

CHAPTER SEVEN: CONCLUSIONS AND RECOMMENDATIONS

7.1 INTRODUCTION

This Chapter of the Report provides a summary of the findings of the various specialist assessments including how the predicted impacts might change with the proposed rezoning, as well as describing any advantages and disadvantages of the proposed change and requirements to amend the mitigatory measures accordingly.

Any conditions in the current Amended Environmental Authorisation, requiring amendment have also been indicated

7.2 PROPOSED REZONING AMENDMENT OVERVIEW

The applicant proposes to consolidate, subdivide and rezone Phases 5 and 6 of Erf 1082 from Residential 2 (Townhouses), Private Open Space and Special Purpose (Access and Internal Roads) **to** Special Purposes (High Tech/ Industrial Business Park) and Transportation 1 (Roads). **The total development area of 8.19 ha is not proposed to change.**

Table 7.1 below provides a comparative overview of the proposed rezoning.

Table 7.1: A comparative overview of the rezoning.

ZONING	CURRENT ZONING IN HA	PROPOSED ZONING IN HA	DIFFERENCE
Residential 2 (Townhouses) - 109 units to Special Purposes (High Tech/ Industrial Business Park) - 28 erven	6.24	7.23	+0.99
Private Open Space	0.52	0	-0.52
Special Purpose (Access and Internal Roads) to Transportation 1 (Roads)	1.42	0.96	-0.46
TOTAL	8.19	8.19	

Based on the proposed rezoning of Phases 5 and 6 from Residential 2 to Special Purposes the following specialist studies have been undertaken as part of the Amendment Application Process:

- Ecological Assessment, to include:
 - Aquatic Assessment – to, amongst others, assess the impacts of increased stormwater runoff on the Lorraine Tributary which forms part of the Baakens River and make appropriate recommendations for stormwater management.
 - Vegetation Assessment Review – to review the assessment of impacts associated with the proposed change in zoning, on the vegetation on Phases 5 and 6.
- Bulk Services – review of the bulk services for Phases 5 and 6, based on the proposed change in zoning, changes in stormwater runoff and management thereof, domestic water consumption, effluent generation and electricity demand.
- Traffic Assessment – revision of the traffic assessment for Phases 5 and 6 based on the change from Residential 2 to Special Purposes.
- Review of the EMPr

The total development area of 8.19ha is not proposed to change. The proposed rezoning would result in the following changes to Phases 5 and 6:

- 28 Special Purpose (High Tech/ Industrial Business Park) erven of 7.23ha, **previously** 109 Residential 2 (Townhouses) erven of 6.24ha.
- Private Open Space of 0.52ha **to be incorporated** into Special Purpose (High Tech/ Industrial Business Park) and Transportation 1 (Roads) zoning.

- Transportation 1 (Roads) zoning of 0.96ha, **previously** Special Purpose (Access and Internal Roads) of 1.42ha.
 - Overall reduction in road surface area and length, which will result in a reduction in maintenance and life cycle costs.
- Relaxation of 30% of the area to be set aside for landscaping.
- Relaxation of side and rear building lines from 5m to 2.5m but maintain street frontage at 5m.
- Main access off existing recently upgraded Circular Drive, Fern and Willow Road. Slight change in position of the access for Phase 5 along Fern Road, westwards.
- Stormwater to discharge overland into the adjacent Baakens River tributary, for erven 1 to 10. The remaining erven will discharge through a piped stormwater network into the Public Open Space on the north eastern boundary of the site and will eventuate into the Baakens River via the defined water course. **Previously** three (3) discharge points were proposed.
 - The overall increase in hard surfaces due to the proposed zoning changes will result in shorter times of concentration in major storm events, thus increasing the stormwater runoff from the area under consideration. An additional 0.7m³/s will be generated for both the 1:50 and 1:100-year storm events. However, the rezoning will have no effect on the 1:100-year floodline previously determined, as the additional runoff is considered negligible.
- Water supply via the existing 250mm diameter main in Fern Road. The additional Annual Average Daily Demand (AADD) is estimated at 94Kl/day, translating to an AADD of 203Kl/day. No change required, except internal reticulation in line with erven. However, the overall length of water main pipelines required to service the proposed Special Purpose (High Tech/ Industrial Business Park) erven will be significantly shorter, which will result in a reduction in maintenance and life cycle costs.
- Effluent to flow via internal 160mm diameter pipes, still required to be constructed, into the existing bulk 250mm diameter foulsewer and ultimately into the existing 600mm diameter Baakens River Bulk Sewer pipeline. No change for discharge into existing main foulsewer pipes, only internal reticulation in line with Special Purpose (High Tech/ Industrial Business Park) erven. Peak dry and wet weather flow for effluent will not be affected by the proposed rezoning.

