

APPENDIX J - IMPACT TABLES

Geographical and Physical Impacts

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Construction activities can affect the underlying geological layers on site to some extent.
Nature of impact:	Disturbance to subsurface geological layers.
Extent and duration of impact:	Extent 1 (footprint) & Duration 2 (two to five years)
Consequence of impact or risk:	Construction and excavation activities can affect the underlying geological layers on site to some extent.
Magnitude:	2 (Minor)
Probability of occurrence:	2 (Improbable: some possibility, but low likelihood)
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Disturbance to surrounding subsurface geological layers.
Cumulative impact prior to mitigation:	It is not anticipated that the impact will be high as the affected substrata is deep and the integrity of the underlying ground structures will not be sacrificed.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	10 - Low
Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Demarcation and work within demarcated areas only.
Residual impacts:	It is not anticipated that the impact will be high as the affected substrata is deep and the integrity of the underlying ground structures will not be sacrificed.
Cumulative impact post mitigation:	It is not anticipated that the impact will be high as the affected substrata is deep and the integrity of the underlying ground structures will not be sacrificed.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Not applicable
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Soil erosion and dust
Nature of impact:	<p>Construction activities will cause a disturbance to the soil and the vegetation cover on the site. This disturbance, unless carefully managed, could spread as a result.</p> <p>Soil erosion can occur due to wind (wind erosion cause dust pollution); and due to overland storm water flow should rains fall during construction. Due to the sloping nature of the terrain, it is unlikely that a shallow perched water table will develop on site. Residual soils are also expected to have a very low permeability and due to low infiltration rates and the sloping terrain, water will tend to runoff from surface in a downslope direction.</p> <p>Soil erosion can occur due to wind (wind erosion causes dust pollution).</p>
Extent and duration of impact:	Extent 1 (footprint) & Duration 2 (2 – 5 years)
Consequence of impact or risk:	Construction and excavation activities can result in erosion and dust.
Magnitude:	2 (Minor)
Probability of occurrence:	2 (Improbable: some possibility, but low likelihood)
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Disturbance to surface area can result in erosion and dust generation.
Cumulative impact prior to mitigation:	Exposing soil may lead to erosion and dust generation if not mitigated.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	10 - Low

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Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	<p>Control access to roads and other areas to avoid disturbance of areas outside the development footprint.</p> <p>Undertake dust suppression as needed.</p> <p>Personnel should be restricted to the camp site and immediate construction areas only.</p> <p>Undertake storm water management measures as required, with special attention to storm water management that may be required upslope.</p> <p>Rehabilitate or stabilise eroded areas immediately to prevent increase in erosion.</p>
Residual impacts:	It is not anticipated that the impact will be high if the mitigation measures are adhered to.
Cumulative impact post mitigation:	It is not anticipated that the impact will be high if the mitigation measures are adhered to.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Not applicable
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Impact of construction activities on surface and underground water pollution.
Nature of impact:	Diesel and oil spills affecting ground and surface water.
Extent and duration of impact:	Extent 3 (Within a 20 km radius of the centre of the site) & Duration 2 (2 - 5 years)
Consequence of impact or risk:	Possible pollution of surface and ground water.
Magnitude:	4 - Low
Probability of occurrence:	4 - most likely
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Pollution of water resources.
Cumulative impact prior to mitigation:	Diesel and oil spills affecting ground and surface water quality.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	36 - Medium
Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Mitigation measures included in EMP, attached as Appendix H, shall be adhered to.
Residual impacts:	It is not anticipated that the impact will be high if the mitigation measures are adhered to.
Cumulative impact post mitigation:	Diesel and oil spills affecting ground and surface water quality.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Not applicable.
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Impact of noise on surrounding environment.
Nature of impact:	Environmental noise pollution. Nuisance impacts could relate to the increase noise and disturbance associated with the proposed development, e.g.

