

IMPACTS					CONSEQUENCE			PROBABILITY	RANKING WITHOUT MITIGATION	CONFIDENCE IMPLEMENTATION OF MANAGEMENT MEASURES				RANKING WITH MITIGATION	DEGREE REVERSABILITY & LOSS OF RESOURCE (AFTER MITIGATION)	
Nature	Description	Alternative	Cumulative	Type	Extent (A)	Duration (B)	Intensity (C)	Probability (P)	Significance (A + B + C) X P	Confidence	Description and/or Mitigation and Management Measures (if applicable)	Mitigation Effectiveness	Significance	Loss of Resources	Reversibility	
CONSTRUCTION PHASE																
Atmospheric Emissions	Negative	Dust emissions	Proposal layout	Yes	Direct	Site	Short-term	Low-Medium	Highly Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. The following mitigation measures are suggested: • A speed limit of 20km/h must be maintained on all dirt roads. • Dust suppression by means of either water or biodegradable chemical agent is required.	High	Low	No Loss	Reversible
			Alternative Layout			Site	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Site	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Site	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required
	Negative	Emissions from vehicles and equipment (CO2, NOx, SOx, VOC's etc.)	Proposal layout	Yes	Direct	Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High	Impacts related to construction of both the proposals and alternatives are similar. The following mitigation measures are suggested: • In terms of transportation of workers and materials, collective transportation arrangements should be made to reduce individual car journeys where possible. • All vehicles used during the project should be properly maintained and in good working order. • All vehicles and other machinery should comply with road worthy requirements and comply with legislation in terms of allowable emissions.	Medium	Low	No Loss	Reversible
			Alternative Layout			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		Medium	Low	No Loss	Reversible
			Proposal - Stormwater			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		Medium	Low	No Loss	Reversible
			Alternative - Stormwater			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		Medium	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
	Negative	Noise	Proposal layout	No	Direct	Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. The following mitigation measures are suggested: • Equipment and/or machinery which will be used must comply with the manufacturer's specifications on acceptable noise levels. • Construction activities should be limited to daytime only.	High	Low	No Loss	Reversible
			Alternative Layout			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		High	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
Negative	Water quality	Proposal layout	No	Direct	Neighbouring	Incidental	Low-Medium	Likely	Low	High	Impacts related to <u>construction</u> of both the proposals and alternatives are similar. • The following mitigation measures suggested by the wetland specialist apply: Stock piling outside the wetland area, stormwater management, dry season construction, filtration. In addition, the following general measures should be implemented: • Chemical toilets must be supplied and maintained during the construction phase • Ablution facilities (chemical toilets) are to be provided by the Contractor, at a ratio of 1:10. • Ablution facilities (chemical toilets) must be erected within 100m from all workplaces but within the development footprint. • Toilets are to be secured to the ground, and must have a closing mechanism. • Toilet paper must be provided at these facilities and must be serviced once per week. • Certified contractors to maintain and remove chemical toilets regularly. • The contractor must ensure that spillage does not occur when toilets are cleaned/serviced and contents must be properly stored and disposed of. • Discharge of waste into the environment and/or burial of waste are strictly prohibited. • Sanitary arrangements must be to the satisfaction of the PM, ECO, the local authorities and the applicable legal requirements. • Drip trays must be placed under all vehicles when immobile for longer than 24 hours. Vehicles suspected of leaking must be monitored and conduct a pre start-up inspection checklist. • Drip trays must be checked and replaced for vehicles standing (parked) for prolonged periods. • Drip trays must be of a sufficient size and volume to collect any hydrocarbon leakages from a stationary vehicle. • Spill kits (absorbent material) must be available on site and in all vehicles that transport hydrocarbons for dispensing to other vehicles on the construction site. • Spilled substances must be contained in impermeable containers for removal to a licensed hazardous waste site. • Significant spills should be reported to the Project Manager or Contractors Manager and ECO who should report this to the relevant authority	High	Low	No Loss	Reversible	
		Alternative Layout			Neighbouring	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible	
		Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible	
		Alternative - Stormwater			Neighbouring	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible	
		No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	None	None required. However, it should be noted that the existing state of the wetland is poor and will continue to deteriorate without rehabilitation.	Not Applicable
	Negative	Flow regime	Proposal layout	No	Indirect	Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High	Impacts related to construction of proposed stormwater is similar. However, as the alternative layout would require multiple service installations and potentially additional wetland crossings, intensity of the impact is likely to be higher and the impact would have a medium significance. • The following mitigation measures suggested by the wetland specialist apply: Stock piling outside the wetland area, stormwater management, dry season construction, filtration. In addition, the following general measures should be implemented: • Instability and erosion of steep slopes must be stabilised immediately. Re-vegetation in consultation with landscape architect and ECO should be done if and where required. • To reduce the loss of material by erosion, disturbance must be kept to a minimum. • Where possible, natural vegetation should be retained to reduce the risk of erosion. • Silt fences must be used to stabilise the site, reduce erosion and silt entering the natural environment. No unchecked silt may enter the natural environment. • Proper stormwater management as per the approved stormwater management plan. • Increased run-off during construction should be managed using berms, temporary cut-off drains, attenuation ponds or other suitable structures, in consultation with the ECO and resident Engineer. • Stormwater management system is to be installed as soon as possible following site establishment. To attenuate stormwater during the construction phase, as well as during the	High	Low	No Loss	Reversible
			Alternative Layout			Local	Short-term	Medium-High	Highly Likely	Medium	High		Low	Low-Medium	No Loss	Reversible
			Proposal - Stormwater			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		High	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	None	None required. However, it should be noted that the existing state of the wetland is poor and will continue to deteriorate without rehabilitation.

