APPENDIX J: TO THE DRAFT BASIC ASSESSMENT REPORT

IMPACT ASSESSMENT FOR EACH ALTERNATIVE

CONSTRUCTION PHASE IMPACTS

Alternative:	**Proposed development (Preferred alternative)**	**No-Go alternative**
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-LOSS OF WETLAND HABITAT**	
Nature of impact:	Partial loss of Wetland 5 is expected for the construction of stormwater swale and NMT route. The wetland is very small, ecologically isolated and degraded, thus its loss was considered acceptable given that the improvements and mitigation are implemented to retained wetlands.	The wetland habitat is expected to degrade further as they will continue being mowed. The wetland's present ecological state will decrease from a Category E to F in the foreseeable future.
Extent and duration of impact:	Local and long term	Not applicable
Consequence of impact or risk:	Negative	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-LOSS OF WETLAND HABITAT**	
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	N/A	Not applicable
Proposed mitigation:	Habitat loss cannot be mitigated. However, Biota Gains adequately offset the loss of wetland.	Not applicable
Residual impacts:	Low (Negative)	Not applicable
Cumulative impact post mitigation:	Low	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (Negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-ALTERATION OF FLOW REGIME**	
Nature of impact:	Alteration of flow regime due to removal of mowed vegetation in preparation of the site for construction. Vegetation cover performs flood attenuation functions by slowing down run-off and promoting infiltration. This has the effect of reducing flow velocity and flood peaks into and within the receiving wetlands.	No impact as the status quo will be maintained.
Extent and duration of impact:	Local and short term	Not applicable
Consequence of impact or risk:	Negative	Not applicable
Probability of occurrence:	Probable	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-ALTERATION OF FLOW REGIME**	
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	• Avoid the impact as far as is practically possible by undertaking site preparation (vegetation clearing and levelling through excavations and/or infilling) during the dry summer season, where possible. • If site preparation cannot be undertaken prior to the onset of the winter rainy season, then the Environmental Control Officer (ECO) must advise on measures to ensure that run-off from cleared areas is contained and encouraged to infiltrate rather than discharge directly into the receiving wetlands. • Prior to site preparation designate the outer buffer boundary (20m from the outer	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-ALTERATION OF FLOW REGIME**	
	wetland edge) with a suitable boundary marker and declare the area as a No-Go area for the duration of the construction phase. • Timeously revegetate areas cleared by construction activities that will remain undeveloped (i.e. open spaces) with suitable indigenous plants.	
Residual impacts:	Very low (Negative)	Not applicable
Cumulative impact post mitigation:	Negligible	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low (Negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - INCREASED EROSION AND SEDIMENTATION**	
Nature of impact:	The exposure of soils resulting from site clearing and/or excavations would increase the rates of erosion and sedimentation. During vegetation clearing and/or excavations, soils would be destabilised thereby becoming more prone to erosion.	No impact as the status quo will be maintained.
Extent and duration of impact:	Local and short term	Not applicable
Consequence of impact or risk:	Negative	Not applicable
Probability of occurrence:	Possible	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Medium	Not applicable
Degree to which the impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	• Avoid the impact as far as is practically possible by undertaking the construction phase during the dry summer season, where possible.	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - INCREASED EROSION AND SEDIMENTATION**	
	• For all construction activities that take place during the winter rainy season, the ECO must advise on measures to ensure that run-off from cleared areas and stockpiles located upslope of the wetlands is contained and encouraged to infiltrate rather than discharge directly into the receiving wetlands. • Formulate and implement a Development/Construction phase EMP which includes the following specifications: o No stockpiles may be located within 30m of any wetland; o The ECO shall designate the site for stockpiling (note this should preferably take place at the Construction Camp but alternative sites can be identified but no closer than 30m from any wetland, in consultation with the ECO); o Protect soil stockpiles during the winter rainy season from erosion using a tarp or erosion blankets; o Implement erosion control measures in order to prevent erosion and sedimentation of the receiving wetlands as required by the ECO. For example. strategically place straw bales or sediment fences/traps, to divert stormwater away from areas susceptible to erosion etc.)	

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - INCREASED EROSION AND SEDIMENTATION**	
	○ Any sediment contaminated runoff should be contained and allowed to settle before being discharged. The settled-out sediment collected in this manner should be cleared manually as needed and removed from site; ○ The ECO shall, for the duration of the winter rainy season, check erosion control measures weekly to ensure these are still intact (and cleared of sediment in accordance with the recommendations above) as needed; ○ The ECO shall check the site for erosion damage and sedimentation after heavy rainfall events. Should erosion or sedimentation be noted, immediate corrective measures must be undertaken; and ○ Ensure that any area within the wetlands and associated buffer areas that is damaged as a result of construction activities is suitably and timeously rehabilitated to the satisfaction of the ECO. The ECO may, at their discretion, consult the services of a freshwater specialist with prior experience in wetland rehabilitation. The costs for the consultation of the specialist shall be borne by the Contractor • Timeously revegetate areas cleared by construction activities that will remain	