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	noise, traffic etc. Construction activities and construction personnel on the sites, and construction vehicles moving to and from the sites would cause an increase in noise in the area, which may impact negatively upon the adjoining landowners.
Extent and duration of impact:	3 Local & 1 Short term
Consequence of impact or risk:	Noise pollution
Magnitude:	3 – Probable
Probability of occurrence:	4
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	R
Indirect impacts:	Impacts on fauna and local residents
Cumulative impact prior to mitigation:	Low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	28 – Low
Degree to which the impact can be avoided:	Medium
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	Working hours will be restricted to normal working hours. All noise and sounds generated by plant or machinery must adhere to SABS 0103 specifications for the maximum permissible noise levels. All plant and machinery are to be fitted with adequate silencers. No sound amplification equipment such as sirens, loud hailers or hooters may be used on site, after normal working hours, except in emergencies. If work is to be undertaken outside of normal work hours, permission must be obtained from the Local Authority.
Residual impacts:	None
Cumulative impact post mitigation:	Noise of construction activities may affect surrounding environment.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Impact of noise on surrounding environment.
Nature of impact:	Environmental noise pollution. Nuisance impacts could relate to the increase noise and disturbance associated with the proposed development, e.g. noise, traffic etc.
Extent and duration of impact:	3 Local & 5 Permanent
Consequence of impact or risk:	Noise pollution
Magnitude:	6
Probability of occurrence:	5 - Definite
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	R
Indirect impacts:	Impacts on local residents and current ambience of the adjacent community.
Cumulative impact prior to mitigation:	The current ambience of the local community will be altered as a result of the additional residence to the suburb of Louville.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	70- High
Degree to which the impact can be avoided:	Medium
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	It is not envisioned that the impact n noise will result in a dramatic change in the environmental noise and nuisance as currently experienced in surrounding residential areas. Although there may be a marked increase in general noise it is not likely that it will impact severely on adjacent residents.
Residual impacts:	None
Cumulative impact post mitigation:	Impacts on local residents and current ambience of the adjacent community.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

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BIOLOGICAL IMPACTS:

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Impact on the indigenous terrestrial flora and habitat present in the area. Impact on the naturally occurring fauna present in the area.
Nature of impact:	The proposed development will result in the loss of indigenous vegetation.
Extent and duration of impact:	Extent 1 & Duration 5
Consequence of impact or risk:	<p>The study area is classified as Saldanha Granite Strandveld vegetation. The vegetation is classified as Endangered by Mucina and Rutherford.</p> <p>The eastern portion (most of erf 1003 which forms part of the development site) is indigenous vegetation consisting predominantly of <i>Oncosiphon suffruticosum</i> – commonly known as Stinkkruid as well as scattered aliens throughout the site. A concrete stormwater channel runs along the southern boundary of the development site.</p> <p>Erf 7752 is the more disturbed portion of the development site. There is a church and creche located on the property which borders Malcon Street. The property has numerous established paths through the property which serves as thoroughfare for the residents adjacent to the property. A large portion of erf 7753 is used for recreational sports activities.</p> <p><i>Note that the stormwater channel and areas around the channel is to be excluded from the developable area and is to be zoned as public open space. Please refer to SDP in Appendix B.</i></p>
Magnitude:	10
Probability of occurrence:	5
Degree to which the impact may cause irreplaceable loss of resources:	IR
Degree to which the impact can be reversed:	IR
Indirect impacts:	Loss of indigenous vegetation and habitat.
Cumulative impact prior to mitigation:	Loss of indigenous vegetation and habitat.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	80 - High
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	The loss of vegetation should be mitigated through the protection of the stormwater channel and areas around the channel is to be excluded from the developable area and is to be zoned as public open space. Please refer to SDP in Appendix B.
Residual impacts:	None.
Cumulative impact post mitigation:	The loss of vegetation should be mitigated through the protection of the stormwater channel and areas around the channel is to be excluded from the developable area and is to be zoned as public open space.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High
OPERATIONAL PHASE	
Potential impact and risk:	Impact on the indigenous terrestrial flora and habitat present in the area. Impact on the naturally occurring fauna present in the area.
Nature of impact:	Vegetation occurring in the public open space areas and the concrete stormwater channel must be protected during the operation phase of the development.
Extent and duration of impact:	Extent 1 & Duration 5
Consequence of impact or risk:	The stormwater channel and areas around the channel is to be excluded from the developable area and is to be zoned as public open space. These areas must be maintained to ensure that it is not degraded by the adjacent residents and overrun by alien vegetation.
Magnitude:	4
Probability of occurrence:	2
idents	IR

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Degree to which the impact can be reversed:	IR
Indirect impacts:	Loss of indigenous vegetation and habitat.
Cumulative impact prior to mitigation:	Loss of indigenous vegetation and habitat.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	20 – Low
Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	The loss of vegetation should be mitigated through the protection of the stormwater channel and areas around the channel zoned as public open space. This can be done through the regular maintenance of this area and the education of residents in the protection and care of the environment.
Residual impacts:	None.
Cumulative impact post mitigation:	None.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with operational phase.

