

IMPACTS					CONSEQUENCE			PROBABILITY	RANKING WITHOUT MITIGATION	CONFIDENCE IMPLEMENTATION OF MANAGEMENT MEASURES			RANKING WITH 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		
CONSTRUCTION PHASE															
Atmospheric Emissions	Negative	Dust emissions	Proposal	Yes	Direct	Neighbouring	Short-term	Medium	Likely	Low	High	<ul style="list-style-type: none"> 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	
			Alternative 1			Neighbouring	Short-term	Medium	Likely	Low	High		High	Low	
		Not Applicable	No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
	Negative	Emissions from vehicles and equipment (CO ₂ , NO _x , SO _x , VOC's etc.)	Proposal	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	<ul style="list-style-type: none"> 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	
			Alternative 1			Local	Short-term	Low-Medium	Likely	Low	High		Medium	Low	
			Not Applicable			No-Go Option	Not Applicable	Not Applicable	None	None	None		None	High	None required
	Negative	Noise	Proposal	No	Direct	Neighbouring	Short-term	Medium	Likely	Low	High	<ul style="list-style-type: none"> 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	
			Alternative 1	No	Direct	Neighbouring	Short-term	Medium	Likely	Low	High		High	Low	
			Not Applicable	No-Go Option	Not Applicable	Not Applicable	None	None	None	None	High		None required	Not Applicable	None
	Negative	Water quality	Proposal	Yes	Direct	Neighbouring	Incidental	Low-Medium	Likely	Low	High	<p>The proposal is preferred from a water quality perspective as it reduces construction activities within the wetland. A Wetland Assessment was also undertaken and the following general measures must be implemented: stock piling outside the wetland, stormwater management dry season construction, filtration.</p> <p>The general measures should be implemented:</p> <ul style="list-style-type: none"> 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	
			Alternative 1			Neighbouring	Incidental	Medium-High	Highly Likely	Low-Medium	High		Medium	Low	
			Not Applicable	No-Go Option	Not Applicable	Not Applicable	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
			Proposal			Local	Short-term	Low-Medium	Highly Likely	Low-Medium	High		<ul style="list-style-type: none"> The proposal is preferred as it limits construction within the wetland and thus reduces impacts to the flow regime during construction. A Wetland Assessment was also undertaken and the following general 	High	Low

Impact to Wetland	Negative	Flow Regime	Alternative 1	Yes	Direct	Local	Short-term	Medium-High	Highly Likely	Medium	High	<p>measures must be implemented: stock piling outside the wetland, stormwater management dry season construction, filtration.</p> <p>In addition, a Hydropedological Assessment was undertaken and the following measures were recommended:</p> <ul style="list-style-type: none"> It is suggested that suitable infill for benching be afforded, primarily as the site holds the entire hillslope (via the plug) in balance. The infilling of suitable materials will provide for the increased capacity of the site to mitigate future envisaged developments along the bottom of the site (i.e. the construction of the Metro Boulevard and intersection with Christiaan de Wet Road), simultaneously allowing for minimal destruction of the existing hillslope 'plug'. Where shallow interflow is dominated by deep interflow (Unit 4, Figure 6 9), a separate/unique mitigation must be afforded. The implicit flowpath is of high flux and reduction value, relative to the surrounding soils (Unit 4, Figure 6 9). The following are recommended: <ul style="list-style-type: none"> Onsite consolidation with hydropedologist prior and during services installation Onsite consolidation with hydropedologist prior and during cut and fill design (levels to be determined) Bedrock was not encountered during the survey. (Geo-tech report also corroborates same). Soil rock interface was not encountered due to limitation of the use of TLB machinery. Hand auguring was not permissible due to the hardness of the material. It is thus recommended that a mechanical (drill type) investigation be conducted to confirm bedrock conditions. The topological backslope area (Unit 4, Figure 6 9) should be further investigated in terms of the annual duration of saturation as factor for the reduction i.e. maturation of the soil (gleying). It should be attempted to enhance the current wetland function. Wetland drivers should be maintained as far as possible. Water quality preservation is key. <p>In addition, the following general measures should be implemented:</p> <ul style="list-style-type: none"> 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 (including bio-engineered regional 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. 	Medium	Low	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	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	None	
	Negative	Habitat	Proposal	No	Indirect	Site	Medium-term	Low-Medium	Likely	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits construction within the wetland and thus reduces impacts to habitat during construction. A Wetland Assessment was also undertaken and the following general measures must be implemented: stock piling outside the wetland, minimal ingress and egress. <p>The following general measures should be implemented:</p> <ul style="list-style-type: none"> Clearance to be limited to the development footprint. Wetland to be pegged prior to construction. 	High	Low	
