

ANNEXURE J: IMPACT AND RISK ASSESSMENT FOR EACH ALTERNATIVE

Environmental impact assessment matrix

Project: The Decommissioning of an Aquaculture Facility and Redevelopment of a Portion of Farm 1259, Malmesbury RD at Paternoster **Authority ref.:** 16/3/3/1/F4/15/3018/26

EAP: Dupré Lombaard
EAP registration: 2019/304

Date: 15 July 2026

Probability	None	Unlikely	Low	Medium	High	Unknown
	0	1	2	3	4	5
Extent	Footprint	Site	Local	Regional	National	Unknown
	0	1	2	3	4	5
Consequences	None	Minor	Low	Medium	High	Very high
	0	1	2	3	4	5
Duration	None	Immediate	Short term	Medium term	Long term	Permanent
	0	1	2	3	4	5

Significance rating		SR=(E+C+D)xP
Low (L)	< 12	
Medium (M)	13-27	
High (H)	28-48	
Very high (VH)	49 <	

Environmental impact assessment matrix		Decommissioning (Preferred) Option																			
Project:		The Decommissioning of an Aquaculture Facility and Redevelopment of a Portion of Farm 1259, Malmesbury RD at Paternoster						Authority ref.:		16/3/3/1/F4/15/3018/26											
EAP:		Dupré Lombaard						Date:		15 July 2026											
EAP registration:		2019/304																			
Potential impact:		Construction Phase		Environmental significance:				Pre mitigation		Mitigation / Comment	Environmental significance:						Post mitigation				
Environmental issue	Activity and significance threshold	Extent	Duration	Consequences	Probability	Total	Significance Rating	Extent	Duration		Consequences	Probability	Total	Significance Rating							
Impact / Criteria	Description																				
1.1.1 Nuisance impacts	Dust and noise during construction.	1	1	1	2	6	L			1	1	1	1	3	L						
· Nature of impact	Demolition of the existing tanks and structures and trenching for sewer and water pipes would cause noise and dust.								Ensure construction activities occur during normal working hours and in low wind conditions to prevent dust distribution.												
· Extent	Limited to site area in view of distance to neighbours and ambient sound levels.	1	1	1	2	6	L		Best practice EMPr provisions will limit any potential negative effect.	1	1	1	1	3	L						
· Duration	Short term effects during construction only.	1	1	1	2	6	L		Best practice EMPr provisions will limit any potential negative effect.	1	1	1	1	3	L						
· Consequence	The construction effects should be minor as the majority of the work is inside existing buildings and services servitudes.	1	1	1	2	6	L		Best practice EMPr provisions will limit any potential negative effect.	1	1	1	1	3	L						
· Probability	It is unlikely that the surrounding environment will suffer negative effects of the nuisance caused by construction.	1	1	1	2	6	L		Best practice EMPr provisions will limit any potential negative effect.	1	1	1	1	3	L						
· Reversibility	The effects are quickly reversible.																				
· Irreplaceable loss of resources	None.																				
· Avoidance	Effects can be mitigated through implementation of an EMPr.																				
· Management	EMPr to address potential effects.																				
· Mitigation	Limit construction times and movement of vehicles on sand and gravel tracks / roads.								Noise and dust are unavoidable during construction and contractors should be cautious to adhere to best practice to minimise disturbances and nuisance.												
· Significance rating	L																				
1.1.2 Health impacts	Removal of asbestos roofs and sheeting.	3	3	5	4	44	H		No asbestos material may be removed from the site unless with full prior authorisation by the Department of Employment and Labour (DEL) under the Occupational Health and Safety Act, 1993, Act 85 of 1993, and the Asbestos Abatement Regulations, 2020	3	3	3	3	27	M						
· Nature of impact	Asbestos fibres potentially cause serious negative health effects in humans.																				
· Extent	The sheets need to be removed from site to a hazardous material landfill, currently Vissershok or Moss gas.	3	3	5	4	44	H		Adhere to the Asbestos Abatement Regulations - proper encapsulation.	3	3	3	3	27	M						
· Duration	The potential negative effects endure until the waste is disposed of to landfill.	3	3	5	4	44	H		Adhere to the Asbestos Abatement Regulations - immediate removal.	3	3	3	3	27	M						
· Consequence	Asbestos fibre effects are significant and working with the material requires specialist intervention.	3	3	5	4	44	H		Adhere to the Asbestos Abatement Regulations - appoint specialists.	3	3	3	3	27	M						
· Probability	Fibres are released into the environment as a result of any disturbance.	3	3	5	4	44	H		Adhere to the Asbestos Abatement Regulations - no alterations.	3	3	3	3	27	M						
· Reversibility	The effects of asbestos fibres released into the environment are not easily reversed and depending on the volume released, could endure for long periods.																				
· Irreplaceable loss of resources	None.																				
· Avoidance	Effects can be mitigated through implementation of an EMPr.																				
· Management	EMPr to address potential effects.																				
· Mitigation	Asbestos roofs and construction elements are to be retained untouched, or, if essential to be removed or altered, then by specialists in compliance with the OHS Asbestos Abatement Regulations, 2020 and only after authorisation by the DEL.								Do not undertake any work on asbestos materials until the entire building is to be demolished and reconstructed or for emergency repairs when essential.												
· Significance rating	H																				