SOCIO-ECONOMIC IMPACTS

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Jobs
Nature of impact:	Increased jobs for the local community.
Extent and duration of impact:	Extent 3 & Duration 1
Consequence of impact or risk:	Increase in household income
Magnitude:	8 (POSITIVE)
Probability of occurrence:	4
Degree to which the impact may cause irreplaceable loss of resources:	R
Degree to which the impact can be reversed:	Positive
Indirect impacts:	Improves economy
Cumulative impact prior to mitigation:	Positive
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	48 - Medium (POSITIVE)
Degree to which the impact can be avoided:	Positive
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Positive
Proposed mitigation:	Contractor should employ disadvantaged persons from the community as far as reasonability practicable.
Residual impacts:	None
Cumulative impact post mitigation:	Positive
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (Positive)
OPERATIONAL PHASE	
Potential impact and risk:	Not applicable
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Traffic
Nature of impact:	Increased traffic along Kootjieskloof street as a result of construction vehicles.
Extent and duration of impact:	Extent 3 & Duration 2
Consequence of impact or risk:	Congestion and noise for surrounding landowners / residents and other road users. Impact on the natural environment.
Magnitude:	6

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Probability of occurrence:	4
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Impacts on the environment, surrounding land uses, landowners, and personnel working on site.
Cumulative impact prior to mitigation:	Congestion and noise.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	44 - Medium
Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	<p>Contractors will at all times be responsible for compliance by their delivery service providers as engaged. Delivery times will be limited to working times as defined in this document.</p> <p>Contractors have the responsibility of advising the property security staff of deliveries expected and to be executed. Contractors must further ensure that drivers of service providers are informed of all procedures and restrictions e.g. which access road to use, speed limits, no-go areas, demarcated construction areas, and maximum allowed vehicle mass etc., as applicable before their first visit to site. Washing of service provider delivery vehicles and equipment will not be allowed on the property and must be carried out elsewhere.</p>
Residual impacts:	Congestion and noise.
Cumulative impact post mitigation:	Site is secure and there is no unauthorised entry. No members of the public/ landowners injured.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Traffic (vehicular and pedestrian)
Nature of impact:	Increased traffic along Kootjieskloof street, and within Louwville as a result of the additional residents.
Extent and duration of impact:	Extent 3 & Duration 5
Consequence of impact or risk:	Congestion, vehicular noise, and pedestrian safety.
Magnitude:	6
Probability of occurrence:	3
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Accidents and injuries to pedestrians.
Cumulative impact prior to mitigation:	<p>Increased congestion of Kootjieskloof Road as a result of the access road proposed on Kootjieskloof Road.</p> <p>Vehicular noise as a result of the additional cars / public transport needed for the proposed development.</p> <p>Increased pedestrian traffic.</p>
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	42 - Medium
Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	<p>Traffic control to be implemented such as speed restrictions / speed humps. The implementation of stop streets and traffic control to regulate traffic and maintain flow in Kootjieskloof Road.</p> <p>Vehicular noise would be similar to that currently experienced within the existing suburb of Louwville.</p> <p>Pedestrian safety can be increased by placing lights along footpaths. Safety awareness should be increased within the community and with the</p>

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	community policing forums to the extent that they exist.
Residual impacts:	None.
Cumulative impact post mitigation:	Decrease in potential congestion due to traffic control implementation. Pedestrian safety awareness within the Louwville community.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Property value and unforeseen opportunity costs
Nature of impact:	Construction activities associated with the proposed development may impact on property values of the adjacent land owners.
Extent and duration of impact:	Extent 3 & Duration 2
Consequence of impact or risk:	Loss of potential income as a result of the construction activities affecting adjacent residential erven and property sales adjacent to the proposed development.
Magnitude:	2
Probability of occurrence:	2
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Nuisance and loss of sense of place.
Cumulative impact prior to mitigation:	Potential decrease in property value due to the loss of sense of place.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	14 - Low
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Effective communication with affected and surrounding landowners; Addressing of any issues and concerns raised as far as possible in as short a timeframe as possible. Construction activities to be strictly within working hours as per the EMPr.
Residual impacts:	None.
Cumulative impact post mitigation:	Nuisance and loss of sense of place. It must be noted that this will only be during construction activities which is not a long term activity.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Property value and unforeseen opportunity costs
Nature of impact:	Increased medium density housing adjacent to existing medium density housing may impact on property values of the adjacent land owners.
Extent and duration of impact:	Extent 3 & Duration 2
Consequence of impact or risk:	Increased medium density housing adjacent to existing medium density housing may impact on property values of the adjacent land owners.
Magnitude:	2
Probability of occurrence:	2
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Residents may move out of the area as a result of the proposed development. Loss of sense of place.
Cumulative impact prior to mitigation:	Increased medium density housing adjacent to existing medium density housing may impact on property values of the adjacent land owners.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	14 - Low
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Low