			Alternative 1			Site	Medium-term	Medium-High	Likely	Low-Medium	High			Medium	Low
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	None required	Not Applicable	None
	Negative	Geomorphology	Proposal	No	Direct	Neighbouring	Medium-term	Low-Medium	Highly Likely	Low-Medium	High	<ul style="list-style-type: none"> The proposal is preferred as it limits construction within the wetland and thus reduces impacts to geomorphology during construction. A Wetland Assessment was also undertaken and the following general measures must be implemented: stormwater management design and erosion control measures. <p>The following general measures should be implemented:</p> <ul style="list-style-type: none"> 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 (including bio-engineered regional 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	
			Alternative 1			Neighbouring	Medium-term	Medium-High	Highly Likely	Medium	High			Low	Low-Medium
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	None required	Not Applicable	None
	Negative		Proposal	Yes	Indirect	Neighbouring	Medium-term	Medium	Likely	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits construction within the wetland and thus indirectly reduces impacts to biota during construction. A Wetland Assessment was also undertaken and the following general measures must be implemented: stockpiling outside the wetland area, minimal ingress or egress. <p>The following general measures should be implemented:</p> <ul style="list-style-type: none"> Waste management must be a priority and all waste must be collected and stored adequately. It is 	High	Low	

	Negative	Biota	Alternative 1			Neighbouring	Medium-term	Medium-High	Likely	Low-Medium	High	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.	Medium	Low
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
Waste Generation	Negative	Domestic waste	Proposal	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	• 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.	Medium	Low
			Alternative 1			Local	Short-term	Low-Medium	Likely	Low	High	• 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-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
	Negative	Construction waste	Proposal	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	• 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
			Alternative 1			Local	Short-term	Low-Medium	Likely	Low	High		Medium	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
	Negative	Hazardous waste	Proposal	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High	• 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
			Alternative 1	Yes	Direct	Local	Short-term	Low-Medium	Likely	Low	High		Medium	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
Soil Alteration	Negative	Loss of topsoil	Proposal	Yes	Direct	Site	Permanent	Medium	Definite	Medium	High	• The proposal is preferred as it limits construction within the Erf 1328 and thus indirectly reduces loss of topsoil. In addition, the following general measures should be implemented: • Top soil should be separated and re-used where possible.	Medium	Low
			Alternative 1			Site	Permanent	Medium-High	Definite	Medium-High	High		Medium	Low-Medium
			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	Low-Medium
	Negative	Loss of land capability	Proposal	Yes	Direct	Site	Permanent	Low	Definite	Low-Medium	High	• According to the Gauteng Agricultural Potential Atlas IV, the agricultural potential of the site is high whereas the National Screening tool notes that it has a medium sensitivity. However, the site has 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 uses. Therefore, whilst the site may have previously had some potential, it is not located in an area conducive to farming. The development footprint is also fairly small and thus would not provide enough area for farming practices. Therefore, it is not expected to be a significant loss.	None	Low-Medium
			Alternative 1			Site	Permanent	Low	Definite	Low-Medium	High		None	Low-Medium
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
	Negative	Alteration of topography	Proposal	No	Direct	Site	Permanent	Low	Definite	Low-Medium	High	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 must be implemented to ensure these designs do not impact on stormwater.	Medium	Low
			Alternative 1			Site	Permanent	Low	Definite	Low-Medium	High		Medium	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
	Negative	Soil pollution	Proposal	No	Direct	Site	Incidental	Low-Medium	Likely	Low	High	• 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.	High	Low
			Alternative 1			Site	Incidental	Low-Medium	Likely	Low	High	• 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 EMP.	High	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable
			Proposal	Yes	Direct	None	None	None	None	None	High	• During the construction phase the contractors will mainly make use of generators.	None	None