1.1.3 Soil and water resource	Contamination and pollution of resources.	1	1	1	2	6	L		1	1	1	2	6	L
· Nature of impact	Building rubble and construction material could cause negative effects in the biophysical environment. Hydrocarbons from construction vehicles could cause contamination of the soil and the sea.							Limit all construction activities to inside of the transformed area and non-natural surfaces, e.g., roads.						
· Extent	Rubble and material could build up on site while construction lasts and spills occur where vehicles move.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Duration	Short term effects during construction only.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Consequence	The potential negative effects should be minor as the majority of the work occurs in existing transformed areas and does not require large machinery or volumes of material.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by build-up of rubble and materials and spillages should be minor.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Reversibility	The effects are quickly reversible.							Create no-go areas and ensure vehicles are in good working condition.						
· Irreplaceable loss of resources	None.													
· Avoidance	Effects can be mitigated through implementation of an EMPPr.													
· Management	EMPPr to address potential effects.													
· Mitigation	Predetermine construction yard on existing surfaced area where spillages can be contained and effects minimised.													
· Significance rating	L													
1.1.4 Traffic impacts	Movement of construction vehicles.	1	1	1	2	6	L		1	1	1	2	6	L
· Nature of impact	Construction vehicles using roads could disrupt traffic and pedestrian movement in surrounding area and streets.							Provide environmental awareness education to all operators / drivers.						
· Extent	Predicted low volumes required for the project might affect the Kreeftegang entrance, but should not affect St Augustine or wider.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Duration	Short term effects during construction only.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Consequence	The potential negative effects should be minor as the majority of the work does not require large machinery or traffic volumes.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by additional traffic.	1	1	1	2	6	L	Best practice EMPPr provisions will limit any potential negative effect.	1	1	1	2	6	L
· Reversibility	The effects are immediately reversible.							Vehicles to abide by traffic rules and be cautious of peak periods when congestion occurs.						
· Irreplaceable loss of resources	None.													
· Avoidance	Effects can be mitigated through implementation of an EMPPr.													
· Management	EMPPr to address potential effects.													
· Mitigation	Set times for movement of vehicles.													
· Significance rating	L													
1.1.5 Socio-economic impacts	Effects on health and well-being of citizens.	1	1	1	1	3	L		1	1	1	1	3	L
· Nature of impact	The change in use of the buildings could create new opportunities. Alteration of the buildings will not cause any change in the landscape.													
· Extent	The effects of the change in use should have a minor positive effect. Alterations will not be visible.	1	1	1	1	3	L	None required	1	1	1	1	3	L
· Duration	Medium term positive effects are likely.	1	1	1	1	3	L	None required	1	1	1	1	3	L
· Consequence	The potential positive socio-economic effects albeit minor will improve the livelihoods of some residents.	1	1	1	1	3	L	None required	1	1	1	1	3	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by the changes.	1	1	1	1	3	L	None required	1	1	1	1	3	L
· Reversibility	The effects are not easily reversible and will require a process.													
· Irreplaceable loss of resources	None.													
· Avoidance	Effects need not be mitigated.													
· Management	No measures required in EMPPr.													
· Mitigation	None required.													
· Significance rating	L													