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - INCREASED EROSION AND SEDIMENTATION**	
	undeveloped (i.e. open spaces) with suitable indigenous plants	
Residual impacts:	Very low (Negative)	
Cumulative impact post mitigation:	Negligible	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very Low (Negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
Nature of impact:	Contamination of the wetlands due to use of construction materials including cement, paints, solvents and leaks and spillages from the operation of vehicles and machinery which would enter the wetlands through run-off from construction areas located upslope of the wetlands.	No impact as the status quo will be maintained.
Extent and duration of impact:	Local and Short term	Not applicable
Consequence of impact or risk:	Negative	Not applicable
Probability of occurrence:	Possible	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	N/A	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Medium	Not applicable
Degree to which the impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	• Ensure cement mixer operates within a bunded area with an impermeable base. • Where cement is mixed by hand, ensure it is mixed in impermeable containers. • All wet and dry cement deposits outside the contained areas are to be removed at the end of each day and disposed of off-site as rubble. • Fuel, chemicals and other hazardous substances to be stored in suitable secure weather-proof containers with impermeable and bunded floors to limit pilferage, spillage into the environment, flooding or storm damage and are to be located at least 100m from any wetland. • Inspection all storage facilities and vehicles daily for the early detection of deterioration or leaks.	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
	• Clean up any spillages (e.g. concrete, oil, fuel), immediately. Remove contaminated soil and dispose of it appropriately. • All contaminated soil removed from the site by excavator or hand is to be immediately placed in a skip (i.e. no stockpiling of contaminated soil on-site). • Dispose of used oils, wash water from cement and other pollutants at an appropriate licensed landfill site. Disposal of any of these waste materials into any wetland and associated buffer is strictly prohibited. • Provide an adequate number of portable toilets where work is being undertaken. These toilets must be located at least 30m from the watercourse and must be serviced regularly in order to prevent leakage/spillage. • All skips containing waste shall be immediately transported to landfill for disposal when the skip becomes full. • Any skips containing solid waste at the end of the day shall be covered to prevent wind from blowing the waste away. • Receipts for the safe disposal of solid waste shall be kept on record by the Contractor.	
Residual impacts:	Very Low (negative)	Not applicable
Cumulative impact post mitigation:	High (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-LOSS OF BIOTA**	
Nature of impact:	Loss of biota due to infilling of wetlands and construction activities within or in close proximity to wetlands. Biota mortality due to being crushed by vehicles or through indiscriminate placement of machinery and/or construction materials. Also, if spilled fuels and chemicals, oil leaks from construction machinery and cement from batching operations contaminate the receiving watercourses then biota loss may also take place or biota sensitive to water quality changes would be displaced.	The biota is currently under threat due to constant mowing of wetland vegetation which may result to habitat fragmentation.
Extent and duration of impact:	Local and short term	Local and Long term
Consequence of impact or risk:	Negative	Negative
Probability of occurrence:	Probable	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Low
Degree to which the impact can be reversed:	Irreversible	Reversible
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Low (negative)

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE-LOSS OF BIOTA**	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Low (Negative)
Degree to which the impact can be avoided:	Medium	Low
Degree to which the impact can be managed:	Medium	Low
Degree to which the impact can be mitigated:	Medium	Low
Proposed mitigation:	• Clearly demarcate the outer edge of the wetland buffer zones prior to commencement of the construction phase and declare the area a No-Go area for the duration of the construction phase. • Any activities within the wetland No-Go areas must be authorised by the ECO (e.g. for the planting of vegetation and/or repair of damaged areas); and • Construction material stockpiles should be kept at least 30m from the outer wetland edge.	Not applicable
Residual impacts:	Very low (negative)	Low (negative)
Cumulative impact post mitigation:	High (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE- PERMANENT LOSS AND DEGRADATION OF INDIGENOUS VEGETATION IN THE DEVELOPMENT FOOTPRINT ON THE SITE**	
Nature of impact:	The proposed development will result to loss 0.40ha of medium to high sensitive indigenous vegetation and fragmentation of vegetation within the development footprint.	The no-go alternative will maintain status quo and there would be no loss of vegetation. However, the habitat will continue to degrade further due to mowing and unrestricted access attributed to the unmaintained fence along the southern boundary of the site.
Extent and duration of impact:	Local and Permanent	Local and possibly long term
Consequence of impact or risk:	Loss of Cape Flats Sand Fynbos and Swartland Shale Renosterveld (Critically endangered)	Continuous fragmentation due to mowing resulting to degradation of habitat.
Probability of occurrence:	Definite	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Very low	Low
Degree to which the impact can be reversed:	Cannot be reversed	reversible
Indirect impacts:	N/A	Not applicable
Cumulative impact prior to mitigation:	Low (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Neutral
Degree to which the impact can be avoided:	Low	Low
Degree to which the impact can be managed:	Low	Low