Resource Consumption	Negative	Electricity consumption	Alternative 1			None	None	None	None	None	High		None	None	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	<ul style="list-style-type: none"> Enforce water saving strategies. Environmental awareness training. 	Low	Low
	Negative	Water consumption	Alternative 1			Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	None required	Not Applicable	None
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	<ul style="list-style-type: none"> Record and monitor fuel consumption regularly Reduce theft of fuel (increase security) 	Low	Low
	Negative	Fuel consumption	Alternative 1			Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	None required	Not Applicable	None
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	<ul style="list-style-type: none"> Promote effective use of raw material. 	Low	Low
	Negative	Raw materials consumption	Alternative 1			Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	None required	Not Applicable	None
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	High	None required	Not Applicable	None
Effects on Biodiversity	Negative	Loss of habitat due to Digging and laying foundations	Proposal	Yes	Direct	Site	Permanent	Low-Medium	Definite	Medium	High	<ul style="list-style-type: none"> The proposal is preferred as it limits the construction footprint and therefore loss of habitat. A Baseline Ecological Habitat Assessment was also undertaken and the following general measures must be implemented: no unauthorised construction activities within the wetland or wetland buffer. The following general measures should be implemented: <ul style="list-style-type: none"> Wetland and wetland buffer to be pegged prior to construction 	Low	Low-Medium	
			Alternative 1			Site	Permanent	Low-Medium	Definite	Medium	High	High	High	Low	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
		Loss of habitat due to construction camps & lay down areas	Proposal	Yes	Direct	Site	Medium-term	Medium-High	Likely	Low-Medium	Medium	Medium	<ul style="list-style-type: none"> The proposal is preferred as it limits the construction footprint and therefore loss of habitat. A Baseline Ecological Habitat Assessment was also undertaken and the following general measures must be implemented: construction and laydown areas should be established outside of the wetland buffer. The following general measures should be implemented: <ul style="list-style-type: none"> Wetland and wetland buffer to be pegged prior to construction 	Medium	Low
			Alternative 1			Site	Medium-term	Medium-High	Likely	Low-Medium	Medium	Medium	High	High	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
		Loss of habitat - Stochastic events such as fire	Proposal	Yes	Direct	Site	Incidental	Medium-High	Likely	Low	Medium	Medium	<ul style="list-style-type: none"> A Baseline Ecological Habitat Assessment was undertaken and the following general measures must be implemented: fires shall only be permitted in specially designed areas and under controlled circumstances. 	High	Low
			Alternative 1			Site	Incidental	Medium-High	Likely	Low	Medium	Medium	High	High	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
	Negative	Direct mortality of fauna - Staff or construction workers poaching and hunting	Proposal	No	Direct	Site	Short-term	Low-Medium	Possible	Low	Medium	<ul style="list-style-type: none"> Both layouts are similar and thus impacts in regards to fauna mortality are similar. The Baseline Ecological Habitat Assessment did not identify any sensitive fauna on site. The following mitigation measures suggested by the specialist will be undertaken: <ul style="list-style-type: none"> Snaring and hunting of fauna by construction workers on or adjacent to the study area are strictly prohibited. 	High	Low	
			Alternative 1			Site	Short-term	Low-Medium	Possible	Low	Medium	High	High	Low	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
		Direct mortality of fauna - Vegetation clearing resulting in loss of sensitive species	Proposal	No	Direct	Neighbouring	Short-term	Medium-High	Highly Likely	Low-Medium	Medium	Medium	<ul style="list-style-type: none"> The proposal is preferred as it limits the construction footprint and therefore decreases vegetation clearing result in a loss of sensitive species. A Baseline Ecological Habitat Assessment was also undertaken and the following general measures must be implemented: Clearing of vegetation is not allowed within the buffer or wetland area other than for those activities that are authorised. It is recommended that all Hypoxis sp. and Boophone sp. should be removed prior to construction activities and either relocated to a similar type of environment or implemented within the landscaping plan of the proposed development. 	Low	Low
			Alternative 1			Neighbouring	Short-term	Medium-High	Highly Likely	Low-Medium	Medium	Medium	High	Low	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
		Direct mortality of fauna - Intentional killing of fauna	Proposal	No	Direct	Site	Incidental	Low-Medium	Likely	Low	Medium	Medium	<ul style="list-style-type: none"> Both layouts are similar and thus impacts in regards to fauna mortality are similar. The Baseline Ecological Habitat Assessment and did not identify any sensitive fauna on site. The following mitigation measures suggested by the specialist will be undertaken: <ul style="list-style-type: none"> Killing of fauna on or adjacent to the study area are strictly prohibited. Should any fauna species be found on site, the ECO should be conducted asap to provide recommendation or mitigation measures. 	Medium	Low