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Proposed mitigation:	It is not foreseen that the value of property will be affected as the proposal will result in the increase of medium density housing adjacent to existing medium density housing.
Residual impacts:	None.
Cumulative impact post mitigation:	None.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Crime and security
Nature of impact:	Increased crime as a result of the influx of temporary workers within the Louville community.
Extent and duration of impact:	Extent 3 & Duration 2
Consequence of impact or risk:	Security risk for adjacent land owners and land users.
Magnitude:	6
Probability of occurrence:	3
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Nuisance, disturbance of the peace, fear within the community.
Cumulative impact prior to mitigation:	Increased risk of crime and a sense of insecurity for adjacent land owners / land users.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	33 - Medium
Degree to which the impact can be avoided:	Medium
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	The risk can be mitigated through community awareness and by having a community policing forum / neighbourhood watch to assist with policing within the community.
Residual impacts:	None.
Cumulative impact post mitigation:	A more informed public with additional visible policing strategies in place.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Crime and security
Nature of impact:	Increased crime as a result of the influx of residents within the Louville community.
Extent and duration of impact:	Extent 3 & Duration 5
Consequence of impact or risk:	Security risk for adjacent land owners and land users.
Magnitude:	6
Probability of occurrence:	3
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	Nuisance, disturbance of the peace, fear within the community.
Cumulative impact prior to mitigation:	Increased risk of crime and a sense of insecurity for adjacent land owners / land users.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	42 - Medium
Degree to which the impact can be avoided:	Medium
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	The risk can be mitigated through community awareness and by having a community policing forum / neighbourhood watch to assist with policing within the community.

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Residual impacts:	None.
Cumulative impact post mitigation:	A more informed public with additional visible policing strategies in place.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Similar to impacts associated with construction phase.

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Not applicable
OPERATIONAL PHASE	
Potential impact and risk:	Increased demand on services
Nature of impact:	Services would be required to service approximately 154 residential erven within Louwville.
Extent and duration of impact:	Extent 3 & Duration 5
Consequence of impact or risk:	Increased demand on the Municipal supply and resources.
Magnitude:	4
Probability of occurrence:	4
Degree to which the impact may cause irreplaceable loss of resources:	PR
Degree to which the impact can be reversed:	PR
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Increased demand on the Municipal supply and resources.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	48 - Medium
Degree to which the impact can be avoided:	Medium
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	There is sufficient capacity within the Municipality in order to service the demand expected by the proposed development. Please refer to the GLS report for mitigation measures required in order to ensure that there is sufficient capacity within the municipality to meet the additional demand.
Residual impacts:	None.
Cumulative impact post mitigation:	There is sufficient capacity within the Municipality in order to service the demand expected by the proposed development.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Not applicable.

CULTURAL HISTORICAL IMPACTS

Preferred Alternative	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Heritage management
Nature of impact:	Disturbance or destruction of heritage finds and sites on the property.
Extent and duration of impact:	Extent 3 & Duration 1
Consequence of impact or risk:	Disturbance of identified graves and human remains.
Magnitude:	2
Probability of occurrence:	3
Degree to which the impact may cause irreplaceable loss of resources:	IR
Degree to which the impact can be reversed:	IR
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Disturbance of identified graves and human remains.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	18 - Low

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Degree to which the impact can be avoided:	High
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	<p>Should any heritage or fossil remains be exposed during any excavation or related activities, these must immediately be reported to the provincial heritage resource authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 (Act No.25 of 1999) via the ECO.</p> <p>Heritage remains uncovered or disturbed during earthworks must not be disturbed until inspection and verified by the professional.</p>
Residual impacts:	None.
Cumulative impact post mitigation:	Potential disturbance of graves and human remains.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
OPERATIONAL PHASE	
Potential impact and risk:	Not applicable.
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	Not applicable.