See Chapter Two of the Report for further detailed information regarding the project description and town planning motivation for the proposed rezoning.

7.3 SUPPLEMENTARY BULK SERVICES REPORT

The supplementary bulk services report prepared by Hatch Africa (Pty) Ltd concludes the following with regards to the roads and wet services required for the proposed rezoning:

- **Sufficient capacity exists in existing roads, wet services and electricity supply to support the proposed rezoning of Phases 5 & 6 of the development to Special Purposes use.**
- The revised plan layout for the rezoning to special purposes will reduce both road length and surfaced area which will have a positive impact on maintenance and life cycle costs.
- Because the road lengths and surfaced road area will be reduced from what was proposed under the residential zoning the maintenance and life cost cycle of the stormwater infrastructure will also be reduced.
- An increase in the hard surfaces which will result in shorter times of concentration in major storm events, is anticipated to increase the stormwater runoff from the area under consideration. An additional 0.7 m³/s will be generated for both the 1:50 and 1:100-year storm events. The rezoning will have no effect on the 1:00 year floodline previously determined as the additional runoff is considered negligible.
- The additional Annual Average Daily Demand for water required in terms of the Guideline for the proposed rezoning to Special Purpose is relatively minimal and equivalent to the AADD of an additional 94 residential erven (additional 94Kl/day).
- It should be noted that the length of water main pipelines required to service the Special Purposes Erven will be significantly shorter and will therefore require less maintenance during its life cycle.
- Dry Weather Flow (PDWF) and Peak Wet Weather Flow (PWWF) for effluent will not be affected by the proposed rezoning to Special Purposes.

See Chapter Four of the Report for further detailed information regarding the bulk services assessment.

7.4 ECOLOGICAL SPECIALIST ASSESSMENT

7.4.1 Aquatic Environment

In this assessment various watercourses were confirmed in the regional and study area landscape, but no natural systems were observed directly within the site. The site is, however, directly adjacent to a tributary of the Baakens River but located outside of the 1:100-year floodline.

No direct impact on any natural aquatic systems is anticipated assuming that no activities are located within the 1:100-year floodline or riparian zone and buffer, whichever is larger, i.e. the status quo of the current site should be unaffected.

These systems, their current state and functionality were evaluated against the previous impact assessment and the proposed layout amendment, and with the exception of 1 impact, **all previous impacts related to the riparian/ aquatic environment could be upheld, i.e. the layout revision will not present an increase in the significance of any impacts and post-mitigation would still remain LOW or VERY LOW.**

Only one impact, namely **Disruption of Ecological Corridors, Patterns and Process** required revaluation, as the revised layout and alterations to the stormwater management system would result in a lower or reduced impact significance, thus the MODERATE (-) impact was rated as VERY LOW (-) based on the amendment changes.