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE- PERMANENT LOSS AND DEGRADATION OF INDIGENOUS VEGETATION IN THE DEVELOPMENT FOOTPRINT ON THE SITE**	
Degree to which the impact can be mitigated:	Moderate	Low
Proposed mitigation:	• The conservation areas (all Very High, Medium to High and Medium sensitivity areas, plus associated buffers and linkages) will need to be intensively managed in perpetuity, due to their relatively small size, large edge effects, and partly degraded state. • The applicant must thus enter into a partnership with conservation partner (i.e Nature Connect) to manage this area in the ecologically appropriate manner • This partnership must be signed and implemented within six months of any authorisation. • The applicant must ensure that adequate funding is made available for all ongoing ecological management requirements on this site, including any Search and Rescue prior to development. • Search and Rescue of all translocatable indigenous seeds, bulbs and whole plants in the development areas (even though these are of lower sensitivity) must be undertaken over a full year prior to any site development, to allow for the seasonal requirements of this type of project. • Search and rescue to be undertaken by conservation partner and the rescued material	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE- PERMANENT LOSS AND DEGRADATION OF INDIGENOUS VEGETATION IN THE DEVELOPMENT FOOTPRINT ON THE SITE**	
	should ideally be used within the conservation areas on site • Within 6 months of taking over management of the site, Conservation Partner must draw up an ecological management plan for the conservation areas	
Residual impacts:	Loss of vegetation remaining intact in the region.	Not applicable
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**DUST, NOISE, AND VIBRATION IMPACTS**	
Nature of impact:	The proposed construction activity will produce dust, noise, and vibration. Noise will likely be generated by construction machinery and plant, while vibration and dust are likely during demolition of structures and construction phase.	No impacts expected from the no-go alternative.
Extent and duration of impact:	Local and short term	Not applicable
Consequence of impact or risk:	Discomfort from dust plumes, noise nuisance, and vibration experienced by neighbouring properties.	Not applicable
Probability of occurrence:	Probable	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**DUST, NOISE, AND VIBRATION IMPACTS**	
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	No indirect impacts	Not applicable
Cumulative impact prior to mitigation:	Low negative	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable
Degree to which the impact can be managed:	Can be managed	Not applicable
Degree to which the impact can be mitigated:	Can be mitigated	Not applicable
Proposed mitigation:	Proposed mitigation of the noise, dust and vibration impacts is included in the EMPr (Appendix H), including: • Restriction of working hours in line with municipal and provincial requirements. • Use of serviced and well-maintained machinery in good working order. • Dust suppression measures and stabilisation requirements.	Not applicable
Residual impacts:	Possible dust nuisance for short periods during high wind conditions	Not applicable
Cumulative impact post mitigation:	No cumulative impacts	Not applicable
Significance rating of impact after mitigation	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**DUST, NOISE, AND VIBRATION IMPACTS**	
(e.g. Low, Medium, Medium-High, High, or Very-High)		

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION- PHASE VISUAL IMPACTS**	
Nature of impact:	Aesthetic impacts of construction activities to the patients and workers of Stikland Hospital and surrounding neighbours.	No visual impacts expected from the no-go alternative
Extent and duration of impact:	Local and short term	Not applicable
Consequence of impact or risk:	The presence of construction equipment and materials will alter the site visually during the construction phase.	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable loss of resources	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	No indirect impacts	Not applicable
Cumulative impact prior to mitigation:	No cumulative impacts for short-term construction impacts	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable
Degree to which the impact can be managed:	High	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION- PHASE VISUAL IMPACTS**	
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	The EMPr includes mitigation measures for the construction phase, including visual screening of the site and screening site camps and laydown areas with shade cloth or similar.	No mitigation measures applicable
Residual impacts:	Temporary visual impacts will remain during the construction phase	Not applicable
Cumulative impact post mitigation:	None	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE WASTE IMPACTS**	
Nature of impact:	Construction activities generate a variety of waste materials, including rubble and spoil, general wastes, and hazardous wastes. If inappropriately handled, these may cause pollution of the surrounding environment by windblown or dumped waste materials, as well as contamination of soils, groundwater and watercourses if contaminants are not contained for appropriate disposal.	Waste impacts from construction activity would not occur.
Extent and duration of impact:	Local and short term	Not applicable
Consequence of impact or risk:	Waste generated from construction activity may accumulate as debris and construction material on the site and surrounds. If not	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE WASTE IMPACTS**	
	adequately managed, the waste will also result in adverse environmental impacts such as foul odours, destruction of habitat, visual discomfort, contamination of soil and water resources, and health related impacts.	
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	No indirect impacts	Not applicable
Cumulative impact prior to mitigation:	Low (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	The EMPr includes mitigation measures for the construction phase, (See Appendix H).	No mitigation measures applicable
Residual impacts:	No residual impacts if mitigation measures are adhered to.	Not applicable
Cumulative impact post mitigation:	Very low (negative)	Not applicable
Significance rating of impact after mitigation	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE WASTE IMPACTS**	
(e.g. Low, Medium, Medium-High, High, or Very-High)		

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE CONTAMINATED STORMWATER IMPACTS**	
Nature of impact:	Impacts of contaminated stormwater by surface runoff to the wetlands during construction.	The surface runoff would still flow into the wetland downslope but would not contain contaminants emanating from the construction.
Extent and duration of impact:	Local and Short term	Local and Long term
Consequence of impact or risk:	Stormwater runoff may become contaminated in areas where surface runoff may come into contact with areas dedicated for the handling of pollutants such as cement and fuel storage facilities. This may result to the release of polluted stormwater runoff into the wetlands.	Not applicable
Probability of occurrence:	Probable	Likely
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources if mitigation measures are adhered to.	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	No indirect impacts	Not applicable
Cumulative impact prior to mitigation:	Medium (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (Negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE CONTAMINATED STORMWATER IMPACTS**	
Degree to which the impact can be avoided:	Can be avoided	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	• Separate stormwater runoff from areas where hazardous substances are handled, by diverting flow with berms and cut-off drains away from storage and construction areas. • Regularly remove litter generated by construction and associated works from the stormwater system to ensure optimum functionality of existing stormwater infrastructure, preventing uncontrolled surface water runoff. • Fuel and oil spills on site are to be treated immediately with an appropriate mop-up or bio-remedial product as directed by manufacturers to prevent contamination of stormwater runoff. • Cement, concrete, mortar, plaster, etc. wastes or washings should be collected and removed from site to prevent contamination of water resources.	Not applicable
Residual impacts:	Decline in water quality	Not applicable
Cumulative impact post mitigation:	Very low (negative)	Not applicable
Significance rating of impact after mitigation	Low (negative)	Neutral