			Alternative 1			Site	Incidental	Low-Medium	Likely	Low	Medium	Medium	High	Medium	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required. However, please note that the site is highly disturbed and degraded in parts.	Not Applicable	None
Negative	Disruption of ecological life cycles due to the restriction of species movement - Open trenches and other linear barriers	Proposal	Yes	Direct	Site	Short-term	Low-Medium	Highly Likely	Low	Medium	<ul style="list-style-type: none"> Both layouts will require the same service connection and thus extent of trenches required will be similar. The Baseline Ecological Habitat Assessment was undertaken and the following mitigation measures suggested by the specialist will be undertaken: Trenches and other linear barriers should not be kept open for to long, especially not staying open over night. 	High	Low		
		Alternative 1			Site	Short-term	Low-Medium	Highly Likely	Low	Medium	High	High	Low		
		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None	
	Disruption of ecological life cycles	Proposal			Site	Permanent	Low-Medium	Definite	Medium	High	High	<ul style="list-style-type: none"> Both layouts are similar and thus will require the same service infrastructure. The Baseline Ecological Habitat 	High	Low	

		ecological life cycles due to the restriction of species movement Infrastructure	Alternative 1	Yes	Direct	Site	Permanent	Low-Medium	Definite	Medium	High	Assessment suggested the following mitigation measures :Stormwater, sewer and road infrastructure should be designed in such a way that it will have minimal impact on the environment.	High	Low		
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None	
			Proposal			Site	Short-term	Low-Medium	Highly Likely	Low	High	High	Both layouts are similar and thus impacts are similar. The following mitigation measures suggested by the specialist will be undertaken:Construction must be restricted to hours of 07:00 and 17:00. Should construction activities need to continue over a weekend/public holiday or is expected to be excessively noisy, all Interested and Affected Parties and the ECO must be notified in advance.	Medium	Low	
	Negative	Disruption of ecological life cycles due to noise and lighting - Noise during construction		Alternative 1	Yes	Direct	Site	Short-term	Low-Medium	Highly Likely	Low	High		Medium	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			None	Short-term	Medium-High	Highly Likely	Low-Medium	High	High	Both layouts are similar and thus impacts are similar. The following mitigation measures suggested by the specialist will be undertaken:Construction must be restricted to hours of 07:00 and 17:00. Should construction activities need to continue after hours is, all Interested and Affected Parties and the ECO must be notified in advance. Excessive lighting during construction should be avoided.	Medium	Low
	Negative	Disruption of ecological life cycles due to noise and lighting - Light during construction		Alternative 1	Yes	Direct	Site	Short-term	Medium-High	Highly Likely	Low-Medium	High		Medium	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Site	Short-term	Medium	Likely	Low	High	High	The proposal is preferred as it limits the construction footprint and therefore decreases vehicles and machinery in the more sensitive wetland area. A Baseline Ecological Habitat Assessment was also undertaken and the following general measures must be implemented:Alien, invasive species found within the construction area should be eradicated as far as possible and disposed of at a registered site. Measures to prevent siltation from entering the wetland area, should be implemented throughout the construction phase.	High	Low
	Negative	Introduction of alien flora affecting native faunal assemblages - Vehicles and machinery		Alternative 1	Yes	Direct	Site	Short-term	Medium	Likely	Low	High		High	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Site	Short-term	Medium-High	Likely	Low	High	High	The proposal is preferred as it limits the construction footprint and therefore soil disturbances especially in the more sensitive wetland area. A Baseline Ecological Habitat Assessment was also undertaken and the following general measures must be implemented:Alien, invasive species found within the construction area should be eradicated as far as possible and disposed of at a registered site. Measures to prevent siltation from entering the wetland area, should be implemented throughout the construction phase.	High	Low
	Negative	Introduction of alien flora affecting native faunal assemblages - soil disturbances		Alternative 1	Yes	Direct	Site	Permanent	Low-Medium	Possible	Low	High		High	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Site	Incidental	Low-Medium	Possible	Low	High	High	Spill kits to be located in strategic areas for when needed Regular site and plant inspection must be conducted Environmental awareness training	Low	Low
Incidents, accidents and potential emergency situations	Negative	Pollution incidents	Alternative 1	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High		Low	Low		