Disruption of Ecological Corridors, Patterns and Process (Previously MODERATE (-)) **(previous comments/ ratings in blue and changes in red)**

Nature of the Impact	The Baakens River forms a critical ecological process area, and the entire site is designated as a Critical Biodiversity Area. Development of the site may disrupt ecological corridors, patterns and processes up- and down-stream along the Baakens River corridor.
Extent	Localised - The impact will be limited to the property but will have influence on the Baakens River corridor - hence up- and down-stream processes may be disrupted. This Amendment Application has taken cognizance of this and has thus removed any Phase 5 and 6 footprints outside of the 1:100-year floodline, as well as any stormwater discharge points from these areas.
Duration	Permanent - Disturbance in the ecological connectivity will be permanent. Temporary
Intensity	Medium Low
Probability	Probable Improbable
Degree of Confidence	High
Status and Significance of Impact (no mitigation)	High Negative (-) — Any disturbance in the ecological corridor on site may lead to a loss of ecosystem functioning and impact negatively on ecological patterns and processes at the site and surrounding areas along the Baakens River Corridor. The retention of an Open Space corridor along the Baakens River will reduce the overall impact of this disruption. Low Negative (-)
Mitigation	<ul style="list-style-type: none"> Exclude riparian area and designated Open Space from development. Adhered to in the revised layout Employ internal road designs that will allow both surface and subsurface water flow to continue unimpeded. An alien clearing plan must be implemented along the Baakens River banks <i>before</i> construction commences Degraded and transformed areas must be restored and rehabilitated before and parallel to the construction phase to compensate for the disruption of ecological processes

	<ul style="list-style-type: none"> An open space management plan to be implemented
Significance and Status (with mitigation)	Moderate Negative (-) The amended project layout effectively avoids these sensitive areas. The riparian areas associated with the Baakens River and its tributary have been retained in the Open Space system for the development and are excluded from development. VERY LOW (-)
Residual Impact	Some permanent loss of ecological corridors, patterns and processes is likely to remain, with an associated migration, predominantly of fauna associated with the habitat, but an equilibrium will be attained once construction is completed.

The stormwater management plan has now consolidated all discharge structures into one area and will no longer discharge into the 1:100-year flood line. In order to prevent issues such as erosion/sedimentation, and to trap any solid waste from entering any downstream areas it is recommended that the following **additional condition** be included in the amended Environmental Authorisation, should one be granted:

- An amended layout plan for the roads and wet services for Phase 5 and 6, based on the layout plan titled “Subdivision of Erf 1082, Fairview Stage 3 Preliminary Design of Roads and Wet Services” with drawing number H115868-AS-001 Rev A, by Hatch Africa, is to be submitted to DEDEAT for approval prior to the commencement of construction. The layout should clearly indicate the placement of erosion control and velocity dissipation structures, as well as suitably sized stilling basins into the single discharge point for Phase 5 and 6.**

7.4.2 Terrestrial Vegetation

In terms of the current approved zoning, all of the existing vegetation on the site (Phase 5 and 6) would be cleared to allow for the construction of the houses, roads and Private Open Space areas. This would still be the case, should the zoning of the site be changed as proposed. **No significant advantages or disadvantages of the proposed zoning changes have been identified, from a biophysical perspective. The impacts that were previously identified, which relate to the vegetation and associated habitat, are deemed to still be applicable and are not anticipated to change.** All mitigation measures previously proposed, as well as the associated conditions in the current Amended Environmental Authorisation are still applicable.

Impacts associated with the increased risk of introduction of exotic flora and the potential spread thereof into the surrounding indigenous vegetation, in particular the Open Space areas, during the operational phase, might have a slightly lowered significance, should the zoning change. This opinion is based on the fact that fewer ornamental gardens associated with the proposed rezoning would possibly result in a lower risk of introduction and spread of exotics.

As per the existing Environmental Authorisation, a faunal and floral search and rescue must be undertaken prior to commencement of vegetation clearing on site (Condition 3.3.13 and 3.3.15 of Amendment Notice 2). Also of importance, is the condition to fence off the No-Go (open space areas) area adjacent to the proposed development footprint - to the north and east – prior to commencement of clearing activities to ensure that these areas are not damaged or disturbed during the construction phase (Condition 3.3.3.3 in Amendment Notice 2 and Condition 3.7 in Amendment Notice 4).

See Chapter Five of the Report for further detailed information regarding the ecological impact assessment.