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION-PHASE CONTAMINATED STORMWATER IMPACTS**	
(e.g. Low, Medium, Medium-High, High, or Very-High)		

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE -TRAFFIC IMPACTS**	
Nature of impact:	Traffic impacts during the construction phase are expected, as heavy vehicles and other construction-related traffic may access the site via the Old Paarl Road and De La Haye Road intersection. This may result in increased congestion during peak hours.	No construction phase traffic impacts are expected for the no-go alternative.
Extent and duration of impact:	Local and Short term	Not applicable
Consequence of impact or risk:	Potential delays in commuter traffic, increased travel times, and risk of accidents	None
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	None	Not applicable
Cumulative impact prior to mitigation:	Low (Negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (Negative)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE -TRAFFIC IMPACTS**	
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	Implementation of a traffic management plan during construction, which may include the selection of appropriate routes for heavy vehicles, the use of detours and alternative routes as required, and the use of flag persons to direct traffic around obstructions.	Not applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - TEMPORARY INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
Nature of impact:	The capital expenditure of the proposed development would equate to a direct, indirect , and induced impact on production and new business sales within the local area.	No impact is expected
Extent and duration of impact:	Regional and Short term	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - TEMPORARY INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
Consequence of impact or risk:	The temporary increase in production and GDP during construction will provide a significant boost to the local and regional economies, with direct, indirect, and induced impacts creating a multiplier effect across various sectors.	Opportunity cost of not contributing towards boosting local economy.
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	None	No mitigation required
Cumulative impact prior to mitigation:	High (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • The developer should encourage contractor to increase the local procurement practices and promote the employment of people	No mitigation is applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION PHASE - TEMPORARY INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
	from local communities, as far as feasible, to maximise the benefits to local economies. • The developer should engage with local authorities and business organisations to investigate the possibility of procuring construction materials, goods and products from local suppliers where feasible.	
Residual impacts:	Short term Economic injection into the local and regional economy.	Not applicable
Cumulative impact post mitigation:	High(Positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (Positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CREATION OF TEMPORARY EMPLOYMENT DURING THE CONSTRUCTION PHASE**	
Nature of impact:	The construction of the proposed development will create direct Employment during construction, where contractors, sub-contractors, and professional staff will recruit labour.	No construction phase job creation will occur for the no-go alternative.
Extent and duration of impact:	Regional and short term	Not applicable
Consequence of impact or risk:	The project's construction will positively impact the community by creating several job opportunities (albeit temporary).	Not applicable
Probability of occurrence:	Highly probable	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CREATION OF TEMPORARY EMPLOYMENT DURING THE CONSTRUCTION PHASE**	
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Low	Not applicable
Indirect impacts:	Increased employment in sectors supplying goods and services for construction, leading to enhanced economic activity in the area.	Not applicable
Cumulative impact prior to mitigation:	Medium (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Not applicable
Degree to which the impact can be avoided:	Cannot be avoided	Not applicable
Degree to which the impact can be managed:	Moderate	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • Maximize community benefits. • Where feasible, effort must be made to employ locally to create maximum benefit for the communities. • Sub-contract to local construction companies particularly SMMEs and BBBEE compliant enterprises where possible	No mitigation is applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CREATION OF TEMPORARY EMPLOYMENT DURING THE CONSTRUCTION PHASE**	
Residual impacts:	Short term boost in local employment and economic activity during the construction phase	Not applicable
Cumulative impact post mitigation:	Medium (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium to High (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION TEMPORARY INCREASE IN HOUSEHOLD INCOME DURING CONSTRUCTION**	
Nature of impact:	The proposed developments will create employment positions during construction, generating revenue for the affected households within the surrounding local areas through direct, indirect and induced effects. This increase in household income levels is due to the anticipated increase in unskilled to skilled employment opportunities (construction workers, site managers, security, engineers, builders, painters, specialists, etc.) to be created as part of the construction phase of the proposed Development. Although temporary, this increase in household earnings would have a positive effect on the livelihood of workers during the construction phase.	No impact is expected from the no-go alternative.
Extent and duration of impact:	Local- Regional and Short term	Not applicable
Consequence of impact or risk:		