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None		
			Proposal			Site	Incidental	Low-Medium	Possible	Low	High	High	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	
	Negative	Health and safety		Alternative 1	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Site	Incidental	Low-Medium	Possible	Low	High	High	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
	Negative	Storage of hydrocarbons		Alternative 1	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High		Low	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Neighbouring	Incidental	Low-Medium	Possible	Low	High	High	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
	Negative	Fire		Alternative 1	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	
				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	Low
				Proposal			Neighbouring	Short-term	Low	Possible	Low	High	High	During construction, the site should be screened or walled off.	High	Low
	Negative	Visual impact		Alternative 1	Yes	Direct	Neighbouring	Short-term	Low	Possible	Low	High		High	Low	
				No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
				Proposal			Neighbouring	Short-term	Low-Medium	Possible	Low	High	High	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	Medium	Low

Social	Negative	Safety and security	Alternative 1		Direct	Neighbouring	Short-term	Low-Medium	Possible	Low	High	such items on site must be disciplined.	Medium	Low	
			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	
			Proposal	No	Direct	Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High	<ul style="list-style-type: none"> Traffic calming measures and appropriate signage to be implemented where necessary during construction. Speed limits on all existing roads must be adhered to at all times. 	Low	Low	
	Negative	Traffic disruptions	Alternative 1		Direct	Neighbouring	Short-term	Low-Medium	Highly Likely	Low	High		Low	Low	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	No	Direct	Local	Permanent	Low	Improbable	Low	High	A Heritage Impact Assessment was undertaken and the following mitigation measures recommended: <ul style="list-style-type: none"> Implementation of the chance find procedure. 	High	Low	
	Negative	Loss of cultural heritage	Alternative 1		Direct	Local	Permanent	Low	Improbable	Low	High		High	Low	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	No	Direct	Neighbouring	Short-term	Low	Possible	Low	High	<ul style="list-style-type: none"> 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	
	Negative	Loss of sense of place	Alternative 1		Direct	Neighbouring	Short-term	Low	Possible	Low	High		Low	Low	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
			Proposal	Yes	Direct	Site	Permanent	Low-Medium	Definite	+Medium	High	The Conditions of Establishment have been approved. The proposed change in land use is in line with the Region C Spatial Development Plan and the COJ 2040 Spatial Development Framework. No mitigation measures other than the townplanning process is required.	Low	+Medium	
	Positive	Change of land use	Alternative 1		Direct	Site	Permanent	Low-Medium	Definite	+Medium	High		Low	+Medium	
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
Not Applicable															
Economic	Positive	Decline/increase in economy	Proposal		Direct	Local	Short-term	Medium-High	Definite	+Medium	High	The proposed CAPEX value of the development 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	
			Alternative 1	Yes	Direct	Local	Short-term	Medium-High	Definite	+Medium	High		Low	+Medium	
			No-Go Option		Direct	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 GSDF and Regional SDP will also not be met. There are no mitigation measures available.	None	Medium	
	Positive	Decline/increase in property value	Proposal		Direct	Neighbouring	Permanent	Medium	Definite	+Medium	High	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	
			Alternative 1	No	Direct	Neighbouring	Permanent	Medium	Definite	+Medium	High		None	+Medium	
			No-Go Option		Direct	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	
	Positive	Employment	Proposal		Direct	Local	Short-term	Medium-High	Definite	+Medium	None	The proposed development will result in a number of construction related employment opportunities for the local community. Local labour should be utilised as far as possible.	None	+Medium	
			Alternative 1	Yes	Direct	Local	Short-term	Medium-High	Definite	+Medium	None		None	+Medium	
			No-Go Option		Direct	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	
	OPERATIONAL PHASE														
Atmospheric Emissions	Not Applicable	Dust emissions	Proposal		Not Applicable	None	None	None	Highly Likely	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	
			Alternative 1	Not Applicable	Not Applicable	None	None	None	Highly Likely	None	High		Not Applicable	None	
			No-Go Option		Not Applicable	None	None	None	Highly Likely	None	High	None required	Not Applicable	None	
	Not Applicable	Emissions from vehicles and equipment (CO2, NOx, SOx, VOC's etc.)	Proposal		Not Applicable	None	None	None	Highly Likely	None	High	Impacts not applicable to the operational phase. No mitigation required. Whilst residents will utilize cars, they are likely to own these cars already and will not be generating additional emissions from what they do already.	Not Applicable	None	