7.5 TRAFFIC IMPACT ASSESSMENT ADDENDUM

The Addendum to the Traffic Impact Assessment prepared by Royal HaskoningDHV concludes the following with regards to the traffic impacts anticipated for the proposed rezoning:

- The proposed Special Purpose land-use, consisting of 28 individual erven, will be 9 886m² larger in size than the Residential 2 land-use originally proposed, which consisted of 109 individual erven. However, the original development footprint for Phase 5 and 6 remains the same as assessed in the original EIA (8.19ha).
- The Residential 2 land-use would generate a total of 120 vehicle trips in both the weekday AM and PM peak hours. The Special Purpose erven would generate a total number of vehicle trips ranging from 199 vehicles to 305 vehicles during the weekday peak traffic hours, depending on the calculation approach adopted, for a GLA of 22 075m² and a 30.5% coverage. The proposed change in land-use will therefore lead to an increased vehicle trip generation to/from this part of the development.
- Inspection of the SIDRA capacity analysis results contained in the 2010 TIA for the 2020 ultimate scenario (all Erf 1082 land-uses fully developed) indicate that the newly upgraded traffic circles at Circular Drive / Fern Road (Access B) and Willow Road / Mimosa Road would operate with minimal traffic congestion and delay, and that **adequate spare capacity should be available to accommodate the additional traffic generated by the proposed change in land-use. No further upgrading is therefore considered necessary at these two traffic circles.**
- The directional split of vehicle traffic for both land-use types is 75:25 inbound: outbound during weekday peak traffic hours.
- The residential road layout internal to Phases 5 and 6 will be changed in accordance with the new erf layout, with two access intersections proposed on Fern Road.
- The road reserve width will be increased from 10m to 15m to accommodate wider roads capable of accommodating the turning movements of larger heavy vehicles.
- All identified traffic impacts can be sufficiently mitigated.

See Chapter Six of the Report for further detailed information regarding the traffic impact assessment.

7.6 PUBLIC PARTICIPATION

The following section of the report provides details of the Public Participation Process undertaken for the Amendment Application. The assessment process being implemented can be divided into three phases namely:

- **Phase 1: Pre-Application and Project Announcement**
 - Communication with DEDEAT and Authorities
 - Project Announcement and Registration of I&APs (30 days)
 - Specialist Studies
- **Phase 2: Application Form and Amendment Report**
 - Submission of Amendment Application Form to DEDEAT
 - Draft Amendment Report Review (30 days)
 - Submission of Final Amendment Report to DEDEAT (**We Are Here**)
- **Phase 3: Decision Making and Appeal Period**

7.6.1 Phase 1: Pre-Application and Project Announcement

Prior to advertising the assessment process, the EAP, drawing on previous experience with this project and by means of a deed search, developed an initial database of potential I&APs for the initiation of the assessment process. Adjacent landowners/ tenants were identified through a deeds search (Windeed) and, where required, contact information was confirmed by telephonic communication. This database included, amongst others, adjacent landowners/ tenants, affected/ Juristic Organs of State and State Departments, including the competent authority, the Councillor for

Ward 6 and 8, as well as other potential I&APs. A copy of the database for the project is included as Appendix D.1 of this report and **at the time of advertising the Amendment Application Process, included 62 registered IA&Ps.**

In order to notify and inform the public, potential I&APs, as well as affected/ Juristic Organs of State and State Departments, as well as the competent authority of the proposed project, the opportunity to register as an I&AP, as well as raise issues of concern, the assessment process was announced as follows:

- Advertisement in one local newspaper:
 - The Herald, 26 July 2018 (Provincial distribution).
- Site Notice Board:
 - A notice board announcing the AA Process, identifying the area under assessment, proposed rezoning changes and contact details for further information and registration as an I&AP, was placed on the corner of Circular Drive and Fern Road, on the south western boundary of the Phase 5 and 6.
- Letter 1 to I&APs - Notice of the AA Process, Comment and Registration Period:
 - Letter 1 to I&APs included a Background Information Document (BID), locality map and comment form. On 26 July 2018, written notification of the AA Process was sent to all I&APs on the project database via normal mail and where available, via email. A 31-day comment and registration period was provided for I&APs to register their interest on the project database and raise issues of concern for inclusion in the Draft AR. This period extended from **26 July to 27 August 2018** (taking into account a public holiday which fell over this period).
 - As outlined in Section 3.2.2 above, affected/ Juristic Organs of State and State Departments, including the competent authority, received notification of the assessment process via Letter 1 to I&APs.
 - Letter 1, the BID and comment form for the project were placed on the following website: www.publicprocess.co.za

