PLANNING, DESIGN AND DEVELOPMENT PHASE		
ALTERNATIVE:	ALTERNATIVE 1: PREFERRED	ALTERNATIVE 2: NO-GO OPTION
Potential impact and risk:	Loss of agricultural land	The status quo remains with no loss of agricultural land.  However, this is not ideal since there is the likelihood of land grabs and the continued deterioration of the property due to anthropogenic impacts.
Nature of impact:	Negative	Site, permanent
Extent and duration of impact:	Local, project lifetime	Not applicable
Consequence of impact or risk:	Loss of agriculture habitat or arable soil	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Loss of transformed land	No impact
Cumulative impact prior to mitigation:	Negligible	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Low	Not applicable
Proposed mitigation:	Care should be taken to limit development to the proposed footprint of the development.	None
Residual impacts:	None	No impact
Cumulative impact post mitigation:	None	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Not applicable	Not applicable
IMPACTS ON SENSE OF PLAC		
Potential impact and risk:	Impact on environ and sense of place	
Nature of impact:	An area of farmland would be lost in an agricultural area.	The status quo will remain, and no impacts associated with the development will be experienced.

Extent and duration of		Site, permanent
impact:	Local and long term	·
Consequence of impact or risk:	The proposed development will be visible from approximately 600m to the viewer from the site.	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss	Not applicable
Degree to which the impact can be reversed:	Not applicable	Not applicable
Indirect impacts:	None identified	Not applicable
Cumulative impact prior to mitigation:	Low	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	No impact
Degree to which the impact can be avoided:	Medium	Not applicable
Degree to which the	Medium	Not applicable
impact can be managed:	MCGIOTT	
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	<ul> <li>The proposed development is partially screened by the avenue of Eucalyptus trees along the Western boundary of the site.</li> <li>Fencing to be in 'Clear Vu' black mesh or similar.</li> <li>Tree planting within the development.</li> <li>Appropriate dust control measures to be implemented during construction.</li> </ul>	Not applicable
Residual impacts:	None identified	None
Cumulative impact post mitigation:	Low	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Not applicable
IMPACTS ON VEGETATION		
Potential impact and risk:	Loss of indigenous vegetation during construction	The status quo will remain, and no impacts associated with the development will be experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of impact:	Site, permanent	Site, permanent

Consequence of impact or		Not applicable
Consequence of impact or risk:	Loss of resources	Not applicable
Probability of occurrence:	Highly Probable	Not applicable
Degree to which the	Thighly Hobabic	Not applicable
impact may cause		
irreplaceable loss of	Low	
resources:		
Degree to which the	Derstiellere versiele	Not applicable
impact can be reversed:	Partially reversible	
Indirect impacts:	Loss of transformed areas	No impact
Cumulative impact prior to	Medium-High	No impact
mitigation:	Modiom mgm	
Significance rating of		No impact
impact prior to mitigation		
(e.g. Low, Medium,	Medium - High	
Medium-High, High, or Very-		
High)  Degree to which the		Not applicable
impact can be avoided:	Low	Not applicable
Degree to which the		No impact
impact can be managed:	Low	
Degree to which the		No impact
impact can be mitigated:	Medium	1
	Vegetation required for	Not applicable
	landscaping and rehabilitation	
	should use indigenous plants.	
	Protection of Historic Eucalyptus	
Proposed mitigation:	sp. Treeline	
	1	
	Removal of alien invasives in any	
	open spaces.	
Residual impacts:	Loss of vegetation and habitat	Not applicable
Cumulative impact post		No impact
mitigation:	Low - Medium	·
Significance rating of		No impact
impact after mitigation		
(e.g. Low, Medium,	Medium	
Medium-High, High, or Very-		
High)		
IMPACTS ON FAUNA		
IMPACIS ON FAUNA		The status quo will remain, and no
		impacts associated with the
Potential impact and risk:	Disturbance of faunal species	development will be
		experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of		Site, permanent
impact:	Site and long term	, p
Consequence of impact or	Loss of habitat	Not applicable
risk:	Loss of habitat	
Probability of occurrence:	Possible	Not applicable
Degree to which the		Not applicable
impact may cause	Low	
irreplaceable loss of		
resources:		

