

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 PLACE		
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 impact:	Local and long term	Site, permanent
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 impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	<ul style="list-style-type: none"> <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
<b>IMPACTS ON VEGETATION</b>		
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 risk:	Loss of resources	Not applicable
Probability of occurrence:	Highly Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Partially reversible	Not applicable
Indirect impacts:	Loss of transformed areas	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 - 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:	Medium	No impact
Proposed mitigation:	<ul style="list-style-type: none"> <li>Vegetation required for landscaping and rehabilitation should use indigenous plants.</li> <li>Protection of Historic Eucalyptus sp. Treeline</li> <li>Removal of alien invasives in any open spaces.</li> </ul>	Not applicable
Residual impacts:	Loss of vegetation and habitat	Not applicable
Cumulative impact post mitigation:	Low - Medium	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	No impact
<b>IMPACTS ON FAUNA</b>		
Potential impact and risk:	Disturbance of faunal species	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 and long term	Site, permanent
Consequence of impact or risk:	Loss of habitat	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:	Partially reversible	Not applicable
Indirect impacts:	None identified	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:	Low	Not applicable
Degree to which the impact can be managed:	Low	No impact
Degree to which the impact can be mitigated:	Medium	No impact
Proposed mitigation:	<ul style="list-style-type: none"> <li>Vegetation required for landscaping and rehabilitation should use indigenous plants.</li> <li>Protection of Historic Eucalyptus sp. Treeline</li> <li>Removal of alien invasives in any open spaces.</li> </ul>	Not applicable
Residual impacts:	Loss of vegetation and habitat	Not applicable
Cumulative impact post mitigation:	Low - Medium	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	No impact
<b>IMPACTS ON HERITAGE RESOURCES</b>		
Potential impact and risk:	Loss of heritage resources	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 risk:	Loss of Eucalyptus tree line	Not applicable
Probability of occurrence:	Unlikely	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Medium	Not applicable
Indirect impacts:	None identified	No impact
Cumulative impact prior to mitigation:	Medium	No impact
Significance rating of impact prior to mitigation (e.g. Low, Medium,	Medium	No impact

Medium-High, High, or Very-High)		
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	Medium	No impact
Degree to which the impact can be mitigated:	Medium	No impact
Proposed mitigation:	<ul style="list-style-type: none"> <li>Protection of Historic Eucalyptus sp. Treeline</li> <li>Development set back (2m) from treeline.</li> <li>In the event that archaeological material or human burials are found, these have to be reported to Heritage Western Cape and the SAPS, as appropriate.</li> </ul>	Not applicable
Residual impacts:	None identified	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
<b>EMPLOYMENT OPPORTUNITIES DURING CONSTRUCTION</b>		
Potential impact and risk:	Temporary employment opportunities during the construction phase is expected. Local individuals may benefit from this opportunity	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 short term	Site, permanent
Consequence of impact or risk:	Job creation and economic development	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:	Skills development	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)	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:	Discussion with local community leaders	No impact

Degree to which the 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
<b>SPILL MANAGEMENT</b>		
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 style="list-style-type: none"> <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 mitigation:	Negligible	No impact
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low	No impact
<b>DUST IMPACTS</b>		
Potential impact and risk:	It is anticipated that dust generation will occur due to earthworks and construction activities during the construction phase.	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:	Dust would affect residents and potentially road users within the sites' vicinity once the clearing of the site commences.	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Very low	Not applicable
Degree to which the impact can be reversed:	Fully reversible once construction has been completed.	Not applicable
Indirect impacts:	Nuisance dust due to strong winds	No impact
Cumulative impact prior to mitigation:	None	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 impact can be managed:	High	No impact
Degree to which the impact can be mitigated:	High	No impact
Proposed mitigation:	See EMPr	Not applicable
Residual impacts:	Very 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 to negligible	No impact
<b>WASTE MANAGEMENT</b>		

Potential impact and risk:	Poor waste management practices during construction can cause pollution of the environment.	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:	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 style="list-style-type: none"> <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 weather- and 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
<b>TRAFFIC IMPACTS DUE TO CONSTRUCTION VEHICLES</b>		
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 from the site.	
Nature of impact:	Negative	Not applicable
Extent and duration of impact:	Local and short term	Site, permanent
Consequence of impact or risk:	Minor disruptions to traffic to the surrounding areas will occur during the construction stage, as construction vehicles will be utilising the areas to access the sites	Not applicable
Probability of occurrence:	Highly probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resource	Not applicable
Degree to which the impact can be reversed:	Fully reversible	Not applicable
Indirect impacts:	Increased traffic congestion and damage to roads.	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	No impact
Degree to which the impact can be avoided:	Low	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 style="list-style-type: none"> <li>• All construction vehicles need to adhere to traffic laws.</li> <li>• As far as possible care should be taken to ensure that the local traffic flow pattern is not significantly disrupted.</li> <li>• Construction vehicles should not unnecessarily obstruct the access point or traffic lanes used to access the site.</li> <li>• Appropriate traffic management 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.</li> <li>• Speed of construction vehicles and other heavy vehicles must be strictly controlled to avoid</li> </ul>	Not applicable

	<p>dangerous conditions for other road users.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
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	No impact
<b>STORMWATER MANAGEMENT</b>		
Potential impact and risk:	During the construction phase, the uncontrolled management of stormwater may lead to flooding and erosion. Contaminants such as silt, sand and litter could be transported offsite via surface runoff and contaminate the surrounding environment.	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:	Flooding of the site and increased erosion	Not applicable
Probability of occurrence:	Highly probable	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:	Flooding	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 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 style="list-style-type: none"> <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
<b>OPERATIONAL PHASE</b>		
<b>EMPLOYMENT OPPORTUNITIES</b>		
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 style="list-style-type: none"> <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

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
<b>TRAFFIC IMPACTS</b>		
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
<b>STORMWATER MANAGEMENT</b>		

Potential impact and risk:	Contaminated stormwater	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:	Localised	Site, permanent
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 style="list-style-type: none"> <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