During the Project Announcement Phase two I&APs requested to deregister from the project database. Seven I&APs requested to register their interest on the project database, five of these I&APs were proactively identified as I&APs prior to the commencement of the process and will remain registered on the project database. Two additional I&APs have thus been added to the project database. In addition, two additional representatives of the Department of Water and Sanitation were added to the project database for the Application Form and Draft Amendment Report Review Phase. **Thus at the time of release of the Draft AR for I&AP review, the database included 64 registered I&APs.**

The following provides a summary of the issues raised during the project announcement phase, the number in brackets indicates the number of times a specific issue has been raised by I&APs during this phase (Project Announcement Phase) of the assessment process:

- Traffic Impacts (2)
- Noise Impacts (1)
- Pollution Impacts (1)
- Ecological Impacts (1)
- Socio-Economic Impacts (4)
- Public Participation Process and Amendment Application (7)

The issues raised have been included in the Comments and Responses Trail in Chapter Three of the report and copies of these comments are included in Appendix F.

No comments have been received from I&APs which have required additional specialist studies to be undertaken as part of the Amendment Application Process.

7.6.2 Phase 2: Application Form and Amendment Report

The first step in this phase of the process entailed the submission the **Amendment Application Form** to DEDEAT. The applicant must within 90 days of receipt by the competent authority of the Application Form, submit to the competent authority the Final Amendment Report (Final AR), which includes specialist assessments and the details of the Public Participation Process, which was agreed to by the competent authority.

In parallel to the submission of the Amendment Application Form to the competent authority, the **Draft Amendment Report (Draft AR)** was released for a minimum 30-day comment period, which extended from the **19 November 2018 to the 11 January 2019**, taking into account the period from the 15 December to the 5 January, which in terms of the EIA Regulations 2014 (as amended), is to be excluded in the reckoning of days. The Draft AR included a Comments and Responses Trail indicating the comments received from I&APs, including affected/ Juristic Organs of State and State Departments during the 30-day project announcement period (Phase 1: Pre-Application and Project Announcement). The following indicates the process for the distribution of information during the review period of the Draft AR:

- Letter 2 to I&APs - Notification of comment period on the Draft AR:
 - All I&APs were notified in writing of the 30-day comment period and received an executive summary of the Draft AR, as well as a comment form.
- Report Distribution:
 - Affected/ Juristic Organs of State and State Departments were provided with a hard copy, or electronic version of the report (CD or Email), as agreed to with the respective Department.
 - The Councillor for Ward 6 and 8 were provided with a CD copy of the report.
 - A copy of the report, including an executive summary of the Draft AR and comment form was placed on the following project website: www.publicprocess.co.za
- One on one meetings were held as and when necessary with key I&APs, upon request, however no such requests were received and no meetings held.

The following summarises the comments received from I&APs during the comment period for the Draft Amendment Report:

- Noise Impacts (1)
- Ecological Impacts (5)
- Public Participation Process and Amendment Application (1)

The comments received have been included in the Comments and Responses Trail in Chapter Three of this report and copies of comments received are included in Appendix F.

The Final AR, together with the specialist studies, have been prepared and submitted to the DEDEAT for their decision-making, within 90 days of submission of the Amendment Application Form. The Final AR includes all the comments received from I&APs during the Pre-Application and Application Phase of the assessment (Draft AR). The following indicates the process for the distribution of information during the submission of the Final AR:

- Letter 4 to I&APs – Notification of the submission of the Final AR:
 - All I&APs on the project database will be provided with written notification of the submission of the Final AR to DEDEAT for their decision making. No additional comment period is proposed for the FAR.