	T	T
Degree to which the	Partially reversible	Not applicable
impact can be reversed: Indirect impacts:	None identified	No impact
Cumulative impact prior to	None idenimed	No impact
mitigation:	Low	140 impaci
Significance rating of		No impact
impact prior to mitigation		
(e.g. Low, Medium,	Low	
Medium-High, High, or Very-		
High)		
Degree to which the	Low	Not applicable
impact can be avoided:	LOW	
Degree to which the	Low	No impact
impact can be managed:		
Degree to which the	Medium	No impact
impact can be mitigated:	\/	Not as all a solution
	Vegetation required for	Not applicable
	landscaping and rehabilitation	
	should use indigenous plants.	
Proposed mitigation:	<ul> <li>Protection of Historic Eucalyptus</li> </ul>	
	sp. Treeline	
	Removal of alien invasives in any	
	open spaces.	
Residual impacts:	Loss of vegetation and habitat	Not applicable
Cumulative impact post	Low - Medium	No impact
mitigation:	2011 Modiom	
Significance rating of		No impact
impact after mitigation	A A o oliv uno	
(e.g. Low, Medium, Medium-High, High, or Very-	Medium	
High)		
IMPACTS ON HERITAGE RESC	DURCES	
		The status quo will remain, and no
Detection in a section		impacts associated with the
Potential impact and risk:	Loss of heritage resources	development will be
		experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of	Site, permanent	Site, permanent
impact:		Nich word Contain
Consequence of impact or risk:	Loss of Eucalyptus tree line	Not applicable
	Unlikely	Not applicable
Probability of occurrence:	Unlikely	Not applicable
Probability of occurrence:  Degree to which the		Not applicable Not applicable
Probability of occurrence: Degree to which the impact may cause	Unlikely	
Probability of occurrence: Degree to which the		
Probability of occurrence: Degree to which the impact may cause irreplaceable loss of	Low	
Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:	Low	Not applicable  Not applicable
Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:  Indirect impacts:	Low	Not applicable  Not applicable  No impact
Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to	Low  Medium  None identified	Not applicable  Not applicable
Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation:	Low	Not applicable  Not applicable  No impact  No impact
Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed: Indirect impacts:  Cumulative impact prior to mitigation:  Significance rating of	Low  Medium  None identified  Medium	Not applicable  Not applicable  No impact
Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed: Indirect impacts:  Cumulative impact prior to mitigation:	Low  Medium  None identified	Not applicable  Not applicable  No impact  No impact

	T	T
Medium-High, High, or Very-		
High)  Degree to which the		Not appliedble
impact can be avoided:	High	Not applicable
Degree to which the		No impact
impact can be managed:	Medium	I No impact
Degree to which the		No impact
impact can be mitigated:	Medium	inpaci
impaci can be imigarea.	Protection of Historic Eucalyptus	Not applicable
	sp. Treeline	
	Development set back (2m) from	
	treeline.	
	In the event that archaeological	
Proposed mitigation:	material or human burials are	
	found, these have to be reported	
	to Heritage Western Cape and	
	the SAPS, as appropriate.	
Residual impacts:	None identified	Not applicable
Cumulative impact post		No impact
mitigation:	Low	
Significance rating of		No impact
impact after mitigation		
(e.g. Low, Medium,	Low	
Medium-High, High, or Very-		
High)		
<b>EMPLOYMENT OPPORTUNITIE</b>	S DURING CONSTRUCTION	
	To no no a raini, a no no los una a neta a neta unitica	The end of the course of the c
	Temporary employment opportunities	The status quo will remain, and no
Potential impact and risk:	during the construction phase is	impacts associated with the
Potential impact and risk:	during the construction phase is expected. Local individuals may	impacts associated with the development will be
·	during the construction phase is expected. Local individuals may benefit from this opportunity	impacts associated with the development will be experienced.
Nature of impact:	during the construction phase is expected. Local individuals may	impacts associated with the development will be experienced.  Not applicable
Nature of impact: Extent and duration of	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive	impacts associated with the development will be experienced.
Nature of impact: Extent and duration of impact:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term	impacts associated with the development will be experienced.  Not applicable  Site, permanent
Nature of impact: Extent and duration of impact: Consequence of impact or	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic	impacts associated with the development will be experienced.  Not applicable
Nature of impact: Extent and duration of impact: Consequence of impact or risk:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic	impacts associated with the development will be experienced. Not applicable Site, permanent Not applicable Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development	impacts associated with the development will be experienced. Not applicable Site, permanent Not applicable Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite	impacts associated with the development will be experienced. Not applicable Site, permanent Not applicable Not applicable
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite	impacts associated with the development will be experienced. Not applicable Site, permanent Not applicable Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:  Indirect impacts:  Cumulative impact prior to	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation: Significance rating of	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not applicable
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:  Indirect impacts:  Cumulative impact prior to mitigation:  Significance rating of impact prior to mitigation	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation: Significance rating of	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation: Significance rating of impact prior to mitigation (e.g. Low, Medium,	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation: Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium  Medium-High	impacts associated with the development will be experienced. Not applicable Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact  No impact
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:  Indirect impacts:  Cumulative impact prior to mitigation:  Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium	impacts associated with the development will be experienced.  Not applicable  Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact
Nature of impact:  Extent and duration of impact:  Consequence of impact or risk:  Probability of occurrence:  Degree to which the impact may cause irreplaceable loss of resources:  Degree to which the impact can be reversed:  Indirect impacts:  Cumulative impact prior to mitigation:  Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)  Degree to which the	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium  Medium-High	impacts associated with the development will be experienced. Not applicable Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  Not impact  No impact  No impact
Nature of impact: Extent and duration of impact: Consequence of impact or risk: Probability of occurrence: Degree to which the impact may cause irreplaceable loss of resources: Degree to which the impact can be reversed: Indirect impacts: Cumulative impact prior to mitigation: Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High) Degree to which the impact can be avoided:	during the construction phase is expected. Local individuals may benefit from this opportunity  Positive  Local and short term  Job creation and economic development  Definite  No loss  Not applicable  Skills development  Medium  Medium-High  Not necessary to avoid	impacts associated with the development will be experienced. Not applicable Site, permanent  Not applicable  Not applicable  Not applicable  Not applicable  No impact  No impact  No impact  No impact