			Alternative 1	Not Applicable	Not Applicable	None	None	None	Highly Likely	None	High		Not Applicable	None	
			No-Go Option		Not Applicable	None	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Noise	Proposal	No	Direct	Neighbouring	Long-term	Low	Possible	Low	High	<ul style="list-style-type: none"> The proposed residential development is in line with activities and uses in the area and will not provide significant noise pollution. The Managing Company/Body Corporate should develop rules and regulations to manage noise in line with applicable by-laws. 	High	Low	
			Alternative 1		Direct	Neighbouring	Long-term	Low	Possible	Low	High		High	Low	

	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None	
Impact to Wetland	Negative	Water quality	Proposal	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> A Outline Scheme Report has been undertaken and noted that sewer will connect to an existing sewer line and be treated at an existing Treatment works. Johannesburg Water has also confirmed that sufficient capacity exists. Maintenance and management of the sewer connection must be undertaken as per COJ's requirements. Further, a Wetland Assessment has been undertaken and the specialist's mitigation measures will be undertaken: "Rehabilitation of construction impacted area, continuous monitoring, stormwater management." 	High	Low	
			Alternative 1			Neighbouring	Incidental	Low-Medium	Possible	Low	High		High	Low	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	None required	Not Applicable	None	
	Negative	Flow Regime	Proposal	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits the attenuation is provided within the development footprint and therefore outside the wetland and wetland buffer. It therefore reduces the impact to the flow regime. The Wetland Assessment has been undertaken and recommended the following mitigation measures will be implemented: "Rehabilitation of construction impacted area, continuous monitoring and maintenance, stormwater management. Further, a Stormwater Management Plan has been compiled and will be implemented. <p>In addition, the following general measures should be implemented:</p> <ul style="list-style-type: none"> Maintenance of the stormwater management system as required by the Stormwater Management Plan to be undertaken. 	High	Low	
			Alternative 1			Neighbouring	Long-term	Medium-High	Highly Likely	Medium	High		Low	Low-Medium	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	Not applicable. However, it should be noted that the flow regime of the wetland system will be altered by the Metro Boulevard which is planned in the area and will occur regardless of this development proceeding.	None	None	
	Negative	Habitat	Proposal	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits the attenuation is provided within the development footprint and therefore outside the wetland and wetland buffer. It therefore reduces the impact to the wetland habitat. The Wetland Assessment has been undertaken and recommended the following mitigation measures will be implemented: "Rehabilitation of construction impacted area, continuous monitoring and maintenance, stormwater management. Further, a Stormwater Management Plan has been compiled and will be implemented. 	High	Low	
			Alternative 1			Site	Medium-term	Medium	Highly Likely	Low-Medium	High		Low	Low-Medium	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	Not applicable. However, it should be noted that the habitat of the wetland system will be altered by the Metro Boulevard which is planned in the area and will occur regardless of this development proceeding.	None	None	
	Negative	Biota	Proposal	No	Direct	Site	Incidental	Low-Medium	Improbable	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits the attenuation is provided within the development footprint and therefore outside the wetland and wetland buffer. It therefore reduces the impact to the wetland biota. The Wetland Assessment has been undertaken and recommended the following mitigation measures will be implemented: "Rehabilitation of construction impacted area, continuous monitoring and maintenance, stormwater management. Further, a Stormwater Management Plan has been compiled and will be implemented. 	High	Low	
			Alternative 1			Site	Medium-term	Medium	Highly Likely	Low-Medium	High		Low	Low-Medium	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	None	Not applicable. However, it should be noted that the biotaof the wetland system will be affected by the Metro Boulevard which is planned in the area and will occur regardless of this development proceeding.	None	None	
Negative	Geomorphology	Proposal	No	Indirect	Neighbouring	Incidental	Low-Medium	Possible	Low	High	<ul style="list-style-type: none"> The proposal is preferred as it limits the attenuation is provided within the development footprint and therefore outside the wetland and wetland buffer. It therefore reduces the impact to geomorphology. The Wetland Assessment has been undertaken and recommended the following mitigation measures will be implemented: "Rehabilitation of construction impacted area. 	High	Low		
