa and some of the areas currently supplying these markets become over-exploited.

The stretch of coast (Tweepad-Skulpfontein) contains 90 % of the Namaqualand stock.

With regards to fish resources, only Jakkalsbaai (Brazil) is sensitive in that it acts as a nursery area.

With regard to marine mammals, the Cape fur seal population near Tweepad, is unique as these seals are part of the largest known breeding colony of this species. This colony is also the only large mainland colony along the South African coast and will undoubtedly be indirectly affected by any development at this site.

#### 7.3 Social Environment

#### Archaeology:

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161 shell middens were found, the results of food refuse disposal and human habitation. The wide-spread distribution of potsherds indicates that the sites are probably less than 2000 years old.

Stone artefacts are common throughout. Ostrich eggshell fragments are likewise abundant and reflect both the eating of the eggs and the use of the shells as water containers.

Along the dune ridges immediately adjacent to the shore line, successive visits have left overlapping remains. Further away from the shoreline the sites are more discrete, presumably because locations were never exactly revisited. The chances of recording patterns of domestic organization on these latter sites is obviously greater.

All sites are protected by the National Monuments Act.

### Direct Social Sensitivity (Interested and Affected parties):

Existing land use is primarily for clearly defined economic purposes and access to land is largely determined by concessions, leases, etc. (on-shore and off-shore diamond mining, kelp collection, farming etc).

Furthermore, none of the interested and affected parties interviewed expressed opposition to the potential prospect of a nuclear power station, and most volunteered the opinion that it was crucial for the development of the region. However, these opinions were expressed within the assumed scenario that the actual construction would not be undertaken for at least a decade.

## Regional Sensitivity Issues:

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The most significant potential negative impacts of the purchase of Brazil is that a possible regional development node associated with state owned land and a small boat harbour site will be blocked from full development if the site is acquired.

Within the 130 kms between Hondeklipbaai and Port Nolloth, Brazil is the only land open to the general public.

Other factors identified are:

- \* The uncertainty regarding the value of mineral reserves and the life of existing and planned mines (especially offshore mining) on the sites. It is unlikely that site development could occur until such time as it was certain that all reserves had been fully exploited;
- \* the potential conflict that could arise between a developing mariculture industry and nuclear power station development;
- \* the developing political awareness of historically disadvantaged communities and their concerns regarding the manner in which land use changes are initiated and authorized, as well as their perceived rights to the region's resources.

# 7.4 Conclusions of Site Specific Sensitivity Studies

- The possible social and economic repercussions of site acquisition will be more sensitive than the ecological impacts of site acquisition. Ecological impacts are likely to become significant in the construction, operation and decommissioning project stages.
- Brazil is the more sensitive of the three sites due to its potential for other alternative land uses; and because the site is the only stretch of coastline open to the general public between Hondeklipbaai and Port Nolloth (a distance of 130 kms).
- Tweepad is the most ecologically sensitive site because of its conservation value and its vulnerability to erosion from wind-blown sand.
- The least sensitive of the three sites, on social and ecological grounds, is Skulpfontein. Although it has potential diamond reserves (which could be extracted prior to site development), there are relatively few critical factors which would make it sensitive to acquisition or development. It is less vulnerable to erosion and there are relatively few interest groups who would be affected by its acquisition.

The major risk factors which should be taken into account are:

- \* The potential conflict that could arise between a developing mariculture industry and nuclear power station development;
- \* The developing political awareness of historically disadvantaged communities and their concerns regarding the manner in which land use changes are initiated and authorized, as well as their perceived rights to the region's resources.

The interim period between the site acquisition and site development provides Eskom with the opportunity to collect necessary baseline data. This is particularly important for the marine environment, as well as the terrestrial flora which

plays an important part in stabilizing the soil, but which may take many years to recover after disturbance.

There appear to be no major concerns (on ecological grounds) on whether Eskom acquires one or more sites. There could, however, be negative social repercussions which are directly related to the amount of land Eskom hopes to acquire. Acquiring one site is likely to be perceived as considerably less harmful than acquiring several sites.