Degree to which the		No impact
impact can be mitigated:	Not applicable	No impact
Proposed mitigation:	Local contractors, subcontractors and labour to be used where appropriate.	Not applicable
Residual impacts:	Not applicable	Not applicable
Cumulative impact post mitigation:	Not applicable	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Not applicable	No impact
SPILL MANAGEMENT		
Potential impact and risk:	Spillages or leakages from construction vehicles could result in contamination of soil.	The status quo will remain, and no impacts associated with the development will be experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of impact:	Local and short term	Site, permanent
Consequence of impact or risk:	Soil contamination	Not applicable
Probability of occurrence:	Possible	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Fully reversible	Not applicable
Indirect impacts:	None	No impact
Cumulative impact prior to mitigation:	Low	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	No impact
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	High	No impact
Degree to which the impact can be mitigated:	High	No impact
Proposed mitigation:	<ul> <li>Mitigation measures stated in the EMPr (Appendix H) must be implemented.</li> <li>Drip trays to be used at all times for hazardous fuels to be stored on.</li> <li>No refuelling outside demarcated refuelling areas will be allowed.</li> <li>No washing of equipment or throwing any wastewater into</li> </ul>	Not applicable

	the stormwater under any	
	circumstances.	
Residual impacts:	None	Not applicable
Cumulative impact post	Negligible	No impact
mitigation:		
Significance rating of		No impact
impact after mitigation (e.g. Low, Medium,	Very low	
Medium-High, High, or Very-	Very low	
High)		
DUST IMPACTS		
DOST IMI ACIS	It is anticipated that dust generation	The status quo will remain, and no
	will occur due to earthworks and	impacts associated with the
Potential impact and risk:	construction activities during the	development will be
	construction phase.	experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of		Site, permanent
impact:	Local and short term	
	Dust would affect residents and	Not applicable
	potentially road users within the sites'	
Consequence of impact or		
risk:	vicinity once the clearing of the site	
	commences.	
Probability of occurrence:	Probable	Not applicable
Degree to which the		Not applicable
impact may cause	Very low	
irreplaceable loss of	Very low	
resources:		
Degree to which the	Fully reversible once construction has	Not applicable
impact can be reversed:	been completed.	
Indirect impacts:	Nuisance dust due to strong winds	No impact
Cumulative impact prior to	None	No impact
mitigation:		
Significance rating of		No impact
impact prior to mitigation	Law	
(e.g. Low, Medium,	Low	
Medium-High, High, or Very-		
High)  Degree to which the		Not applicable
impact can be avoided:	Medium	
Degree to which the		No impact
impact can be managed:	High	
Degree to which the		No impact
impact can be mitigated:	High	
Proposed mitigation:	See EMPr	Not applicable
Residual impacts:	Very low	Not applicable
Cumulative impact post		No impact
mitigation:	Very Low	
Significance rating of		No impact
impact after mitigation		
(e.g. Low, Medium,	Low to negligible	
Medium-High, High, or Very-	LOW TO HEGIIGIDIE	
High)		
WASTE MANAGEMENT		