		Alternative 1			Neighbouring	Medium-term	Medium	Highly Likely	Low-Medium	High		Low	Low-Medium		
Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	Not applicable. However, it should be noted that the biotaof the wetland system will be affected by the Metro Boulevard which is planned in the area and will occur regardless of this development proceeding.	None	None		
Waste Generation	Negative	Domestic waste	Proposal	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	<ul style="list-style-type: none"> 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 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. 	High	Low	
			Alternative 1			Local	Long-term	Low-Medium	Definite	Medium	High		High	Low	
	Not Applicable		No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	None	None	
	Not Applicable	Construction waste	Proposal			None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None
			Alternative 1			None	None	None	None	None	None	High		Not Applicable	None
			No-Go Option			None	None	None	None	None	None	High		None required	Not Applicable
Negative	Hazardous waste	Proposal			None	None	None	None	None	None	High	No hazardous waste is expected during operation.	Not Applicable	None	
		Alternative 1	Not Applicable	Not Applicable	None	None	None	None	None	None	High		Not Applicable	None	
		No-Go Option			None	None	None	None	None	None	High		None required	Not Applicable	None
Soil Alteration	Negative	Loss of topsoil	Proposal			None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None	
			Alternative 1	Not Applicable	Not Applicable	None	None	None	None	None	High		Not Applicable	None	
			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
	Not Applicable	Loss of land capability	Proposal			None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	None	Medium
			Alternative 1	Not Applicable	Not Applicable	None	None	None	None	None	None	High		None	Medium
			No-Go Option			None	None	None	None	None	None	High		None required	Not Applicable
Not Applicable	Alteration of topography	Proposal			None	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	None	None	
		Alternative 1	Not Applicable	Not Applicable	None	None	None	None	None	None	High		None	None	

			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Soil pollution	Proposal	Not Applicable	Not Applicable	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	None	Low
			Alternative 1			None	None	None	None	None	High		None	Low
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
Resource Consumption	Negative	Electricity consumption	Proposal	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	Promote effective electricity consumption.	Low	Low-Medium
			Alternative 1			Local	Long-term	Low-Medium	Definite	Medium	High		Low	Low-Medium
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Water consumption	Proposal	Yes	Direct	Local	Long-term	Low-Medium	Definite	Medium	High	Promote effective water conservation measures.	Medium	Low
			Alternative 1			Local	Long-term	Low-Medium	Definite	Medium	High		Medium	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Fuel consumption	Proposal	Not Applicable	Not Applicable	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None
			Alternative 1			None	None	None	None	None	High		Not Applicable	None
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Raw materials consumption	Proposal	Yes	Direct	Local	Incidental	Low-Medium	Definite	Low-Medium	High	Promote effective use of raw material.	Low	Low
			Alternative 1			Local	Incidental	Low-Medium	Definite	Low-Medium	High		Low	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
Effects on Biodiversity	Negative	Loss of existing habitat due to loss of vegetation - stochastic events like fire	Proposal		Direct	Site	Incidental	Medium	Possible	Low	High	Fire extinguishers must be placed on the property.	Medium	Low
			Alternative 1	No		Site	Incidental	Medium	Possible	Low	High		Medium	Low
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Loss of fauna - Intentional killing of fauna	Proposal	No	Direct	Site	Incidental	Low	Improbable	Low	High	It is not expected that any fauna will be found on site during operation. The Body Corporate/Managing Company must include the requirement in their rule book that should any be found that the relevant organisation be called to safely remove the species. Environmentally sensitive pest control.	Medium	Low
			Alternative 1			Site	Incidental	Low	Improbable	Low	High		Medium	Low
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Disruption of ecological life cycles due to the restriction of species movement infrastructure	Proposal	No	Direct	Site	Permanent	Low	Highly Likely	Low-Medium	High	The proposed layout is preferred as it limits infrastructure within the wetland and wetland buffer. Further, a Baseline Ecological Habitat Assessment was undertaken and the following recommendations from the study will be implemented: Stormwater and road infrastructure should be designed in such a way that it will have minimal impact on the environment. Maintenance should be undertaken as per the requirements of the stormwater management plan.	Medium	Low
			Alternative 1			Site	Permanent	Medium-High	Highly Likely	Medium	High		Very Low	Medium
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