1.1.6 Bio-physical environmental impacts	Prevent the direct and indirect loss and disturbance of flora and fauna species and communities	1	4	2	2	14	M	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Introduction of alien and invasive species, especially plants and human disturbance of existing intact terrestrial habitat.							Do not allow landscaping with non-endemic species and minimise landscaping. Translocation of naturally occurring vegetation not permitted.						
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	1	4	2	2	14	M	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	2	14	M	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if human activities are limited to the existing disturbed area only.	1	4	2	2	14	M	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings but landscaping might have negative effects.	1	4	2	2	14	M	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are avoidable and reversible.													
· Irreplaceable loss of resources	None with appropriate mitigation.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Do not allow landscaping with non-endemic or translocated vegetation or the introduction of alien animal species and prevent human movement outside of site area.							EMPr to contain appropriate management rules to limit species introduction to the project site area.						
· Significance rating	M													
1.1.7 Bio-physical environmental impacts	Prevent the further loss and fragmentation of indigenous vegetation communities within the ecosystem in and around the site.	1	4	2	1	7	L	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Negative effects caused by construction and operational activity.													
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are avoidable and reversible.													
· Irreplaceable loss of resources	None with appropriate mitigation.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Create no-go area on private land around the project site and introduce landscaping and animal management rules.							EMPr to contain appropriate management rules to limit species introduction and movement outside of the disturbed project site area.						
· Significance rating	L													

1.1.8 Bio-physical environmental impacts	Reduce the negative fragmentation effects of the development and facilitate the safe movement of fauna species	1	4	2	1	7	L	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Introduction of alien and invasive species, especially plants.													
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are avoidable and reversible.													
· Irreplaceable loss of resources	None with appropriate mitigation.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Introduce landscaping and animal management rules in the EMPr.							EMPr to contain appropriate management rules to prevent introduction of alien species.						
· Significance rating	L													
1.1.9 Bio-physical environmental impacts	Adequately follow the guidelines for interpreting the SEI ratings assigned to the site.	1	4	2	1	7	L	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Land clearing, Fire and human presence as well as roads.													
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are avoidable and reversible.													
· Irreplaceable loss of resources	None with appropriate mitigation.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Create no-go area on private land around the project site and introduce landscaping and animal management rules.							Create no-go area around the disturbed project site.						
· Significance rating	L													
1.1.10 Visual impacts	Change in character of the built environment.	1	1	1	1	3	L	None required	1	1	1	1	3	L
· Nature of impact	The construction activities could cause loss of views and change visual character of the site.													
· Extent	Changes will only occur at the affected buildings and only if they are significantly changed. Internal changes will have no effect.	1	1	1	1	3	L		1	1	1	1	3	L
· Duration	Short term effects during construction only.	1	1	1	1	3	L		1	1	1	1	3	L
· Consequence	The potential negative effects are minor as the buildings and structures will be retained during construction.	1	1	1	1	3	L		1	1	1	1	3	L
· Probability	It is unlikely that the visible character of the site will suffer negative effects caused by internal renovation of the buildings.	1	1	1	1	3	L		1	1	1	1	3	L
· Reversibility	The effects are quickly reversible.													
· Irreplaceable loss of resources	None.													
· Avoidance	Effects need not be mitigated.													
· Management	No measures required in EMPr.													
· Mitigation	None required.													
· Significance rating	L													