Impacts to Wetlands			Alternative - Stormwater			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High	establishment, to attenuate stormwater during the construction phase, as well as during the operational phase. • Surface-water run-off and stormwater must be directed away from trenches and areas of excavation.	High	Low	No Loss	Reversible
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required. However, it should be noted that the existing state of the wetland is poor and will continue to deteriorate without rehabilitation.	Not Applicable	None	Not Applicable	Not Applicable
	Negative	Habitat	Proposal layout	Yes	Indirect	Site	Medium-term	Low-Medium	Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. • The following mitigation measures suggested by the wetland specialist apply: Stock piling outside the wetland area, minimal ingress and egress. In addition, the following general measures should be implemented: • The wetland area should be declared 'no-go' area's during the construction and must be demarcated prior to construction; • All laydown, storage areas etc. should be restricted to within the development footprint; • Compilation and implementation of a Wetland Rehabilitation Plan.	High	Low	No Loss	Reversible
		Alternative Layout	Site			Medium-term	Low-Medium	Likely	Low	High	High					
		Proposal - Stormwater	Site			Medium-term	Low-Medium	Likely	Low	High	High					
		Alternative - Stormwater	Site			Medium-term	Low-Medium	Likely	Low	High	High					
			No-Go Option	Not Applicable	Not Applicable	Site	Long-term	Low-Medium	Likely	Low	High	None required. However, it should be noted that the existing state of the wetland is poor and will continue to deteriorate without rehabilitation.	Not Applicable	None	Not Applicable	Not Applicable
	Negative	Biota	Proposal layout	No	Indirect	Neighbouring	Medium-term	Medium	Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. • The following mitigation measures suggested by the wetland specialist apply: Stock piling outside the wetland area, minimal ingress and egress. In addition, the following general measures should be implemented: • The wetland area should be declared 'no-go' area's during the construction and must be demarcated prior to construction; • Waste management must be a priority and all waste must be collected and stored adequately. It is recommended that all waste be removed from site on a weekly basis to prevent rodents and pests entering the site; • No trapping, killing or poisoning of any wildlife should be allowed on site; • Staff should be educated about the sensitivity of faunal species and measures should be put in place to deal with any species that are encountered during the construction process. The intentional killing of any animals including snakes, insects, lizards, birds or other animals should be strictly prohibited.	High	Low	No Loss	Reversible
		Alternative Layout	Neighbouring			Medium-term	Medium	Likely	Low	High	High					
		Proposal - Stormwater	Neighbouring			Medium-term	Medium	Likely	Low	High	High					
		Alternative - Stormwater	Neighbouring			Medium-term	Medium	Likely	Low	High	High					
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable
	Negative	Geomorphology	Proposal layout	No	Direct	Neighbouring	Medium-term	Low-Medium	Highly Likely	Low-Medium	High	Impacts related to construction of both the proposals and alternatives are similar. • The following mitigation measures suggested by the wetland specialist apply: Stormwater management design and erosion control measures. In addition, the following general measures should be implemented: • Instability and erosion of steep slopes must be stabilised immediately. Re-vegetation in consultation with landscape architect and ECO should be done if and where required. • To reduce the loss of material by erosion, disturbance must be kept to a minimum. • Where possible, natural vegetation should be retained to reduce the risk of erosion. • Proper stormwater management as per the approved stormwater management plan. • Increased run-off during construction should be managed using berms, temporary cut-off drains, attenuation ponds or other suitable structures, in consultation with the ECO and resident Engineer. • Stormwater management system is to be installed as soon as possible following site establishment, to attenuate stormwater during the construction phase, as well as during the operational phase. • Surface-water run-off and stormwater must be directed away from trenches and areas of excavation.	High	Low	No Loss	Reversible
		Alternative Layout	Neighbouring			Medium-term	Medium	Highly Likely	Low-Medium	High	High					
		Proposal - Stormwater	Neighbouring			Medium-term	Medium	Highly Likely	Low-Medium	High	High					
	Alternative - Stormwater	Neighbouring	Medium-term			Medium	Highly Likely	Low-Medium	High	High						
		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	Not Applicable	None required	Not Applicable	None	Not Applicable	Not Applicable	
Waste Generation	Negative	Domestic waste	Proposal layout	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. • Waste recycling to be put in place. • Solid waste shall only be stored in the designated general waste storage area which must be enclosed and impermeable. • All solid waste shall be disposed of by a certified contractor, off-site, at an approved landfill site. The Contractor shall supply the ECO with a certificate of disposal for auditing purposes.	Medium	Low	No Loss	Reversible
		Alternative Layout	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
		Proposal - Stormwater	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
		Alternative - Stormwater	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
	Negative	Construction waste	Proposal layout	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. • Litter (from outside the camp included) and concrete bags etc. must be collected and put into suitable closed bins on a daily basis. • Construction rubble must be disposed of at a registered site • No Construction rubble may be used for infilling.	Medium	Low	No Loss	Reversible
		Alternative Layout	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
		Proposal - Stormwater	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
		Alternative - Stormwater	Local			Short-term	Low-Medium	Likely	Low	High	Medium					
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
		Proposal layout			Local	Short-term	Low-Medium	Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. • The classification of waste determines the handling methods and the ultimate disposal of the	Medium	Low	No Loss	Reversible	

	Negative	Hazardous waste	Alternative Layout	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	<ul style="list-style-type: none"> The classification of waste determines the handling methods and the ultimate disposal of the material. The contractor shall manage hazardous waste that are anticipated to be generated by his operations as follows: Characterise the waste to determine if it is general or hazardous. Obtain and provide an acceptable container with a label. Place hazardous waste material in the container. Inspect the container on a regular basis. Haul the full container to the licenced and correct disposal site. Provide documentary evidence of proper disposal of the waste. Only temporary storage of waste is allowed (once of storage of waste for a period less than 90 days). The volume of material should be limited to less than 80m3 of hazardous waste. Should this be exceeded the Norms and Standards for the Storage of Waste will need to be complied with. 	Medium	Low	No Loss	Reversible
			Proposal - Stormwater			Local	Short-term	Low-Medium	Likely	Low	High		Medium	Low	No Loss	Reversible
			Alternative - Stormwater			Local	Short-term	Low-Medium	Likely	Low	High		Medium	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
Soil Alteration	Negative	Loss of topsoil	Proposal layout	Yes	Direct	Site	Permanent	Medium	Definite	Medium	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Top soil should be separated and re-used where possible. 	Low	Low-Medium	Partial	High Degree
			Alternative Layout			Site	Permanent	Medium	Definite	Medium	High		Low	Low-Medium	Partial	High Degree
			Proposal - Stormwater			Site	Permanent	Medium	Definite	Medium	High		Low	Low-Medium	Partial	High Degree