Incidents, accidents and potential emergency situations	Negative	Pollution incidents	Proposal	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	Sewer connection pipe must be managed and maintained in line with COJ requirements.	Low	Low
			Alternative 1			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Health and safety	Proposal	No	Direct	Site	Incidental	Low-Medium	Possible	Low	High	24 hour security and access control.	Low	Low
			Alternative 1			Site	Incidental	Low-Medium	Possible	Low	High		Low	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Storage of hydrocarbons	Proposal	No	Direct	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	Not Applicable	None
			Alternative 1			None	None	None	None	None	High		Not Applicable	None
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Negative	Fire	Proposal	No	Direct	Neighbouring	Incidental	Low-Medium	Possible	Low	High	Adhere to the appropriate emergency procedures Firefighting equipment must be accessible on site at all times. Display of emergency numbers	Low	Low
		Alternative 1			Neighbouring	Incidental	Low-Medium	Possible	Low	High		Low	Low	
		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	
Social	Negative	Visual impact	Proposal	Not Applicable	Not Applicable	None	None	None	None	None	High	As the development is in line with the development goals of the area and the existing residential developments in the area, no visual impact is expected during operation.	None	None
			Alternative 1			None	None	None	None	None	High		None	None
			No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None
	Positive	Safety and security	Proposal	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: 24 hour access control to the site and 24 hour security.	Low	+Low
			Alternative 1			Neighbouring	Long-term	Low-Medium	Likely	+Low	High		Low	+Low
	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
	Negative	Traffic disruptions	Proposal	No	Direct	Neighbouring	Long-term	Low	Definite	Low-Medium	High	Access to the development to be undertaken as per the Traffic Impact Assessment. No new roads are required as the proposed development will only generate 59 new trips.	Low	Low
			Alternative 1			Neighbouring	Long-term	Low	Definite	Low-Medium	High		Low	Low
			No-Go Option	Not Applicable	Not Applicable	None	None	None	None	None	High	None required	Not Applicable	None
	Not Applicable	Loss of cultural heritage	Proposal	Not Applicable	Not Applicable	None	None	None	None	None	High	Impacts not applicable to the operational phase. No mitigation required.	None	None
		Alternative 1			None	None	None	None	None	High		None	None	
		No-Go Option			None	None	None	None	None	High	None required	Not Applicable	None	

	Negative	Loss of sense of place	Proposal	No	Direct	None	None	None	None	None	High	As the development is in line with the development goals of the area and the existing residential developments in the area, no impacts to sense of place is expected during operation.	None	None	
			Alternative 1			None	None	None	None	None	High		None	None	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required
	Positive	Change of land use	Proposal	Yes	Direct	Site	Permanent	Low-Medium	Definite	+ Medium	High	The Conditions of Establishment have been approved. The proposed change in land use is in line with the Region A Spatial Development Plan and the COJ 2040 Spatial Development Framework. No mitigation measures other than the townplanning process is required.	Low	+ Medium	
			Alternative 1			Site	Permanent	Low-Medium	Definite	+ Medium	High		Low	+ Medium	
			No-Go Option			Not Applicable	Not Applicable	None	None	None	None		None	High	None required
	Economic	Positive	Decline/increase in economy	Proposal	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
				Alternative 1			Local	Long-term	Low-Medium	Definite	+ Medium	High		None	+ Medium
				No-Go Option			Local	Long-term	Medium	Definite	Medium	High		None	Medium
Positive		Decline/increase in property value	Proposal	No	Direct	Neighbouring	Permanent	Medium	Definite	+ Medium	High	The development of the a 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. Due to the market preference for clusters, there is a increased positive benefit for the proposal.	None	+ Medium	
			Alternative 1			Neighbouring	Permanent	Medium	Definite	+ Medium	High		None	+ Medium	
			No-Go Option			Neighbouring	Long-term	Medium	Definite	Medium	High		None	Medium	
Positive		Employment	Proposal	Yes	Direct	Local	Short-term	Medium-High	Definite	+ Medium	None	The proposed development will result in approximately 31 permanent full time operation related employment opportunities for the local community. Local labour should be utilised as far as possible.	None	+ Medium	
			Alternative 1			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium	
			No-Go Option			Local	Long-term	Medium	Definite	Medium	None		None	Medium	
Negative	Employment	Proposal	Yes	Direct	Local	Short-term	Medium-High	Definite	+ Medium	None	The proposed development will result in approximately 31 permanent full time operation related employment opportunities for the local community. Local labour should be utilised as far as possible.	None	+ Medium		
		Alternative 1			Local	Short-term	Medium-High	Definite	+ Medium	None		None	+ Medium		
		No-Go Option			Local	Long-term	Medium	Definite	Medium	None		None	Medium		