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION TEMPORARY INCREASE IN HOUSEHOLD INCOME DURING CONSTRUCTION**	
	Employed individuals will increase the income of their respective households and thereby experience a temporary improvement in their standard of living.	No employment will be created from no-go alternative.
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Moderate	Not applicable
Indirect impacts:	Some households may benefit from increased income in related sectors, such as retail or services due to construction workers' spending.	Not applicable
Cumulative impact prior to mitigation:	Medium (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Moderate	Not applicable
Degree to which the impact can be mitigated:	Low	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact.	No mitigation is applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**CONSTRUCTION TEMPORARY INCREASE IN HOUSEHOLD INCOME DURING CONSTRUCTION**	
	• local small and medium enterprises should be approached as far as feasible to investigate the opportunities for supply inputs required for the construction of the proposed development • Where possible, the local labour supply should be considered for employment opportunities to increase the positive impact on the area's economy.	
Residual impacts:	Short-term increase in household disposable income, leading to higher local spending.	Not applicable
Cumulative impact post mitigation:	Medium (Positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium to high (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**TEMPORARY INCREASE IN SOCIAL CONFLICTS DUE TO AN INFLUX OF PEOPLE DURING CONSTRUCTION**	
Nature of impact:	The proposed development is likely to attract job seekers from other parts of the City of Cape Town. The influx of job seekers and the introduction of new labour may result in social conflicts between local labour and external labour. Additionally, the influx of labour in the area will lead to incidents of crime, noise, and illicit land occupation, particularly by unskilled	The impact is not expected as no jobs will be created.

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**TEMPORARY INCREASE IN SOCIAL CONFLICTS DUE TO AN INFLUX OF PEOPLE DURING CONSTRUCTION**	
	labourers and those seeking employment who cannot afford housing in the primary area.	
Extent and duration of impact:	Local and Short term	Not applicable
Consequence of impact or risk:	Temporary increase in safety concerns associated with the influx of people during the construction phase.	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	Medium (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Moderate	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	• Develop a Code of Conduct which identifies what types of behaviour/ activities by workers are not permitted (for	No mitigation is applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**TEMPORARY INCREASE IN SOCIAL CONFLICTS DUE TO AN INFLUX OF PEOPLE DURING CONSTRUCTION**	
	example prostitution, trespassing, drunken behaviour) • Prioritize local hiring to reduce competition between locals and external job seekers. • Assign a dedicated person to deal with complaints and concerns of affected parties.	
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**DEMOLITION OF BUILDINGS OLDER THAN 60 YEARS**	
Nature of impact:	It can be expected that buildings older than 60 years proposed to be demolished will take place during the construction phase of the proposed mixed-use development.	None
Extent and duration of impact:	Local and Permanent	Not applicable
Consequence of impact or risk:	None, buildings are assessed as Not Conservation Worthy.	Not applicable
Probability of occurrence:	Highly probable	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**DEMOLITION OF BUILDINGS OLDER THAN 60 YEARS**	
Degree to which the impact may cause irreplaceable loss of resources:	Low	
Degree to which the impact can be reversed:	Not Applicable	Not applicable
Indirect impacts:	Disruption to existing tenants	Not applicable
Cumulative impact prior to mitigation:	Low (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Low	Not applicable
Proposed mitigation:	Not applicable	No mitigation is applicable
Residual impacts:	Low	Not applicable
Cumulative impact post mitigation:	Not applicable	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**NEGATIVE IMPACTS UPON TREES TO BE RETAINED IN THE DEVELOPMENT**	
Nature of impact:	It can be expected that during the construction phase of the proposed mixed-use development trees, their root zone and canopy may protrude into the extent of construction disturbance and require protection	
Extent and duration of impact:	Local and potentially permanent	Not applicable
Consequence of impact or risk:	High, loss of trees	Not applicable
Probability of occurrence:	Very likely	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Moderate irreplaceability of resource	
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Loss of sense of place	Not applicable
Cumulative impact prior to mitigation:	High	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium to high (negative)	Not applicable
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE		
Potential impact and risk:	**NEGATIVE IMPACTS UPON TREES TO BE RETAINED IN THE DEVELOPMENT**	
Proposed mitigation:	• A more detailed Tree Management Plan will be required as part of the planning approval process for implementation. • A qualified and experienced Arborist must be involved in the implementation. /execution of the Tree Management Plan. • Landscape design guidelines and requirements per Landscape framework Plans and mitigations as per Forest Assessment.	No mitigation is applicable
Residual impacts:	Permanent alteration of the visual landscape and character of the area	Not applicable
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

OPERATIONAL PHASE IMPACTS

Alternative:	**Proposed development (Preferred alternative)**	**No-Go alternative**
OPERATIONAL PHASE		
Potential impact and risk:	**BIOTA GAINS**	
Nature of impact:	Ceasing to mow the vegetation within the wetlands and associated buffer zones.	Disturbance of the habitat and movement of biota is expected as mowing of vegetation will continue.
Extent and duration of impact:	Local and Long term	Local and Long term
Consequence of impact or risk:	Mortalities caused by mowing would cease and the in situ vegetation would be allowed to grow and reproduce in an uninhibited manner which alone would amount to a gain in biota. In addition, species which are sensitive to the disturbance caused by mowing would also inhabit the wetlands for longer periods and overall species diversity would increase thereby increasing the habitat available for aquatic species to inhabit.	Mortality rates due to mowing would continue, and the vegetation would be restricted from growing and reproducing freely, leading to a loss in biota.
Probability of occurrence:	Probable	Likely
Degree to which the impact may cause irreplaceable loss of resources:	N/A	Low
Degree to which the impact can be reversed:	N/A	Low
Indirect impacts:	N/A	Not applicable
Cumulative impact prior to mitigation:	High (positive)	Low (negative)
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (positive)	Low (negative)
Degree to which the impact can be avoided:	Not applicable	High by ceasing mowing