- A copy of the report, including an executive summary of the Final AR will be placed on the following project website: www.publicprocess.co.za

DEDEAT will have 107 days from receipt of the Final AR to decide the application.

7.6.3 Phase 3: Decision Making and Appeal Period

All I&APs on the project database will be notified in writing of the outcome of the decision-making process and Appeal Period. The following indicates the process for the distribution of information regarding the outcome of the decision-making process and Appeal Period:

- Letter 3 to I&APs – Notification of the decision and Appeal Period:
 - All I&APs on the project database will be provided with written notification of the outcome of the decision-making process and Appeal Period.
 - A copy of the decision and summary of the Appeals procedure will be placed on the following project website: www.publicprocess.co.za

7.7 PROPOSED AMENDMENTS

Table 7.2 below provides an overview of the amendments that are proposed to the conditions of the current Amended Environmental Authorisation.¹

Amendment requested	Reason why amendment is required
<p>Page 2 of 21 - Detailed description of activity, second paragraph, second sentence:</p> <p><i>"An area of 57.60 ha <u>57.08ha</u> (49.78% <u>49.33%</u>) is proposed..."</i></p>	<p>The rezoning of Phases 5 and 6 to Special Purposes will result in the loss of 0.52ha (0.45%) of Private Open Space which is a Town Planning Requirement for Residential 2, but not for Special Purposes zoning.</p>
<p>Page 3 of 21 - Detailed description of activity, first bullet at top of page:</p> <p><i>"Phase 5 <u>7</u> to phase 9: Residential 2 consisting of 239 <u>130</u> units on 42.43 ha <u>6.19ha</u> (40.74% <u>5.35%</u>) of the site;"</i></p> <p>Insert the following additional condition:</p> <p>Phase 5 and 6: Special Purposes, consisting of 28 erven on 7.23ha (6.25%), as per Metroplan drawing number 16007 FAI – 08 (Rev3);</p>	<p>Should the Amendment be granted the wording of this section of the Authorisation should be amended to reflect the proposed changes.</p>
<p>Page 3 of 21 - Detailed description of activity, fifth bullet from top of page:</p> <p><i>"Transportation 1 (Roads) and bulk infrastructure measuring approximately 4.33 ha <u>5.29ha</u> (3.7% <u>4.55%</u>) of the site; and"</i></p>	<p>Should the Amendment be granted the wording of this section of the Authorisation should be amended to reflect the proposed changes.</p>
<p>Page 3 of 21 - Detailed description of activity, sixth bullet from top of page:</p> <p><i>"Special Purpose (access) measuring 2.96 ha <u>1.54ha</u> (2.56% <u>1.33%</u>) of the site."</i></p>	<p>Should the Amendment be granted the wording of this section of the Authorisation should be amended to reflect the proposed changes.</p>

¹ The proposed changes to the relevant conditions in the current Amended Environmental Authorisation are indicated in the **left-hand column**. Where wording is proposed to be removed, this has been indicated by a ~~strike through~~ and where new wording is proposed to be inserted, this is indicated by underlining.