## 7.5 Recommendations of Site Specific Sensitivity Studies

- Eskom should ensure that the main interested and affected parties and regional planners are fully informed of Eskom's intentions in order that they can plan for and respond to changing circumstances timeously. Eskom should contribute to regional planning activities.
- Tweepad, the reserve site, should be considered only if the terrace is located in an area least damaging to the environment; and if steps are taken to prevent and mitigate erosion.
- Skulpfontein could be acquired as a potential site as long as the main interested and affected parties are consulted beforehand.
- Eskom should lend its practical support to creation of a representative conservation area on the West Coast should it acquire a site.
- If Eskom makes an outright purchase of any of the sites, the sites should be managed as private nature reserves, but with controlled utilisation of site resources. The best means of achieving this should be discussed with the interested and affected parties.
- Baseline data research should start soon after site acquisition and be continued until such time as a sufficiently confident data base has been established. The baseline data collection programme could then be slowed down until the EIA on power station construction has to be undertaken.
- Eskom should preferably take options on the site(s) rather than outright purchase. The reasons for this recommendation are linked to the social sensitivity of the sites and the need to avoid taking actions which could result in reduced development opportunities on the sites.

#### 8.0 STATUS

# 8.1 Property Acquisition

Eskom Management Board, The Electricity Council and the Cabinet have given the NSIP Committee the go-ahead to secure the properties concerned. Prior to property negotiations, Eskom held meetings in the area during February 1993 so that the public could be informed of its findings and its intention to

secure the properties (see ACC 1166571). Section 8.3 below gives details of the public meetings.

In September 1993, Eskom decided to seek to acquire options on the properties rather than purchase them outright. It is the responsibility of Eskom Properties to proceed to acquire the options.

As at October 1994, negotiations were underway to obtain an a 15 year option to purchase the land required for the Skulpfontein site. In addition, the state has agreed in principle to sell the land required for the Brazil site to Eskom.

# 8.2 Monitoring

Seismic monitoring is taking place at Kleinsee using three 4,5Hz mounted triaxially in a borehole adjacent to the De Beers geology office. This project will be reviewed at the beginning of 1994 (ref. ACC 1166546).

Preliminary meteorological and corrosion monitoring is being carried out by TRI and these will continue until October 1993 when a full three year's worth of data will have been gathered.

### 8.3 Communication Programme (ACC 1166571)

The initial meetings for the West Coast communication programme took place on 14 November 1989. Meetings were held at Springbok and Vredendal at which community leaders and local authorities were given information about which areas were to be investigated, and what the investigations entailed. A meeting planned for Cape Town was not held as it was felt that at the feedback meetings held earlier for the Southern Cape, adequate notice had been given that the investigations would move to the West Coast.

Feedback on the results of the studies on the West Coast was given to interested and affected parties of Springbok, Komaggas, Vredendal and Cape Town on 18 and 19 February 1993.

The meetings at Springbok, Komaggas and Vredendal all took place on 18 February 1993. Representatives from the Local authorities, large business, schools and churches along with MP's and political groupings attended the meetings.

The group at Vredendal and Springbok received the news of Eskom's intention to acquire Brazil and Skulpfontein relatively well.

The community at Komaggas were not in favour of Eskom acquiring the land. The reason for this is that they felt the land belonged to them from a historical point of view. As a result of these claims, Eskom undertook to have a study conducted by independent experts to determine to whom the land belonged. Eskom undertook to inform the community of the results once these were available.

The meeting held in Cape Town on 19 February 1993 was attended by representatives from Government departments, environmental groups, MP's various professional institutes, academies and the media.

Good coverage was received in all the daily newspapers as well as on TV news.

At all four meetings it was stressed that the acquisition of sites for nuclear power stations did not automatically mean that a station would be built in the near future.

#### KOMAGGAS

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A group of UCT academics were contracted to study the claims that Brazil and Skulpfontein belonged to the community of Komaggas and not De Beers and the State. Prof John Sharp (Dept. of Anthropology), Dr Johan Roos (Law Faculty) and Mr Nigel Penn (Dept. of History) conducted the investigations.

Feedback on the findings was given to the Komaggas community on 12 August 1993.