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**BIOTA GAINS**	
Degree to which the impact can be managed:	Not applicable	Low (negative)
Degree to which the impact can be mitigated:	Not applicable	Low (negative)
Proposed mitigation:	• Ensure that no part of the wetlands and associated buffer zones are mowed in the future. • The only cutting-back that may be undertaken is the periodic cutting-back of Typha capensis (bullrush) which is known to inhabit wetlands with longer hydroperiods and proliferate to such an extent that they outcompete sensitive endemic species. • Prepare a Landscaping Plan for the wetlands and their associated buffers that proposes the planting of suitable indigenous plants. • Monitor the retained wetlands and their buffer for alien invasive plants and remove any identified plants in accordance with accepted best practise method.	No mitigation is proposed for the no-go alternative.
Residual impacts:	N/A	Not applicable
Cumulative impact post mitigation:	High (positive)	Low (negative)
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Low (Negative)

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**DISTURBANCE OF WETLAND HABITAT**	
Nature of impact:	Disturbance of the wetland habitat as a result of the edge effects associated with the predominant land use (residential) such as deposition of windblown litter and garden and domestic waste, uncontrolled access to wetland areas and introduction and spread of invasive alien plants would be probable given the proximity of the wetlands to the various residential buildings.	Status quo will be maintained, and no impact is expected.
Extent and duration of impact:	Local and Short term with mitigation	Not applicable
Consequence of impact or risk:	Negative	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	N/A	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable
Degree to which the impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**DISTURBANCE OF WETLAND HABITAT**	
Proposed mitigation:	• Establish and maintain a 20m buffer around each of the retained wetlands • Prohibit human and pet access to the wetlands. This can be achieved through signage in the wetland areas and in the set of rules stipulated in the Homeowner's Manual. • Prohibit the dumping of any form of waste into the retained wetland areas. This can be achieved through signage in the wetland areas and in the set of rules stipulated in the Homeowner's Manual; • Orientate the buildings so that they front onto the wetland areas; • Inspect the wetland areas and associated buffers for the presence of litter and invasive alien plants and remove with immediate effect. For effective best practise methods for invasive alien vegetation removal consult Martens *et al.* (2021).	No mitigation is applicable
Residual impacts:	Very Low (negative)	Not applicable
Cumulative impact post mitigation:	High (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**ALTERATION OF FLOW REGIME**	
Nature of impact:	The extent of hard impermeable surfaces such as parking areas and roads will increase stormwater run-off across the proposed site. Additionally, any persistent leaks from any of the pipelines (potable water supply or sewerage) would increase water inputs into the wetlands.	No impacts are expected
Extent and duration of impact:	Local and short term with mitigation	Not applicable
Consequence of impact or risk:	Increases stormwater run-off across the proposed site would result in increased flow velocity and an increase in flood peaks within the receiving wetlands. While persistent leaks could have significant secondary impacts associated with the possibility of transformation of non-perennial system to perennial system with associated changes in biota assemblages.	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**ALTERATION OF FLOW REGIME**	
Degree to which the impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	• Compile a Stormwater Management Plan for the proposed development that complies with the CCT Policy (2009) for managing urban stormwater impacts • Ensure that all pipelines upslope and within the regulated area for wetlands (500m) are lined with an internal Kevlar or similar sleave • Inspect the water supply and sewerage pipelines upslope and within the regulated area for wetlands (500m) annually and repair / address leaks timeously.	Not applicable
Residual impacts:	Very low (negative)	Not applicable
Cumulative impact post mitigation:	High (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
Nature of impact:	The possibility of sewerage pipelines installed upslope of the wetlands, there is a risk that raw effluent would be discharged into the receiving wetland(s) in the event that the pipeline is	No impact is expected as no bulk pipelines will be installed.

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
	damaged and/or due to lack of maintenance, leaks.	
Extent and duration of impact:	Local and short term with mitigation	Not applicable
Consequence of impact or risk:	Discharge of sewerage will result to contamination of receiving watercourses.	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Low	Not applicable
Degree to which the impact can be reversed:	Irreversible (once contamination has occurred the effects of contamination cannot be reversed)	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	High (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Low	Not applicable
Degree to which the impact can be managed:	Medium	Not applicable
Degree to which the impact can be mitigated:	Medium	Not applicable
Proposed mitigation:	• Routine monitoring the sewerage infrastructure for early leak detection and repair • Ensure that the pipeline is lined with Kevlar or similar material to maximise its strength.	No mitigation is applicable
Residual impacts:	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**WATER QUALITY IMPAIRMENT**	
Cumulative impact post mitigation:	High (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**IMPACTS TO BOTANICAL AREAS**	
Nature of impact:	Impacts to botanical areas during the operational phase.	None
Extent and duration of impact:	Local and Long term	Not applicable
Consequence of impact or risk:	Conservation of critically endangered ecosystems (Cape Flats Sand Fynbos and Swartland Shale Renosterveld)	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Very Low	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	None	Not applicable
Cumulative impact prior to mitigation:	Low positive	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Negative	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	High	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**IMPACTS TO BOTANICAL AREAS**	
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	• The conservation areas to be intensively managed in perpetuity. • Implementation of the ecological management plan by suitable conservation partner. • Ongoing tasks to address in the conservation areas will alien invasive plant management. • Reintroduction of suitable nursery grown or rescued plant species that are both locally indigenous.	No mitigation is applicable
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low Positive	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Positive	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
Nature of impact:	The impact is created through the production and consumption multiplier effect. The production effect occurs when demand for goods requires operational inputs, stimulating business sales within the region. The consumption effect arises from increased	No-Go alternative will not realise the economic opportunities emanating from developing the site.