1.1.11 Water pipeline installation	Disruption of services to citizens.	1	1	1	1	3	L	Implement traffic management plans for construction in road reserves, provide advance community notices. Duplicate lines before disconnection where possible.	1	1	1	1	3	L
· Nature of impact	The construction activities will cause water supply disruptions and limit use of the roads where construction occurs.													
· Extent	Pipeline laid along existing roads over 800m distance.	1	1	1	1	3	L		1	1	1	1	3	L
· Duration	Short term effects during construction only.	1	1	1	1	3	L		1	1	1	1	3	L
· Consequence	The potential negative effects should be minor as the water supply has redundancy and supply is maintained in network.	1	1	1	1	3	L		1	1	1	1	3	L
· Probability	It is unlikely that the water supply will suffer negative effects caused by replacement of the existing pipe.	1	1	1	1	3	L		1	1	1	1	3	L
· Reversibility	The effects are immediately reversible.													
· Irreplaceable loss of resources	None.													
· Avoidance	Effects need not be mitigated.													
· Management	No measures required in EMPr.													
· Mitigation	None required.													
· Significance rating	L													
1.1.12 Sewer pipeline installation	Disruption of services to citizens.	1	1	1	1	3	L	Implement traffic management plans for construction in road reserves, provide advance community notices. Duplicate lines before disconnection where possible.	1	1	1	1	3	L
· Nature of impact	The construction activities will cause disruptions and limit use of the roads where construction occurs.													
· Extent	Pipeline laid along existing roads over 500m distance.	1	1	1	1	3	L		1	1	1	1	3	L
· Duration	Short term effects during construction only.	1	1	1	1	3	L		1	1	1	1	3	L
· Consequence	The negative effects are minor as the service is maintained.	1	1	1	1	3	L		1	1	1	1	3	L
· Probability	It is unlikely that the sewerage will suffer negative effects caused by replacement of the existing pipe.	1	1	1	1	3	L		1	1	1	1	3	L
· Reversibility	The effects are immediately reversible.													
· Irreplaceable loss of resources	None.													
· Avoidance	Effects need not be mitigated.													
· Management	No measures required in EMPr.													
· Mitigation	None required.													
· Significance rating	L													
1.1.13 Kreeftegang road upgrading	Disruption of services to citizens.	1	1	1	1	3	L	Implement traffic management plans for construction in road reserves, provide advance community notices.	1	1	1	1	3	L
· Nature of impact	The construction activities will cause disruptions and limit use of the road during construction.													
· Extent	Road upgrading occurs over 50m distance.	1	1	1	1	3	L		1	1	1	1	3	L
· Duration	Short term effects during construction only.	1	1	1	1	3	L		1	1	1	1	3	L
· Consequence	The negative effects are minor as the road is maintained.	1	1	1	1	3	L		1	1	1	1	3	L
· Probability	It is unlikely that the traffic will suffer negative effects.	1	1	1	1	3	L		1	1	1	1	3	L
· Reversibility	The effects are immediately reversible.													
· Irreplaceable loss of resources	None.													
· Avoidance	Effects need not be mitigated.													
· Management	No measures required in EMPr.													
· Mitigation	None required.													
· Significance rating	L													

Potential impact:	Operational Phase	Environmental significance:						Pre mitigation	Mitigation / Comment	Environmental significance:						Post mitigation
Environmental issue	Activity and significance threshold	Extent	Duration	Consequences	Probability	Total	Significance Rating			Extent	Duration	Consequences	Probability	Total	Significance Rating	
Impact / Criteria	Description															
1.2.1 Traffic impacts	Resident traffic.	1	1	1	1	3	L	Upgrading of Kreeftegang to manage existing background traffic provides sufficient mitigation.		1	1	1	1	3	L	
· Nature of impact	Residents and visitors using roads.								Applicant has agreed to widening for the benefit of the waterfront attraction.							
· Extent	Low traffic volumes (0,65 trips / household / peak hour (TMH17 SA Trip Data Manual)) do not add to background cause of congestion.	1	1	1	1	3	L	1		1	1	1	3	L		
· Duration	Long term effects.	1	1	1	1	3	L	1		1	1	1	3	L		
· Consequence	Potential effects do not warrant road upgrading. Existing congestion requires mitigation as per municipal requirement.	1	1	1	1	3	L	1		1	1	1	3	L		
· Probability	Unlikely that development traffic will cause negative effects.	1	1	1	1	3	L	1		1	1	1	3	L		
· Reversibility	The effects are reversible with Kreeftegang upgrading.															
· Irreplaceable loss of resources	None.															
· Avoidance	Potential effects mitigated through road upgrading during construction.															
· Management	Potential cumulative effects managed through SBM roads master planning.															
· Mitigation	Widening of Kreeftegang with background traffic growth.															
· Significance rating	L															
1.2.2 Visual impacts	Change in character of the built environment.	1	1	1	1	3	L		1	1	1	1	3	L		
· Nature of impact	The visual character of the site could change if buildings are redeveloped (but no such external alterations are proposed).								Applicant has agreed to widening for the benefit of the waterfront attraction.							
· Extent	Changes will only occur at the affected buildings and only if they are significantly changed. Internal changes will have no effect.	1	1	1	1	3	L	1		1	1	1	3	L		
· Duration	Long term effects.	1	1	1	1	3	L	1		1	1	1	3	L		
· Consequence	The potential negative effects are minor as the buildings and structures will be retained as is.	1	1	1	1	3	L	1		1	1	1	3	L		
· Probability	It is unlikely that the visible character of the site will suffer negative effects caused by internal renovation of the buildings.	1	1	1	1	3	L	1		1	1	1	3	L		
· Reversibility	Negative effects are not readily reversible.															
· Irreplaceable loss of resources	None.															
· Avoidance	Industrial buildings are being converted internally to residential with likely positive effects.															
· Management	No measures required in EMPr.															
· Mitigation	None required.															
· Significance rating	L															