The findings indicate that there is no legal impediment to Eskom purchasing the land. However the report recommends that Eskom attempts to accommodate the aboriginal rights of the people by allowing them to use a portion of the properties for agricultural purposes. The report was given to the community to study at their leisure.

### 8.4 Subsequent Actions

Subsequent actions that have to be taken are:

- A follow-up of the Kommagas inhabitants' response to the findings of the UCT study on their land claims. This is the responsibility Koeberg Strategic Engineering.
- Obtaining options on the land.
- Identify the owners of the mineral and mining rights, both on land and offshore, and agree the manner and timing of mining of diamonds and/or other minerals (ref. ACC 1162513).

Subsequent actions that have to be taken once the options to purchase are exercised are:

- The development of management policies, guidelines and strategies for the site from which a detailed Implementation Plan must be derived.
- Regional planning and zoning, which involves the changing of the sub-structure plan for the region by negotiation with the authorities.

A precondition for the sites to remain viable is the continued reliable supply of water from the Orange River. The status of this resource must therefore always be reviewed before any new work or investigations are undertaken in respect of the Brazil or Skulpfontein sites.

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APPENDIX 1 : LIST OF CORRESPONDENCE WITH AUTHORITIES

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APPENDIX 2 : LIST OF REFERENCE REPORTS

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1163472 PESTERN CAPE (04SI	INVESTIGATIONS FOR THE STITME OF NPS PROCRESS REPORT NO 3 - REPORT ON AE GEORGRPHOLOGICAL INVESTIGATIONS CARRIED OUT IN CONNECTION HITH THE STITING OF A NUCLEAR POWER STATION IN THE MESTERN CAPE		PARTRIDGE, ROBSON & ASSOCIATES RR MAUD	89/11	AEK-89175(8/R)
1163673 VESTERN CAPE	INVESTIGATIONS FOR THE SITTING OF MPS PROGRESS REPORT NO 4 - A GEOLOGICAL DE Structural analysis of the namaqualand coastal area between port Nolloth and nongerlipgaal	ن ن ن	n von ver	89/12	AEK-90/12 GEA-902
1163421 VESTERN CAPE COAST	INVESTIGATIONS FOR THE SITING OF MPS PROGRESS REPORT NO 6 - THE GEOLOGY AF OF THE CONTINENTAL SHELF AND MARGIN BETWEEN PORT NOLLOTH AND THE SPOES RIVER	AEC		90/03	PIN-1156(8/R) GEA-922
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1163464 4557 C0457	INVESTIGATIONS FOR THE STITUG OF UPS PROGRESS REPORT NO 9 - REGIONAL AE GEONYDROLOGICAL INVESTIGATION OF THE AREA BETWEEN HONDKLIP BAY IN THE SOUTH AND PORT NOLLOTH IN THE NORTH IN THE CAPE VEST COAS!	الا ل الا لا	BB HAMBLETON-JORES H LEVIN	90/12	SEA-943 FIN-1229/90(5/8)
1163476 µ551 C0451	INVESTIGATIONS FOR THE SITTING OF WAS PROGRESS REPORT NO 10 - THE INTEGRALION OF MARINE AND TERRESTRIAL INFORMATION	AEC	AR HIJRERG	19/16	GEA-945 FIR-1232(6/R)
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1163420 BEST COAST	INVESTIGATIONS FOR THE STITING OF MPS PROGRESS REPORT NO 12 - MARINE OF GEOLOGY PHASE SC - SHALLOW SEABED STRUCTURE OFF BRAZIL AND SCHULPFONTEIN	j. Se	AR HIJNSERG	91/06	6EA-957 PIN-1252(B/R)
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1162528 UESTERN CAPE	DEPOSITIONAL PROCESSES IN SALGANHA BAY AND LANGEBAAN LAGOON	CSIR	Bu Flenning	17/12	362	
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APPENDIX 3: MAPS SHOWING HABITAT TYPES OF BRAZIL AND SKULPFONTEIN

APPENDIX 4: COLOUR AERIAL PHOTOGRAPHS OF BRAZIL AND SKULPFONTEIN