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
	household incomes of permanent employees at the project site, leading to higher household spending.	
Extent and duration of impact:	Local and Long-term	Not applicable
Consequence of impact or risk:	Increased economic activity leads permanent job creation and improved community services; however, reliance on local suppliers should be maintained to avoid potential economic downturns if external suppliers are favoured.	Not applicable
Probability of occurrence:	Highly probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Low	Not applicable
Indirect impacts:	Increased demand for local services and infrastructure improvements as a result of higher household incomes and business growth.	Not applicable
Cumulative impact prior to mitigation:	Medium-High (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium to High (positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Moderate	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE INCREASE IN PRODUCTION AND GROSS DOMESTIC PRODUCT**	
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • Encourage the use of local suppliers for operational inputs to maximize economic benefits for the community.	Not applicable
Residual impacts:	Sustained increase in local GDP and household incomes as a result of long-term operational activities	Not applicable
Cumulative impact post mitigation:	Medium to high (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium to high (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE IMPACT ON EMPLOYMENT DURING OPERATION**	
Nature of impact:	The proposed development will create direct employment opportunities through the operation and management of the mixed-use development.	No employment opportunities will be created.
Extent and duration of impact:	Local and Regional, Long term	Not applicable
Consequence of impact or risk:	Positive impact on local employment levels, enhancing economic stability and sustainability.	Opportunity cost of not contributing towards creation of sustainable employment
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE IMPACT ON EMPLOYMENT DURING OPERATION**	
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	Medium (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (Positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Moderate	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • Where feasible, effort must be made to employ locally to create maximum benefit for the communities.	Not applicable
Residual impacts:	Ongoing economic benefits from sustained employment and increased local spending.	Not applicable
Cumulative impact post mitigation:	High (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium-high (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE INCREASE IN HOUSEHOLD INCOME DURING OPERATION**	
Nature of impact:	The proposed development will create employment positions within the local region, which will generate personal income and be sustained for the entire project's lifespan.	No employment opportunities will be created.
Extent and duration of impact:	Regional and Long term	Not applicable
Consequence of impact or risk:	Employed individuals will increase the income of their respective households and thereby experience an improvement in their standard of living.	Not applicable
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Increased spending on local goods and services, which can enhance economic activity in related sectors.	Not applicable
Cumulative impact prior to mitigation:	High (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE INCREASE IN HOUSEHOLD INCOME DURING OPERATION**	
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • local small and medium enterprises should be approached as far as feasible to investigate the opportunities for supply inputs required for the maintenance and operation of the proposed development. • local labour supply should be considered for employment opportunities to increase the positive impact on the area's economy.	No mitigation is required.
Residual impacts:	Long-term increases in disposable income leading to improved living conditions and economic choices for households	Not applicable
Cumulative impact post mitigation:	High (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE IMPACT ON URBAN REGENERATION**	
Nature of impact:	The proposed development will significantly contribute to urban regeneration by revitalizing the Stikland Hospital precinct and surrounding areas. As the project progresses into its	None