	Poor waste management practices	The status quo will remain, and no impacts associated with the
Potential impact and risk:	during construction can cause pollution of the environment.	development will be experienced.
Nature of impact:	Negative	Not applicable
Extent and duration of		Site, permanent
impact:	Local and short term	, p = a
Consequence of impact or risk:	Pollution of the soil and surrounds, windblown litter	Not applicable
Probability of occurrence:	Likely	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Fully reversible	Not applicable
Indirect impacts:	None	No impact
Cumulative impact prior to mitigation:	Medium	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low to Medium	No impact
Degree to which the impact can be avoided:	Medium	Not applicable
Degree to which the impact can be managed:	High	No impact
Degree to which the impact can be mitigated:	High	No impact
Proposed mitigation:	<ul> <li>Mitigation measures stated in the EMPr (Appendix H) must be implemented.</li> <li>Skips and bins must be provided for temporary storage of general waste during the construction phase on site.</li> <li>Bins on site must be weatherand scavenger-proof.</li> <li>General waste must be disposed of at an appropriate licenced waste facility.</li> </ul>	Not applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Very low	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low to negligible	No impact
TRAFFIC IMPACTS DUE TO CO	ONSTRUCTION VEHICLES	
Potential impact and risk:	During the construction phase, traffic impacts are expected to occur in the area due to an increase in construction vehicle traffic while	The status quo will remain, and no impacts associated with the development will be experienced.

	materials are transported to and frame	
	materials are transported to and from the site.	
Nature of impact:	Negative	Not applicable
Extent and duration of		Site, permanent
impact:	Local and short term	55, pointanoin
In the second se	Minor disruptions to traffic to the	Not applicable
Consequence of impact or	surrounding areas will occur during	
Consequence of impact or risk:	the construction stage, as	
IISK.	construction vehicles will be utilising	
	the areas to access the sites	
Probability of occurrence:	Highly probable	Not applicable
Degree to which the		Not applicable
impact may cause	No loss of resource	
irreplaceable loss of		
resources:		Night and Paradala
Degree to which the	Fully reversible	Not applicable
impact can be reversed:	Increased traffic congestion and	No impact
Indirect impacts:	damage to roads.	
Cumulative impact prior to		No impact
mitigation:	Low	
Significance rating of		No impact
impact prior to mitigation		·
(e.g. Low, Medium,	Medium	
Medium-High, High, or Very-		
High)		
Degree to which the	Low	Not applicable
impact can be avoided:	2011	
Degree to which the	High	No impact
impact can be managed:  Degree to which the		No important
impact can be mitigated:	High	No impact
impaci can be mingarea.	All construction vehicles need to	Not applicable
	adhere to traffic laws.	
	As far as possible care should be	
	taken to ensure that the local	
	traffic flow pattern is not	
	significantly disrupted.	
	Construction vehicles should not	
	unnecessarily obstruct the access	
	point or traffic lanes used to	
	access the site.	
Proposed mitigation:	<ul> <li>Appropriate traffic management</li> </ul>	
Troposed mingdnom.	measures and/ or points men	
	· ·	
	(traffic marshals) should be	
	utilized to assist vehicles	
	entering/exiting the site,	
	particularly where vehicles must	
	cross the path of oncoming	
	traffic.	
	manic.	
	<ul> <li>Speed of construction vehicles</li> </ul>	
	Speed of construction vehicles	