1.2.3 Biophysical impacts	Prevent the further loss and fragmentation of indigenous vegetation communities within the ecosystem in and around the site.	1	4	2	1	7	L	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Negative effects caused by human activity.							Limit all human activity other than essential maintenance and site management outside of project site area.						
· Extent	Losses will only occur if there is activity outside of the disturbed site. Internal building changes and limited landscaping will probably have no significant effect.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if human activities are limited to the project site area.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects with appropriate management and mitigation.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are reversible.													
· Irreplaceable loss of resources	None with appropriate management measures in place.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Limit off-site activities to management and maintenance only.							Create no-go area outside of the project site area and management rules to avoid introduction of alien species.						
· Significance rating	L													
1.2.4 Bio-physical impacts	Reduce the negative fragmentation effects of the development and facilitate the safe movement of fauna species	1	4	2	1	7	L	Avoidance / minimisation of the disturbance and degradation of vegetation and ecosystems	1	4	1	1	6	L
· Nature of impact	Introduction of alien and invasive species, especially plants.													
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Duration	Long term effects.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Consequence	The potential negative effects will be minor if human activities are managed.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects with appropriate management and mitigation.	1	4	2	1	7	L	Follow mitigation recommendations of terrestrial biodiversity theme compliance statement	1	4	1	1	6	L
· Reversibility	The effects are reversible.													
· Irreplaceable loss of resources	None with appropriate management measures in place.													
· Avoidance	Potential effects need to be mitigated.													
· Management	Mitigation measures required in EMPr.													
· Mitigation	Management rules must limit the introduction of alien species.							EMPr to introduce management rules to prevent any alien specie introduction.						
· Significance rating	L													