			Alternative - Stormwater			Site	Permanent	Medium	Definite	Medium	High		Low	Low-Medium	Partial	High Degree
			No-Go Option			Yes	Direct	Site	Long-term	Low-Medium	Definite		Low-Medium	High	The site is degraded by historic land use. It is likely that there will be a continued loss of topsoil should the development not proceed as the site will remain in its degraded state.	None
	Negative	Loss of land capability	Proposal layout	Yes	Direct	Site	Permanent	Low	Definite	Low-Medium	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Please note that according to the Gauteng Agricultural Potential Atlas IV, the agricultural potential of the site is a combination of built up, low and medium. The site has also not been used for agriculture and is degraded. The site is also identified as urban in terms of the GPEMF and is surrounded by residential and business uses. Therefore, it is not expected that the site has a high agricultural potential. Impacts related to land capability are therefore not expected to be high. 	None	Low-Medium	Partial	High Degree
			Alternative Layout			Site	Permanent	Low	Definite	Low-Medium	High		None	Low-Medium	Partial	High Degree
			Proposal - Stormwater			Site	Permanent	Low	Definite	Low-Medium	High		None	Low-Medium	Partial	High Degree
			Alternative - Stormwater			Site	Permanent	Low	Definite	Low-Medium	High		None	Low-Medium	Partial	High Degree
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
	Negative	Alteration of topography	Proposal layout	No	Direct	Site	Permanent	Low	Definite	Low-Medium	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Some of the Topography within the development footprint will be altered as part of the development. In order to ensure the change in topography does not impact stormwater, the following must be implemented: Stormwater management measures in line with the SWMP must be implemented to ensure these designs do not impact on stormwater. 	Low	Low	Partial	High Degree
			Alternative Layout			Site	Permanent	Low	Definite	Low-Medium	High		Low	Low	Partial	High Degree
			Proposal - Stormwater			Site	Permanent	Low	Definite	Low-Medium	High		Low	Low	Partial	High Degree
			Alternative - Stormwater			Site	Permanent	Low	Definite	Low-Medium	High		Low	Low	Partial	High Degree
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
	Negative	Soil pollution	Proposal layout	No	Direct	Site	Incidental	Low-Medium	Likely	Low	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Drip trays must be placed under all vehicles when immobile for longer than 24 hours. Vehicles suspected of leaking must be monitored and conduct a pre start-up inspection checklist. All vehicle/equipment maintenance and washing must be done in the workshop area, equipped with a bund wall and grease trap oil separator. Workshop area must be monitored for fuel and oil spills. Drip trays must be checked and replaced for vehicles standing (parked) for prolonged periods. Drip trays must be of a sufficient size and volume to collect any hydrocarbon leakages from a stationary vehicle. Spill kits (absorbent material) must be available on site and in all vehicles that transport hydrocarbons for dispensing to other vehicles on the construction site. Spilled substances must be contained in impermeable containers for removal to a licensed hazardous waste site. Significant spills should be reported to the Project Manager or Contractors Manager and ECO who should report this to the relevant authority. Waste must be managed in line with the requirements of the EMPr (see above). 	High	Low	No Loss	Reversible
			Alternative Layout			Site	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Site	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Site	Incidental	Low-Medium	Likely	Low	High		High	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
Resource Consumption	Negative	Electricity consumption	Proposal layout	Yes	Direct	None	None	None	None	None	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. During the construction phase the contractors will mainly make use of generators. 	None	None	No Loss	Reversible
			Alternative Layout			None	None	None	None	None	High		None	None	No Loss	Reversible
			Proposal - Stormwater			None	None	None	None	None	High		None	None	No Loss	Reversible
			Alternative - Stormwater			None	None	None	None	None	High		None	None	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
	Negative	Water consumption	Proposal layout	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Enforce water saving strategies. Environmental awareness training. 	Low	Low	No Loss	Reversible
			Alternative Layout			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible
			Proposal - Stormwater			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible
			Alternative - Stormwater			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable
			Proposal layout			Local	Incidental	Low-Medium	Definite	Low-Medium	High	Low	Low	No Loss	Reversible	
			Alternative Layout			Local	Incidental	Low-Medium	Definite	Low-Medium	High	Low	Low	No Loss	Reversible	

Effects on Biodiversity	Negative	Fuel consumption	Proposal - Stormwater	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	<ul style="list-style-type: none"> Record and monitor fuel consumption regularly Reduce theft of fuel (increase security) 	Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
	Negative	Raw materials consumption	Proposal layout	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Promote effective use of raw material. 	Low	Low	No Loss	Reversible	
			Alternative Layout			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low	No Loss	Reversible	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
	Effects on Biodiversity	Negative	Destruction, further loss and fragmentation of the vegetation community (including an area classified as CBA and ESA as well as an EN vegetation type)	Proposal layout	Yes	Direct	Local	Permanent	Medium-High	Highly Likely	Medium-High	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Both layouts will result in a loss of habitat however, an ecological assessment was undertaken and found that the area has already been disturbed and as such the impact will not be extensive. The following mitigation measures suggested by the specialist will be undertaken: <ul style="list-style-type: none"> All laydown, storage areas etc should be restricted to within the project area and all access roads must be kept within this area or from existing access roads; Areas of indigenous vegetation should be delineated, and rehabilitation measures implemented in areas where the indigenous community is still present but degraded; Areas that are denuded during construction need to be re-vegetated with indigenous vegetation to prevent erosion during flood events. This will also reduce the likelihood of encroachment by alien invasive plant species; and Compilation of and implementation of an alien vegetation management plan for the entire site. 	High	Low-Medium	Partial	High Degree
				Alternative Layout			Local	Permanent	Medium-High	Highly Likely	Medium-High	High		High	Low-Medium	Partial	High Degree
Proposal - Stormwater				Local			Permanent	Medium-High	Highly Likely	Medium-High	High	High		Low-Medium	Partial	High Degree	
Alternative - Stormwater				Local			Permanent	Medium-High	Highly Likely	Medium-High	High	High		Low-Medium	Partial	High Degree	
No-Go Option				Not Applicable			Not Applicable	None	None	None	None	None		High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