<p>Insert the following additional condition:</p> <p><u>3.3.2.1 An amended layout plan for Phases 5 and 6, based on the layout plan titled “Proposed Subdivision & Rezoning of Portion of the Remainder of Erf 1082 Fairview”, with Drawing Number 16007 Fai – 08 (Rev3), dated 02/11/2018, by Metroplan Town and Regional Planners, as included in the Amendment Report, to be submitted to DEDEAT for approval prior to the commencement of construction. Such layout plan to include the layout of Phases 5 and 6 (as described in Section 2 of this Environmental Authorisation) and such layout to conform to the layout as included in Appendix G in the Amendment Report.</u></p>	<p>Should the Amendment be granted the following additional condition should be included in the Authorisation.</p>
<p>Page 13 of 21:</p> <p><i>“3.4.3 An updated Traffic Impact Assessment indicating the necessary road upgrades for Phases 5 through to 13 for which the developer will be responsible, must be submitted to DEDEAT prior to the construction of these phases prior to the commencement of construction.”</i></p>	<p>As part of the Amendment Application Process, an Addendum to the Traffic Impact Assessment (TIA) for the Proposed Development on Erf 1082, Fairview, Port Elizabeth (dated 28 September 2010), has been prepared by Royal Haskoning DHV. No further road upgrades are required for the rezoning of Phases 5 and 6.</p>
<p>Page 14 of 21:</p> <p>Insert the following additional condition:</p> <p><u>3.4.4.15. An amended layout plan for the roads and wet services for Phase 5 and 6, based on the layout plan titled “Subdivision of Erf 1082, Fairview Stage 3 Preliminary Design of Roads and Wet Services”, with drawing number H115868-AS-001 Rev A, by Hatch Africa, as included in the Amendment Report, to be submitted to DEDEAT for approval prior to the commencement of construction. Such layout plan to include the bulk services layout of Phases 5 and 6 and such layout to conform to the layout, as included in Appendix G in the Amendment Report. The layout should clearly indicate the placement of erosion control and velocity dissipation structures, as well as suitably sized stilling basins into the single discharge point for Phases 5 and 6.</u></p>	<p>Should the Amendment be granted the following additional condition should be included in the Authorisation, as per the recommendations of the Aquatic Specialist Assessment which formed part of this Amendment Application Process.</p>

7.8 CONCLUDING REMARKS

- The potential impacts of the proposed amendments regarding rezoning of Phases 5 and 6 of Erf 1082 Fairview do not differ significantly from those originally assessed in the Final EIA Report (2011) for the project.
- The most significant changes that have been identified, include the incorporation of the 0.52ha of Private Open Space into Special Purposes (High Tech/ Industrial Business Park) and Transportation 1 (Roads) zoning.
- An increase in the anticipated Annual Average Daily Water Demand by 94Kl/day.
- An increase in the number of vehicle trips to be generated, ranging from 79 to 185 more vehicles travelling to/ from this part of the development, during weekday peak traffic hours.
- The relocation (westwards) of one of the proposed access points off Fern Road.
- The stormwater management plan has now consolidated all discharge structures (previously three (3)) into one (1) area and will no longer discharge into the 1:100-year flood line.
- An overall reduction in road surface area and length, which will result in a reduction in maintenance and life cycle costs.
- The overall increase in the hard surfaces due to the proposed zoning changes will result in shorter times of concentration in major storm events, thus increasing the stormwater runoff from the area under consideration. An additional 0.7 m³/s will be generated for both the 1:50 and 1:100-year

storm events. However, the rezoning will have no effect on the 1:00 year floodline previously determined, as the additional runoff is considered negligible.

The following additional conditions are recommended by the relevant specialists to be included in an Amended Environmental Authorisation, should one be granted:

- An updated Traffic Impact Assessment, indicating the necessary road upgrades for Phases 7 through to 13, prior to the commencement of construction.
- An amended layout plan for Phases 5 and 6, based on the layout plan titled “*Proposed Subdivision & Rezoning of Portion of the Remainder of Erf 1082 Fairview*”, with Drawing Number 16007_Fai – 08 (Rev3), dated 02/11/2018, by Metroplan Town and Regional Planners, as included in the Amendment Report, to be submitted to DEDEAT for approval prior to the commencement of construction. Such layout plan to include the layout of Phases 5 and 6 (as per Section 2 of the current Amended Environmental Authorisation) and such layout to conform to the layout as included in Appendix G in the Amendment Report.
- An amended layout plan for the roads and wet services for Phases 5 and 6, based on the layout plan titled “*Subdivision of Erf 1082, Fairview Stage 3 Preliminary Design of Roads and Wet Services*”, with drawing number H115868-AS-001 Rev A, by Hatch Africa, is to be submitted to DEDEAT for approval prior to the commencement of construction. The layout should clearly indicate the placement of erosion control and velocity dissipation structures, as well as suitably sized stilling basins into the single discharge point for Phases 5 and 6.
- The approved EMPr must be updated to include the abovementioned additional conditions.