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE IMPACT ON URBAN REGENERATION**	
	operational phase, it will create a vibrant mixed-use environment that promotes economic activity, enhances accessibility, and promote community engagement. The inclusion of affordable and social housing will address existing housing shortages, promoting inclusivity and diversity within the community. The integration of green spaces, such as urban parks and wetlands, will not only enhance the aesthetic appeal but also provide recreational opportunities for the community, fostering a sense of belonging and ownership among residents	
Extent and duration of impact:	Local and permanent	Not applicable
Consequence of impact or risk:	Increased economic activity, improved community cohesion	Not applicable
Probability of occurrence:	High	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	None	Not applicable
Cumulative impact prior to mitigation:	Positive economic and social changes in the community	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SUSTAINABLE IMPACT ON URBAN REGENERATION**	
Degree to which the impact can be managed:	Medium-high	Not applicable
Degree to which the impact can be mitigated:	Not applicable	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. Continued community engagement and monitoring of social and economic outcomes	Not applicable
Residual impacts:	Not applicable	Not applicable
Cumulative impact post mitigation:	High (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium-high (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**PROVISION OF AFFORDABLE AND SOCIAL HOUSING**	
Nature of impact:	Enablement of affordable housing on a strategic public land asset close to public transport and employment opportunities is anticipated to have various positive impacts, including improving living standards and economic opportunity for buyers /tenants; and maximising the use of publicly owned land in the public interest.	None
Extent and duration of impact:	Local and Permanent	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**PROVISION OF AFFORDABLE AND SOCIAL HOUSING**	
Consequence of impact or risk:	Reduced housing shortages in the area, improved living conditions, and potential positive social integration among diverse income groups.	Opportunity cost of not contributing to employment creation and provision of housing which is a basic need.
Probability of occurrence:	High	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Enhanced local economy through increased demand for goods and services, as new residents move into affordable housing.	Not applicable
Cumulative impact prior to mitigation:	Medium (positive)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium-high (positive)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	Positive impact does not require mitigation, the measures below may be taken to enhance the impact. • Design units that cater to diverse income groups and family sizes. • Implement inclusive design principles to foster community integration.	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**PROVISION OF AFFORDABLE AND SOCIAL HOUSING**	
	• Support initiatives for incremental growth through micro-developers. • Ensure ongoing collaboration with local authorities to align with housing strategies.	
Residual impacts:	Positive long-term impacts on housing availability, social diversity, and economic activity in the area.	Not applicable
Cumulative impact post mitigation:	Medium-High (positive)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (positive)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SENSE OF PLACE**	
Nature of impact:	The proposed development entails 4 storey buildings and is likely to negatively impact the sense of place within the predominantly single-storey residential suburbs surrounding the site. This change introduces a visual contrast and modifies the character of the area.	None
Extent and duration of impact:	Local and Permanent	Not applicable
Consequence of impact or risk:	Visual disruption and changed sense of place caused by the contrast between 4 storey buildings and surrounding single-storey homes	No applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	None	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SENSE OF PLACE**	
Degree to which the impact can be reversed:	Irreversible	Not applicable
Indirect impacts:	Not applicable	Not applicable
Cumulative impact prior to mitigation:	Medium (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Low	Not applicable
Proposed mitigation:	• Engage with the surrounding community to identify specific concerns and incorporate feedback into the design to promote a sense of ownership and minimize disruption to the area's existing character. • Parks/wetlands as green buffers and view corridors; reinforced tree lines; continuous street-tree planting. • Employ articulated façades, mid-tone colour palette, balconies, and screens to reduce visual bulk.	Not applicable
Residual impacts:	Permanent change remains but softened; acceptable within the urban context.	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**SENSE OF PLACE**	
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**TRAFFIC IMPACTS**	
Nature of impact:	The proposed development will impact on the surrounding road network. Additional traffic can be expected on the local road network due trips generated by the proposed new development.	Status quo will be maintained.
Extent and duration of impact:	Local and Long term	Not applicable
Consequence of impact or risk:	Increased travel time and commuter delays	Not applicable
Probability of occurrence:	Definite	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources	Not applicable
Degree to which the impact can be reversed:	Reversible	Not applicable
Indirect impacts:	None	Not applicable
Cumulative impact prior to mitigation:	Medium (negative)	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**TRAFFIC IMPACTS**	
Degree to which the impact can be avoided:	Unavoidable	Not applicable
Degree to which the impact can be managed:	Low	Not applicable
Degree to which the impact can be mitigated:	Moderate	Not applicable
Proposed mitigation:	• Upgrading of Old Paarl Rd/ De la Haye Av intersection as per the planned future scheme. Upgrade of its geometry to accommodate the increase in demand is recommended. • Introduce a fourth leg into the Stikland South site at Old Paarl Road/ St Harrod Drive intersection. • Adaptation of the upgrading scheme, to accommodate a fourth leg to the Old Paarl Road/ St Harrod Drive/ P1C Access intersection, exclusive right turn lanes, and change its control to traffic signals. • Addition of a fourth leg into the site and exclusive right turn lanes to both side roads should be introduced at Old Paarl Road/ Meerlust Street/P2 intersection • Extension of De la Haye Avenue to Bill Bezuidenhout Drive will facilitate easier access onto the external higher order road network • Function satisfactorily as a signalised intersection De la Haye Avenue/ Clinic/ P1A Access	No mitigation is required

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**TRAFFIC IMPACTS**	
	• Mini-circle replacing the existing priority control at De la Haye Avenue/ Frans Hals Street/ P5 Access • a mini-circle in place at De la Haye Avenue/ P4 Access	
Residual impacts:	None	Not applicable
Cumulative impact post mitigation:	Low (negative)	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**NEGATIVE IMPACTS UPON TREES TO BE RETAINED IN THE DEVELOPMENT**	
Nature of impact:	Negative	
Extent and duration of impact:	Local and potentially permanent	Not applicable
Consequence of impact or risk:	High, loss of trees	
Probability of occurrence:	Probable	Not applicable
Degree to which the impact may cause irreplaceable loss of resources:	Moderate irreplaceability of resource	Not applicable
Degree to which the impact can be reversed:	N/A	Not applicable
Indirect impacts:	Loss of sense of place	Not applicable
Cumulative impact prior to mitigation:	High	Not applicable
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium-high (negative)	Not applicable

Alternative:	Proposed development (Preferred alternative)	No-Go alternative
OPERATIONAL PHASE		
Potential impact and risk:	**NEGATIVE IMPACTS UPON TREES TO BE RETAINED IN THE DEVELOPMENT**	
Degree to which the impact can be avoided:	High	Not applicable
Degree to which the impact can be managed:	High	Not applicable
Degree to which the impact can be mitigated:	High	Not applicable
Proposed mitigation:	• A more detailed Tree Management Plan will be required as part of the planning approval process for implementation. • A qualified and experienced Arborist must be involved in the implementation /execution of the Tree Management Plan. • Landscape design guidelines and requirements per Landscape framework Plans and mitigations as per Forest Assessment	Not applicable
Residual impacts:	Permanent alteration of the visual landscape and character of the area	Not applicable
Cumulative impact post mitigation:	Low	Not applicable
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (negative)	Not applicable