Destruction of a habitat for the African Grass Owl (especially the centre of the project area)			Proposal layout	Yes	Direct	Local	Permanent	Medium-High	Highly Likely	Medium-High	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Both layouts will result in a loss of habitat however, an ecological assessment was undertaken and found that the area has already been disturbed and as such the impact will not be extensive. The following mitigation measures suggested by the specialist will be undertaken: <ul style="list-style-type: none"> Before construction is to take place the area needs to be walked through to chase up any faunal species that might be found in the area. If the African Grass Owl is observed in the project area, enough time should be given to the specie to move out of the area; should the species not move away on its own the appropriate authority should be contacted to assist with the relocation. In this case the EWT associated with the Kyalami African Grass Owl project is suggested; During the operational phase it is suggested that the open land area be monitored for the presence of the African Grass Owl to assist with its conservation in the area (or access be given to the area to a monitoring program such as the one administered by the EWT); Waste management must be a priority and all waste must be collected and stored adequately. It is recommended that all waste be removed from site on a weekly basis to prevent rodents and pests entering the site; No trapping, killing or poisoning of any wildlife should be allowed on site; Adequate signage should be erected that raises awareness about possible fauna in the area (e.g. amphibians) and speed bumps should be put in place to reduce speeding and faunal road mortalities; and Staff should be educated about the sensitivity of faunal species and measures should be put in place to deal with any species that are encountered during the construction process. The intentional killing of any animals including snakes, insects, lizards, birds or other animals should be strictly prohibited 	Medium	Low	Partial	High Degree	
			Alternative Layout			Local	Permanent	Medium-High	Highly Likely	Medium-High	High		Medium	Low	Partial	High Degree	
			Proposal - Stormwater			Local	Permanent	Medium-High	Highly Likely	Medium-High	High		Medium	Low	Partial	High Degree	
			Alternative - Stormwater			Local	Permanent	Medium-High	Highly Likely	Medium-High	High		Medium	Low	Partial	High Degree	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
Displacement of faunal community due to habitat loss, direct mortalities and disturbance (noise, dust and vibration).		Proposal layout	Yes	Direct	Local	Long-term	Medium	Possible	Low	Medium	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Both layouts will result in a loss of habitat however, an ecological assessment was undertaken and found that the area has already been disturbed and as such the impact will not be extensive. Proper management and control of dust, noise and vibration (See specific impact assessments for dust and noise etc.) as well as impacts on fauna and flora above. 	Medium	Low	Partial	High Degree		
		Alternative Layout			Local	Long-term	Medium	Possible	Low	Medium		Medium	Low	Partial	High Degree		
		Proposal - Stormwater			Local	Long-term	Medium	Possible	Low	Medium		Medium	Low	Partial	High Degree		
		Alternative - Stormwater			Local	Long-term	Medium	Possible	Low	Medium		Medium	Low	Partial	High Degree		
		No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None	Not Applicable
Effects on Biodiversity		Negative	Pollution incidents	Proposal layout	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> Impacts related to construction of both the proposals and alternatives are similar. Spill kits to be located in strategic areas for when needed Regular site and plant inspection must be conducted Environmental awareness training 	Low	Low	No Loss	Reversible
				Alternative Layout			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible
				Proposal - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible
	Alternative - Stormwater			Site			Incidental	Low-Medium	Possible	Low	High	Low		Low	No Loss	Reversible	
	No-Go Option			Not Applicable			Not Applicable	None	None	None	None	None		High	None required	Not Applicable	None
	Negative	Impacts to Eskom Transmission Line	Proposal layout	No	Direct	Local	Incidental	Medium	Improbable	Low	High	Requirements from Eskom Transmission must be implemented.	High	Low	No Loss	Reversible	
			Alternative Layout			Local	Incidental	Medium	Improbable	Low	High		High	Low	No Loss	Reversible	
			Proposal - Stormwater			Local	Incidental	Medium	Improbable	Low	High		High	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Incidental	Medium	Improbable	Low	High		High	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required	Not Applicable	None

Incidents, accidents and potential emergency situations	Negative	Health and safety	Proposal layout	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. <ul style="list-style-type: none"> • 24 hour security and access control. • Health and Safety awareness training. • Contractor to submit a Health and Safety Plan, prepared in accordance with the Health and Safety Specification, for approval prior to the commencement of work. • A Safety Agent should be appointed • A Dedicated Occupational Health and Safety system to be implemented by Contractor's Safety Officer. To be monitored and audited by the Client's Safety Agent, in terms of the Construction Regulations (2003). 	Low	Low	No Loss	Reversible	
			Alternative Layout			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Negative	Storage of hydrocarbons	Proposal layout	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. <ul style="list-style-type: none"> • Best practice regarding storage of substances • Spill kits to be located in strategic areas for when needed • Environmental awareness training • Firefighting equipment must be accessible on site at all times. • Display of emergency numbers 	Low	Low	No Loss	Reversible	
			Alternative Layout			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Negative	Fire	Proposal layout	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. <ul style="list-style-type: none"> • Adhere to the appropriate emergency procedures • Firefighting equipment must be accessible on site at all times. • Display of emergency numbers • In addition, designated smoking areas should be provided and there should be zero tolerance to smoking outside these areas. Cooking over open flames is not allowed. 	Low	Low	No Loss	Reversible	
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			No	Direct	Neighbouring	Incidental	Low-Medium	Possible		Low	High	High	The site is currently unoccupied and the risk for fire remains.	None
	Social	Negative	Visual impact	Proposal layout	Yes	Direct	Neighbouring	Short-term	Low	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. During construction, the site should be screened or walled off.	High	Low	No Loss	Reversible
				Alternative Layout			Neighbouring	Short-term	Low	Possible	Low	High		High	Low	No Loss	Reversible
				Proposal - Stormwater			Neighbouring	Short-term	Low	Possible	Low	High		High	Low	No Loss	Reversible
				Alternative - Stormwater			Neighbouring	Short-term	Low	Possible	Low	High		High	Low	No Loss	Reversible
				No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required
Negative		Safety and security	Proposal layout	No	Direct	Neighbouring	Short-term	Low-Medium	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. <ul style="list-style-type: none"> • 24 hour access control to the site and 24 hour security. • Workers found to be engaging in activities such as excessive consumption of alcohol, drug use or selling of any such items on site must be disciplined. 	Medium	Low	No Loss	Reversible	
			Alternative Layout			Neighbouring	Short-term	Low-Medium	Possible	Low	High		Medium	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Short-term	Low-Medium	Possible	Low	High		Medium	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Short-term	Low-Medium	Possible	Low	High		Medium	Low	No Loss	Reversible	
			No-Go Option			No	Direct	Neighbouring	Long-term	Low-Medium	Possible		Low	High	High	The site is currently unoccupied. Should the develop not take place, there may be further safety and security issues in the area.	None
Negative		Traffic disruptions	Proposal layout	No	Direct	Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High	Impacts related to construction of both the proposals and alternatives are similar. <ul style="list-style-type: none"> • Requirements of the Traffic Impact Assessment to be implemented as required • Speed limits on all existing roads must be adhered to at all times. 	Low	Low	No Loss	Reversible	
			Alternative Layout			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
			Proposal layout	No	Direct	Local	Permanent	Low	Improbable	Low	High	Impacts related to construction of both the proposals and alternatives are similar. A Heritage Impact Assessment was undertaken and no significant heritage resources, buildings over 60 years old or burial sites were identified and impacts cultural heritage is	High	Low	Partial	High Degree	