Environmental impact assessment matrix

No-Go Option

Project:	The Decommissioning of an Aquaculture Facility and Redevelopment of a Portion of Farm 1259, Malmesbury RD at Paternoster	Authority ref.:	16/3/3/1/F4/15/3018/26												
EAP:	Dupré Lombaard	Date:	15 July 2026												
EAP registration:	2019/304														
Potential impact:	Maintenance operational activities	Environmental significance: Pre mitigation						Mitigation / Comment	Environmental significance: Post mitigation						
Environmental issue	Activity and significance threshold	Extent	Duration	Consequences	Probability	Total	Significance Rating		Extent	Duration	Consequences	Probability	Total	Significance Rating	
Impact / Criteria	Description								None required. Existing situation remains with no change.						
1.1.1 Nuisance impacts	Dust, fumes, and noise during maintenance.	1	1	1	2	6	L	None required. Existing situation remains with no change.	1	1	1	2	6	L	
· Nature of impact	Maintenance of structures could cause nuisance.														
· Extent	Limited to site area in view of distance to neighbours and ambient sound levels.	1	1	1	2	6	L		1	1	1	2	6	L	
· Duration	Short term effects during maintenance.	1	1	1	2	6	L		1	1	1	2	6	L	
· Consequence	The effects should be minor as maintenance would be periodic.	1	1	1	2	6	L		1	1	1	2	6	L	
· Probability	It is unlikely that the surrounding environment will suffer negative effects of the nuisance.	1	1	1	2	6	L		1	1	1	2	6	L	
· Reversibility	The effects are quickly reversible.														
· Irreplaceable loss of resources	None.														
· Avoidance	Effects cannot be avoided as they are essential to maintain assets.														
· Management	Normal OHS measures in terms of relevant legislation.														
· Mitigation	None.														
· Significance rating	L														
1.1.2 Socio-economic impacts	Effects on health and well-being of citizens.	2	4	4	4	40	H	None required. Existing situation remains with no change.	2	4	4	4	40	H	
· Nature of impact	The lack of use of the buildings would have negative financial / economic effects.														
· Extent	Under-utilisation of the assets will effect the local community.	2	4	4	4	40	H		2	4	4	4	40	H	
· Duration	Long term negative effects are likely.	2	4	4	4	40	H		2	4	4	4	40	H	
· Consequence	The livelihoods of some residents will be negatively affected.	2	4	4	4	40	H		2	4	4	4	40	H	
· Probability	The surrounding environment will suffer negative effects.	2	4	4	4	40	H		2	4	4	4	40	H	
· Reversibility	Effects are not easily reversible and will require significant effort.														
· Irreplaceable loss of resources	None.														
· Avoidance	Effects can only be mitigated by permitting alternative use of the assets.														
· Management	None possible.														
· Mitigation	None required.														
· Significance rating	H														
1.1.3 Bio-physical environmental impacts	Loss of habitat for fauna adapted to the built environment.	1	4	1	1	6	L	None required. Existing situation remains with no change.	1	1	1	1	3	L	
· Nature of impact	The urban habitat to which birds, rodents and reptiles have adapted remains.														
· Extent	It will probably have no significant effect.	1	4	1	1	6	L		1	1	1	1	3	L	
· Duration	Long-term effects.	1	4	1	1	6	L		1	1	1	1	3	L	
· Consequence	The potential negative effects should be minor as the buildings and structures will remain.	1	4	1	1	6	L		1	1	1	1	3	L	
· Probability	It is unlikely that the bio-physical environment will suffer negative effects as the buildings remain as is.	1	4	1	1	6	L		1	1	1	1	3	L	
· Reversibility	The effects are not quickly reversible.														
· Irreplaceable loss of resources	None.														
· Avoidance	Effects need not be mitigated.														
· Management	No change.														
· Mitigation	None required.														
· Significance rating	L														
1.1.4 Traffic impacts	Existing traffic situation remains (peak period congestion at Kreeftegang entrance).	1	4	1	2	12	L	None required. Existing situation remains with no change.	1	4	1	2	12	L	
· Nature of impact	Existing quota holders using roads.														
· Extent	Very low volumes and seasonal.	1	4	1	2	12	L		1	4	1	2	12	L	
· Duration	Long term effects.	1	4	1	2	12	L		1	4	1	2	12	L	
· Consequence	Potential effects insignificant.	1	4	1	2	12	L		1	4	1	2	12	L	
· Probability	Facility related traffic will not cause negative effects.	1	4	1	2	12	L		1	4	1	2	12	L	
· Reversibility	The effects are not reversible unless alternative use is permitted.														
· Irreplaceable loss of resources	None.														
· Avoidance	None.														
· Management	None.														
· Mitigation	None.														
· Significance rating	L														
1.1.5 Visual impacts	No change in character of the built environment.	1	4	1	2	12	L	None required. Existing situation remains with no change.	1	4	1	2	12	L	
· Nature of impact	The visual character of the site remains.														
· Extent	No change.	1	4	1	2	12	L		1	4	1	2	12	L	
· Duration	Long term effects.	1	4	1	2	12	L		1	4	1	2	12	L	
· Consequence	None.	1	4	1	2	12	L		1	4	1	2	12	L	
· Probability	Likely.	1	4	1	2	12	L		1	4	1	2	12	L	
· Reversibility	Effects are not readily reversible.														
· Irreplaceable loss of resources	None.														
· Avoidance	Industrial buildings are retained albeit vacant and under-utilised.														
· Management	None.														
· Mitigation	None required.														
· Significance rating	L														