	description of the control of the co	T
	dangerous conditions for other	
	road users.	
	The Contractor must ensure that	
	any large or abnormal loads	
	(including hazardous materials)	
	that must be transported to/ from	
	the site are routed appropriately,	
	and that appropriate safety	
	precautions are taken.	
Residual impacts:	None	Not applicable
Cumulative impact post		No impact
mitigation:	Very Low	The impact
Significance rating of		No impact
impact after mitigation		
(e.g. Low, Medium,	Low	
Medium-High, High, or Very-		
High) STORMWATER MANAGEMEN	T	
O. C.	During the construction phase, the	The status quo will remain, and no
	uncontrolled management of	impacts associated with the
	· ·	development will be
	stormwater may lead to flooding	experienced.
Potential impact and risk:	and erosion. Contaminants such as	
Totermaninpact and tisk.	silt, sand and litter could be	
	transported offsite via surface runoff	
	and contaminate the surrounding	
	environment.	
Nature of impact:	Negative	Not applicable
Extent and duration of	Local and short term	Site, permanent
impact:		
Consequence of impact or risk:	Flooding of the site and increased	Not applicable
Probability of occurrence:	erosion Highly probable	Not applicable
Degree to which the	1 iigi ii, pi 0 2 d 2 i 2	Not applicable
impact may cause	1	
irreplaceable loss of	Low	
resources:		
Degree to which the impact can be reversed:	Fully reversible	Not applicable
Indirect impacts:	Flooding	No impact
Cumulative impact prior to mitigation:	Low	No impact
Significance rating of		No impact
impact prior to mitigation		
(e.g. Low, Medium,	Low to Medium	
Medium-High, High, or Very-		
High)		
Degree to which the	Medium	Not applicable
impact can be avoided:		   N
Degree to which the impact can be managed:	High	No impact
Degree to which the		No impact
impact can be mitigated:	High	
impaci can so ningaroa.		l

Proposed mitigation:	<ul> <li>The mitigation measures outlined in the EMPr under "Stormwater Management" must be implemented.</li> <li>Housekeeping and litter clearing of the working area is to be done so as to remove any items which may be washed away.</li> <li>The Contactor is also to compile a method statement for stormwater and erosion control.</li> </ul>	Not applicable
Residual impacts:	Low	Not applicable
Cumulative impact post mitigation:	Very Low	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	No impact
OPERATIONAL PHASE		
EMPLOYMENT OPPORTUNITIE		
Potential impact and risk:	The proposed development has the potential to provide employment opportunities during the operational phase.	The status quo will remain, and no impacts associated with the development will be experienced.
Nature of impact:	Positive	Not applicable
Extent and duration of impact:	Local and long term	Site, permanent
Consequence of impact or risk:	<ul><li>Income generation</li><li>Improved living conditions</li><li>Skills development</li></ul>	Not applicable
Probability of occurrence:	Highly Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss	Not applicable
Degree to which the impact can be reversed:	Impact does not need to be reversed.	Not applicable
Indirect impacts:	Improved quality of life	No impact
Cumulative impact prior to mitigation:	Low	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium – High	No impact
Degree to which the impact can be avoided:	Not necessary to avoid	Not applicable
Degree to which the impact can be managed:	Not required	No impact

Dograp to which the		No impost
Degree to which the impact can be mitigated:	Not required	No impact
Proposed mitigation:	None required	Not applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	N/A	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Not applicable	No impact
TRAFFIC IMPACTS		
Potential impact and risk:	Additional traffic within the surrounding area due to the proposed development.	The status quo will remain, and no impacts associated with the development will be experienced.
Nature of impact:	Positive	Not applicable
Extent and duration of impact:	Local and long term	Site, permanent
Consequence of impact or risk:	Improved level of service at R304 and Saxonwold Road Intersection as per the Traffic Assessment	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss	Not applicable
Degree to which the impact can be reversed:	No need to reverse	Not applicable
Indirect impacts:	Increased vehicle emissions in the area.	No impact
Cumulative impact prior to mitigation:	Low	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High	No impact
Degree to which the impact can be avoided:	Low	Not applicable
Degree to which the impact can be managed:	Low	No impact
Degree to which the impact can be mitigated:	High	No impact
Proposed mitigation:	Introduction of a traffic circle at the R304 and Saxonwold road intersection will result in an improved LoS	Not applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium negative	No impact
STORMWATER MANAGEMEN	T	

Potential impact and risk:  Nature of impact:	Contaminated stormwater  Negative	The status quo will remain, and no impacts associated with the development will be experienced.  Not applicable
Extent and duration of		Site, permanent
impact:	Localised	one, permanern
Consequence of impact or risk:	Accidental spillages or improper management of centre activities resulting in substances such as oil, chemicals etc ending up in the stormwater	Not applicable
Probability of occurrence:	Unlikely	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Short term	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	Contamination of groundwater	No impact
Cumulative impact prior to mitigation:	Medium-High	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium negative	No impact
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	High	No impact
Degree to which the impact can be mitigated:	High	No impact
Proposed mitigation:	<ul> <li>Use of fat traps in kitchen areas.</li> <li>Emergency spill prevention measures</li> </ul>	Not applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	No impact