			Alternative Layout			Local	Permanent	Low	Improbable	Low	High		High	Low	Partial	High Degree	

Economic	Negative	Loss of cultural heritage	Proposal - Stormwater	No	Direct	Local	Permanent	Low	Improbable	Low	High	therefore not expected to be significant. The following mitigation measures recommended: •Implementation of the chance find procedure.	High	Low	Partial	High Degree	
			Alternative - Stormwater			Local	Permanent	Low	Improbable	Low	High		High	Low	Partial	High Degree	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Negative	Loss of sense of place	Proposal layout	No	Direct	Neighbouring	Short-term	Low	Possible	Low	High	Impacts related to construction of both the proposals and alternatives are similar. Impacts are not expected to be significant as the site is currently vacant and disturbed and does not contribute to the sense of place. • Suitable screening to be put in place during construction to minimise visual impacts. • No littering to be allowed. • Good housekeeping practices to be followed	Low	Low	No Loss	Reversible	
			Alternative Layout			Neighbouring	Short-term	Low	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Short-term	Low	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Short-term	Low	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Positive	Change of land use	Proposal layout	Yes	Direct	Site	Permanent	Low-Medium	Definite	+ Medium	High	A Townplanning process is currently being undertaken to change the land use associated with the site. The proposed change in land use is in line with the GPEMF. The site is adjacent to Steyn City and will be used to provide schooling/residential/offices and storage space to compliment Steyn City. No mitigation measures other than the townplanning process is required.	Low	+ Medium	No Loss	Reversible	
			Alternative Layout			Site	Permanent	Low-Medium	Definite	+ Medium	High		Low	+ Medium	No Loss	Reversible	
			Proposal - Stormwater			Site	Permanent	Low-Medium	Definite	+ Medium	High		Low	+ Medium	No Loss	Reversible	
			Alternative - Stormwater			Site	Permanent	Low-Medium	Definite	+ Medium	High		Low	+ Medium	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Economic	Positive	Decline/increase in economy	Proposal layout	Yes	Direct	Local	Short-term	Medium-High	Definite	+ Medium	High	Impacts related to construction of both the proposals and alternatives are similar. The proposed CAPEX value of the development is R 15 000 000.00. This will have numerous multiplier effects in the local community. In order to ensure that this benefits the local community, it is recommended that local labour and suppliers are used where possible.	Low	+ Medium	No Loss	Reversible
				Alternative Layout			Local	Short-term	Medium-High	Definite	+ Medium	High		Low	+ Medium	No Loss	Reversible
Proposal - Stormwater				Local			Short-term	Medium-High	Definite	+ Medium	High	Low		+ Medium	No Loss	Reversible	
Alternative - Stormwater				Local			Short-term	Medium-High	Definite	+ Medium	High	Low		+ Medium	No Loss	Reversible	
No-Go Option				Not Applicable			Not Applicable	None	None	None	None	None		None	High	Should the development not proceed, the benefits to the local community will be long term and negative. Further, the goals of the GPEMF will also not be met. There are no mitigation measures available,	None
Positive		Decline/increase in property value	Proposal layout	No	Direct	Neighbouring	Permanent	Medium	Definite	+ Medium	High	Impacts related to construction of both the proposals and alternatives are similar. The development of the proposed development will increase the property value of the site overall. Further, it will have a knock on effect and is likely to increase the value of neighbouring properties as well. No mitigation measures are required.	None	+ Medium	No Loss	Reversible	
			Alternative Layout			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible	
Negative			No-Go Option			Neighbouring	Long-term	Medium	Definite	Medium	High	The site was vacant and is degraded and without development, the property value is likely to decrease. This will have knock on effects on the surrounding properties. No mitigation, save for development of the site, is available.	None	Medium	No Loss	Reversible	
Positive		Employment	Proposal layout	Yes	Direct	Local	Short-term	Medium-High	Definite	+ Medium	None	Impacts related to construction of both the proposals and alternatives are similar. The proposed development will result in approximately 150 construction related employment opportunities for the local community. Local labour should be utilised as far as possible.	None	+ Medium	No Loss	Reversible	
			Alternative Layout			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible	
			Proposal - Stormwater			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible	
			Alternative - Stormwater			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible	
Negative			No-Go Option			Local	Long-term	Medium	Definite	Medium	None	Should the development not proceed, the benefits to the local community will be long term and negative as potential employment opportunities will be lost. No mitigation measures are available.	None	Medium	No Loss	Reversible	
OPERATIONAL PHASE																	
Not Applicable	Dust emissions	Proposal layout	Not Applicable	Not Applicable	None	None	None	Highly Likely	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	No Loss	Reversible		
		Alternative Layout			None	None	None	Highly Likely	None	High		Not Applicable	None	No Loss	Reversible		
		Proposal - Stormwater			None	None	None	Highly Likely	None	High		Not Applicable	None	No Loss	Reversible		
		Alternative - Stormwater			None	None	None	Highly Likely	None	High		Not Applicable	None	No Loss	Reversible		
		No-Go Option			None	None	None	Highly Likely	None	High		None required	Not Applicable	None	Not Applicable	Not Applicable	
		Proposal layout			Local	Medium-term	Low	Likely	Low	High	Impacts related to both the proposals and alternatives are similar. Most of the people attending	Low	Low	No Loss	Reversible		

Atmospheric Emissions	Negative	Emissions from vehicles and equipment (CO2, NOx, SOx, VOC's etc.)	Alternative Layout	Yes	Indirect	Local	Medium-term	Low	Likely	Low	High	the school will be children of people who live within Steyn City. By attending schools in close proximity to their residence, there will be a reduction in long distance travel as well as traffic. This should result in a small reduction in vehicle emissions in a larger area. However, there will be more traffic and cars in the area around the school which will result in a small increase. It is not expected that this impact will be significant.	Low	Low	No Loss	Reversible
			Proposal - Stormwater			Local	Medium-term	Low	Likely	Low	High		Low	Low	No Loss	Reversible
			Alternative - Stormwater			Local	Medium-term	Low	Likely	Low	High		Low	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required
	Negative	Noise	Proposal layout	No	Direct	Neighbouring	Long-term	Low-Medium	Likely	Low	High	• The proposed development is adjacent to new residential and business uses and it is not expected that the use will result in significant noise pollution.	Very Low	Low	No Loss	Reversible
Alternative Layout	Neighbouring	Long-term	Low-Medium			Likely	Low	High	Very Low	Low	No Loss		Reversible			
Proposal - Stormwater	Neighbouring	Long-term	Low-Medium			Likely	Low	High	Very Low	Low	No Loss		Reversible			
Alternative - Stormwater	Neighbouring	Long-term	Low-Medium			Likely	Low	High	Very Low	Low	No Loss		Reversible			
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable
Impacts to Wetlands	Negative	Water quality	Proposal layout	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	Impacts related to both the proposals and alternatives are similar. • A Outline Scheme Report has been undertaken and noted that sewer will connect to an existing sewer line and be treated at an existing WWTWs. Maintenance and management of the sewer connection (which has been designed outside of the wetland must be undertaken as per COJ's requirements). Furthermore, the impacts related to the alternative attenuation are expected to be greater as there would be one release point. During high rain events, it is expected that some erosion would occur and would result in siltation and reduced water quality. Implementation of the proposed attenuation layout is therefore recommended. • In addition, the following mitigation measures from the Wetland specialist must be implemented: Rehabilitation of construction impacted area, continuous monitoring. Storm water management.	High	Low	No Loss	Reversible
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Neighbouring	Medium-term	Medium-High	Highly Likely	Medium	High		Very Low	Medium	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	None	None required
	Not Applicable	Flow regime	Proposal layout	Not Applicable	Not Applicable	Neighbouring	Incidental	Low-Medium	Possible	Low	High	The impacts related to the alternative attenuation are expected to be greater as there would be one release point. Changes to the flow regime are therefore expected to be significant. Implementation of the proposed attenuation layout is therefore recommended as this will include multiple release points along the wetland which will mimic wetland conditions. • The following mitigation measures from the Wetland specialist must be implemented: Rehabilitation of construction impacted area, continuous monitoring. Storm water management. Further, Alternative 1 is not preferred as the impacts to flow would be greater due to the deeper pond.	High	Low	No Loss	Reversible
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Neighbouring	Medium-term	Medium-High	Highly Likely	Medium	High		Very Low	Medium	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	Highly Likely		None	None	High	None required
	Negative	Habitat	Proposal layout	Yes	Indirect	Site	Incidental	Low-Medium	Improbable	Low	High	Both the proposal and alternatives exclude the development of the wetland and wetland buffer (except for some infrastructure such as a wetland crossing and release points). Impacts to wetland habitat during operation are therefore incidental only and are not expected. • The following mitigation measures from the Wetland specialist must be implemented: Rehabilitation of construction impacted area, continuous monitoring. Storm water management.	High	Low	No Loss	Reversible
			Alternative Layout			Site	Incidental	Low-Medium	Improbable	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Site	Incidental	Low-Medium	Improbable	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Site	Incidental	Low-Medium	Improbable	Low	High		High	Low	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required
	Negative	Biota	Proposal layout	No	Indirect	Neighbouring	Incidental	Low-Medium	Possible	Low	High	Both the proposal and alternatives exclude the development of the wetland and wetland buffer (except for some infrastructure such as a wetland crossing and release points). Impacts to wetland biota during operation are therefore incidental only and are not expected. Greater impacts are however expected for the alternative stormwater as there is only release point which may result in additional erosion and resultant turbidity. This would have a negative impact on wetland biota • The following mitigation measures from the Wetland specialist must be implemented: Rehabilitation of construction impacted area, continuous monitoring. Storm water management.	High	Low	No Loss	Reversible
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	No Loss	Reversible
			Alternative - Stormwater			Neighbouring	Incidental	Medium-High	Highly Likely	Low-Medium	High		Low	Low-Medium	No Loss	Reversible
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required
Not Applicable	Geomorphology	Proposal layout	Not Applicable	Not Applicable	Site	Incidental	Low-Medium	Improbable	Low	High	Both the proposal and alternatives exclude the development of the wetland and wetland buffer (except for some infrastructure such as a wetland crossing and release points). Impacts to wetland biota during operation are therefore incidental only and are not expected. Greater impacts are however expected for the alternative stormwater as there is only release point which may result in additional erosion. • The following mitigation measures from the Wetland specialist must be implemented: Rehabilitation of construction impacted area.	High	Low	No Loss	Reversible	
		Alternative Layout			Site	Incidental	Low-Medium	Improbable	Low	High		High	Low	No Loss	Reversible	
		Proposal - Stormwater			Site	Incidental	Low-Medium	Improbable	Low	High		High	Low	No Loss	Reversible	
		Alternative - Stormwater			Site	Incidental	Medium-High	Improbable	Low	High		High	Low	No Loss	Reversible	
		No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	Not Applicable	None required	Not Applicable
			Proposal layout	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	Impacts related to both the proposals and alternatives are similar. • Recyclable waste streams must be separated from other waste streams. Waste to be separated into recyclable and non-recyclable waste. Waste separation needs to occur before waste is collected. • Solid waste shall only be stored in the designated general waste storage area which must be	Medium	Low	No Loss	Reversible
			Alternative Layout			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low	No Loss	Reversible

Waste Generation	Negative	Domestic waste	Proposal - Stormwater	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	enclosed and impermeable. • All solid waste shall be disposed of by a certified contractor, off-site, at an approved landfill site if no municipal services are available. • Avoidance, reduction, re-use and recycling should be practiced wherever possible.	Medium	Low	No Loss	Reversible			
			Alternative - Stormwater			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low	No Loss	Reversible			
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable	None	Not Applicable
	Not Applicable	Construction waste	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable		
			Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
			Proposal - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			No-Go Option			None	None	None	None	None	None	None		None	High	None required	Not Applicable	None	Not Applicable
	Negative	Hazardous waste	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	None	High	No hazardous waste is expected during operation.	Not Applicable	None	Not Applicable	Not Applicable		
			Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
			Proposal - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
No-Go Option			None			None	None	None	None	None	None	None		High	None required	Not Applicable	None	Not Applicable	Not Applicable
Soil Alteration	Negative	Loss of topsoil	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable			
			Alternative Layout			None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable	
			Proposal - Stormwater			None	None	None	None	None	None		None	None	High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None		None	None	High	Not Applicable	None	Not Applicable	Not Applicable
			No-Go Option			Yes	Direct	Site	Long-term	Low-Medium	Definite		Low-Medium	High	The site is highly degraded by historic land use. It is likely that there will be a continued loss of topsoil should the development not proceed as the site will remain in its degraded state,	None	Low-Medium	Partial	High Degree
	Not Applicable	Loss of land capability	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable		
			Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
			Proposal - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			No-Go Option			None	None	None	None	None	None	None		None	High	None required	Not Applicable	None	Not Applicable
	Not Applicable	Alteration of topography	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable		
			Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
Proposal - Stormwater			None			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
Alternative - Stormwater			None			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
No-Go Option			None			None	None	None	None	None	None	None		High	None required	Not Applicable	None	Not Applicable	Not Applicable
Negative	Soil pollution	Proposal layout	No	Direct	None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable			
		Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable		
		Proposal - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable	
		Alternative - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable	
		No-Go Option			Not Applicable	Not Applicable	None	None	None	None	None		None	High	None required	Not Applicable	None	Not Applicable	Not Applicable
Resource Consumption	Negative	Electricity consumption	Proposal layout	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	Impacts related to both the proposals and alternatives are similar • Promote effective electricity consumption.	Low	Low-Medium	No Loss	Reversible			
			Alternative Layout			Local	Long-term	Low-Medium	Definite	Medium	High		Low	Low-Medium	No Loss	Reversible			
			Proposal - Stormwater			Local	Long-term	Low-Medium	Definite	Medium	High		Low	Low-Medium	No Loss	Reversible			
			Alternative - Stormwater			Local	Long-term	Low-Medium	Definite	Medium	High		Low	Low-Medium	No Loss	Reversible			
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable	None	Not Applicable
	Negative	Water consumption	Proposal layout	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	Impacts related to both the proposals and alternatives are similar • Promote effective water conservation measures.	Medium	Low	No Loss	Reversible			
			Alternative Layout			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low	No Loss	Reversible			
			Proposal - Stormwater			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low	No Loss	Reversible			
			Alternative - Stormwater			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low	No Loss	Reversible			
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable	None	Not Applicable
	Negative	Fuel consumption	Proposal layout	Yes	Direct	None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable		
			Alternative Layout			None	None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable	
			Proposal - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None	None		None	High	Not Applicable	None	Not Applicable	Not Applicable
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None	None		None	High	None required	Not Applicable	None	Not Applicable
	Negative	Raw materials consumption	Proposal layout	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	Impacts related to both the proposals and alternatives are similar • Promote effective use of raw material.	Low	Low	No Loss	Reversible			
Alternative Layout			Local			Incidental	Low-Medium	Definite	Low-Medium	High	Low		Low	No Loss	Reversible				
Proposal - Stormwater			Local			Incidental	Low-Medium	Definite	Low-Medium	High	Low		Low	No Loss	Reversible				
Alternative - Stormwater			Local			Incidental	Low-Medium	Definite	Low-Medium	High	Low		Low	No Loss	Reversible				
No-Go Option			Not Applicable			Not Applicable	None	None	None	None	None		None	High	None required	Not Applicable	None	Not Applicable	Not Applicable
		Continued encroachment and	Proposal layout			Local	Permanent	Medium	Likely	Low-Medium	High	Impacts related to both proposal and alternatives are similar. Recommended mitigation measures from the specialists include:	Medium	Low	No Loss	Reversible			

Effects on Biodiversity	Negative	displacement of the vegetation community due to alien invasive plant species, particularly in previously disturbed areas.	Alternative Layout	Yes	Indirect	Local	Permanent	Medium	Likely	Low-Medium	High	measures from the specialists include: •Areas that are denuded during construction need to be re-vegetated with indigenous vegetation to prevent erosion during flood events. This will also reduce the likelihood of encroachment by alien invasive plant species; and • Compilation of and implementation of an alien vegetation management plan for the entire site.	Medium	Low	No Loss	Reversible	
			Proposal - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			No-Go Option			None	None	None	None	None	High		None required	Not Applicable	None	Not Applicable	Not Applicable
	Negative	Continued displacement and fragmentation of the faunal community due to ongoing anthropogenic disturbances (noise, traffic and dust).	Proposal layout	Yes	Indirect	Local	Permanent	Medium	Likely	Low-Medium	High	Impacts related to both proposal and alternatives are similar. Mitigation measures related to dust, traffic and noise to be implemented.	Medium	Low	No Loss	Reversible	
			Alternative Layout			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			Proposal - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
	Negative	Loss of faunal species (road mortalities and/or poaching).	Proposal layout	Yes	Direct	Local	Permanent	Medium	Likely	Low-Medium	High	It is not expected that any fauna will be found on site during operation. The Management Corporation must include the requirement in their rule book that should any be found that the relevant organisation be called to safely remove the species. No trapping, killing or poisoning of any wildlife should be allowed on site under any circumstances.	Medium	Low	No Loss	Reversible	
			Alternative Layout			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			Proposal - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
			Alternative - Stormwater			Local	Permanent	Medium	Likely	Low-Medium	High		Medium	Low	No Loss	Reversible	
	Negative	Habitat degradation (litter and alien vegetation encroachment);	Proposal layout	Yes	Indirect	Site	Permanent	Medium	Highly Likely	Medium	High	Impacts related to both proposal and alternatives are similar. Recommended mitigation measures from the specialists include: •Areas that are denuded during construction need to be re-vegetated with indigenous vegetation to prevent erosion during flood events. This will also reduce the likelihood of encroachment by alien invasive plant species; and •Waste management must be a priority and all waste must be collected and stored adequately. It is recommended that all waste be removed from site on a weekly basis to prevent rodents and pests entering the site • Compilation of and implementation of an alien vegetation management plan for the entire site.	Medium	Low	No Loss	Reversible	
			Alternative Layout			Site	Permanent	Medium	Highly Likely	Medium	High		Medium	Low	No Loss	Reversible	
			Proposal - Stormwater			Site	Permanent	Medium	Highly Likely	Medium	High		Medium	Low	No Loss	Reversible	
			Alternative - Stormwater			Site	Permanent	Medium	Highly Likely	Medium	High		Medium	Low	No Loss	Reversible	
Negative	Introduction of pest species (e.g. rats and flies) due to the new habitats that's created by an increase in waste levels.	Proposal layout	Yes	Direct	Local	Permanent	Medium-High	Likely	Low-Medium	High	Impacts related to both proposal and alternatives are similar. Recommended mitigation measures from the specialists include: •Waste management must be a priority and all waste must be collected and stored adequately. It is recommended that all waste be removed from site on a weekly basis to prevent rodents and pests entering the site	High	None	No Loss	Reversible		
		Alternative Layout			Local	Permanent	Medium-High	Likely	Low-Medium	High		High	None	No Loss	Reversible		
		Proposal - Stormwater			Local	Permanent	Medium-High	Likely	Low-Medium	High		High	None	No Loss	Reversible		
		Alternative - Stormwater			Local	Permanent	Medium-High	Likely	Low-Medium	High		High	None	No Loss	Reversible		
Incidents, accidents and potential emergency situations	Negative	Pollution incidents	Proposal layout	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	• Sewer connection pipe must be managed and maintained in line with COJ requirements.	Low	Low	No Loss	Reversible	
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Negative	Health and safety	Proposal layout	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	• 24 hour security and access control.	Low	Low	No Loss	Reversible	
			Alternative Layout			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	No Loss	Reversible	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	None	High	None required	Not Applicable
	Negative	Storage of hydrocarbons	Proposal layout	No	Direct	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	Not Applicable	Not Applicable	
			Alternative Layout			None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable
			Proposal - Stormwater			None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable
			Alternative - Stormwater			None	None	None	None	None	None		High	Not Applicable	None	Not Applicable	Not Applicable

			Alternative - Stormwater			None	None	None	None	None	High		Not Applicable	None	Not Applicable	Not Applicable		
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable		
	Negative	Fire	Proposal layout	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> Adhere to the appropriate emergency procedures Firefighting equipment must be accessible on site at all times. Display of emergency numbers 	Low	Low	No Loss	Reversible		
			Alternative Layout			Neighbouring	Incidental	Low-Medium	Possible	Low	High			Low	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High			Low	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Incidental	Low-Medium	Possible	Low	High			Low	Low	No Loss	Reversible	
			No-Go Option	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	The site is currently unoccupied. Should the develop not take place, the potential for fires on site and on neighbouring properties remains as is.	None	Low	No Loss	Reversible		
Social	Negative	Visual impact	Proposal layout	Yes	Direct	Neighbouring	Long-term	Low	Improbable	Low	High	As the development is in line with the development goals of the area, no mitigation measures are required or recommended.	None	Low	No Loss	Reversible		
			Alternative Layout			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable		
	Positive	Safety and security	Proposal layout	No	Direct	Neighbouring	Long-term	Low-Medium	Likely	+Low	High	Due to the development of the site, safety and security in the area is likely to improve. In addition, the following will be implemented which will assist with this: <ul style="list-style-type: none"> 24 hour access control to the site and 24 hour security. 	Low	+Low	No Loss	Reversible		
			Alternative Layout			Neighbouring	Long-term	Low-Medium	Likely	+Low	High			Low	+Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Long-term	Low-Medium	Likely	+Low	High			Low	+Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Long-term	Low-Medium	Likely	+Low	High			Low	+Low	No Loss	Reversible	
		Negative		No-Go Option	No	Direct	Neighbouring	Long-term	Low-Medium	Possible	Low	High	The site is currently unoccupied. Should the develop not take place, there may be further safety and security issues in the area.	None	Low	No Loss	Reversible	
		Negative	Traffic disruptions	Proposal layout	No	Direct	Neighbouring	Long-term	Low-Medium	Definite	Low-Medium	High	<ul style="list-style-type: none"> Access roads to be put in place as discussed in the TIA to be implemented. Planned upgrades in the area will meet the requirements for the traffic of the development. 	High	Low	No Loss	Reversible	
				Alternative Layout			Neighbouring	Long-term	Low-Medium	Definite	Low-Medium	High			High	Low	No Loss	Reversible
				Proposal - Stormwater			Neighbouring	Long-term	Low-Medium	Definite	Low-Medium	High			High	Low	No Loss	Reversible
				Alternative - Stormwater			Neighbouring	Long-term	Low-Medium	Definite	Low-Medium	High			High	Low	No Loss	Reversible
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
		Not Applicable	Loss of cultural heritage	Proposal layout	Not Applicable	Not Applicable	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	None	None	No Loss	Reversible	
				Alternative Layout			None	None	None	None	None	High			None	None	No Loss	Reversible
				Proposal - Stormwater			None	None	None	None	None	High			None	None	No Loss	Reversible
				Alternative - Stormwater			None	None	None	None	None	High			None	None	No Loss	Reversible
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
	Negative	Loss of sense of place	Proposal layout	No	Direct	Neighbouring	Long-term	Low	Improbable	Low	High	Impacts to sense of place are not expected, due to the extensive developments that already occur in the area. As the development is in line with the development goals of the area, no mitigation measures are required or recommended.	None	Low	No Loss	Reversible		
			Alternative Layout			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			Proposal - Stormwater			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			Alternative - Stormwater			Neighbouring	Long-term	Low	Improbable	Low	High			None	Low	No Loss	Reversible	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable		
	Positive	Change of land use	Proposal layout	Yes	Direct	Site	Permanent	Low-Medium	Definite	+Medium	High	A Townplanning process is currently being undertaken to change the land use associated with the site. The proposed change in land use is in line with the GPEMF. No mitigation measures other than the townplanning process is required.	Low	+Medium	No Loss	Reversible		
			Alternative Layout			Site	Permanent	Low-Medium	Definite	+Medium	High			Low	+Medium	No Loss	Reversible	
			Proposal - Stormwater			Site	Permanent	Low-Medium	Definite	+Medium	High			Low	+Medium	No Loss	Reversible	

		Alternative - Stormwater			Site	Permanent	Low-Medium	Definite	+ Medium	High		Low	+ Medium	No Loss	Reversible	
		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	Not Applicable	Not Applicable	
Economic	Positive	Decline/increase in economy	Proposal layout	Yes	Direct	Local	Long-term	Low-Medium	Definite	+ Medium	High	Once operational the development will provide housing opportunities in the area and thus will contribute to the economy in the area as people living in the area will likely purchase goods in nearby stores etc. This will have an economic multiplier effect in the local community. No mitigation measures are required.	None	+ Medium- High	No Loss	Reversible
			Alternative Layout			Local	Long-term	Low-Medium	Definite	+ Medium	High	None	+ Medium	No Loss	Reversible	
			Proposal - Stormwater			Local	Long-term	Low-Medium	Definite	+ Medium	High	Once operational the development will provide education, residential and business opportunities in the area and thus will contribute to the economy in the area. This will have an economic multiplier effect in the local community. No mitigation measures are required.	None	+ Medium- High	No Loss	Reversible
			Alternative - Stormwater			Local	Long-term	Low-Medium	Definite	+ Medium	High	None	+ Medium	No Loss	Reversible	
		Negative	No-Go Option	Local	Long-term	Medium	Definite	Medium	High	Should the development not proceed, the benefits to the local community will be long term and negative. Further, the goals of the GPEMF will also not be met. There are no mitigation measures available,	None	Medium	Partial	High Degree		
	Positive	Decline/increase in property value	Proposal layout	No	Direct	Neighbouring	Permanent	Medium	Definite	+ Medium	High	The development of the school/business/residential development will increase the property value of the site overall. Further, it will have a knock on effect and is likely to increase the value of neighbouring properties as well. No mitigation measures are required.	None	+ Medium	No Loss	Reversible
			Alternative Layout			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible
			Proposal - Stormwater			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible
			Alternative - Stormwater			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	No Loss	Reversible
		Negative	No-Go Option	Neighbouring	Long-term	Medium	Definite	Medium	High	The site was previously is vacant and degraded and without development, the property value is likely to decrease. This will have knock on effects on the surrounding properties. No mitigation, save for development of the site, is available.	None	Medium	No Loss	Reversible		
	Positive	Employment	Proposal layout	Yes	Direct	Local	Short-term	Medium-High	Definite	+ Medium	None	The proposed development will result in approximately 150 permanent full time operation related employment opportunities for the local community. Local labour should be utilised as far as possible.	None	+ Medium	No Loss	Reversible
			Alternative Layout			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible
			Proposal - Stormwater			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible
			Alternative - Stormwater			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	No Loss	Reversible
		Negative	No-Go Option	Local	Long-term	Medium	Definite	Medium	None	Should the development not proceed, the benefits to the local community will be long term and negative as potential employment opportunities will be lost. No mitigation measures are available.	None	Medium	No Loss	Reversible		