

MINUTES OF THE PUBLIC MEETING HELD

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ESTABLISHMENT OF THE 120 MVA CORNWALL SUBSTATION ON A PORTION OF PORTION 330 OF THE FARM DOORNKLOOF 391 JR NEW PROJECT REFERENCE NUMBER: (GAUT 002/09 – 10/N0476)

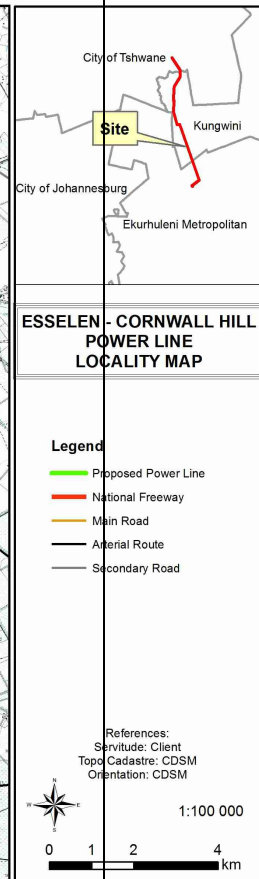
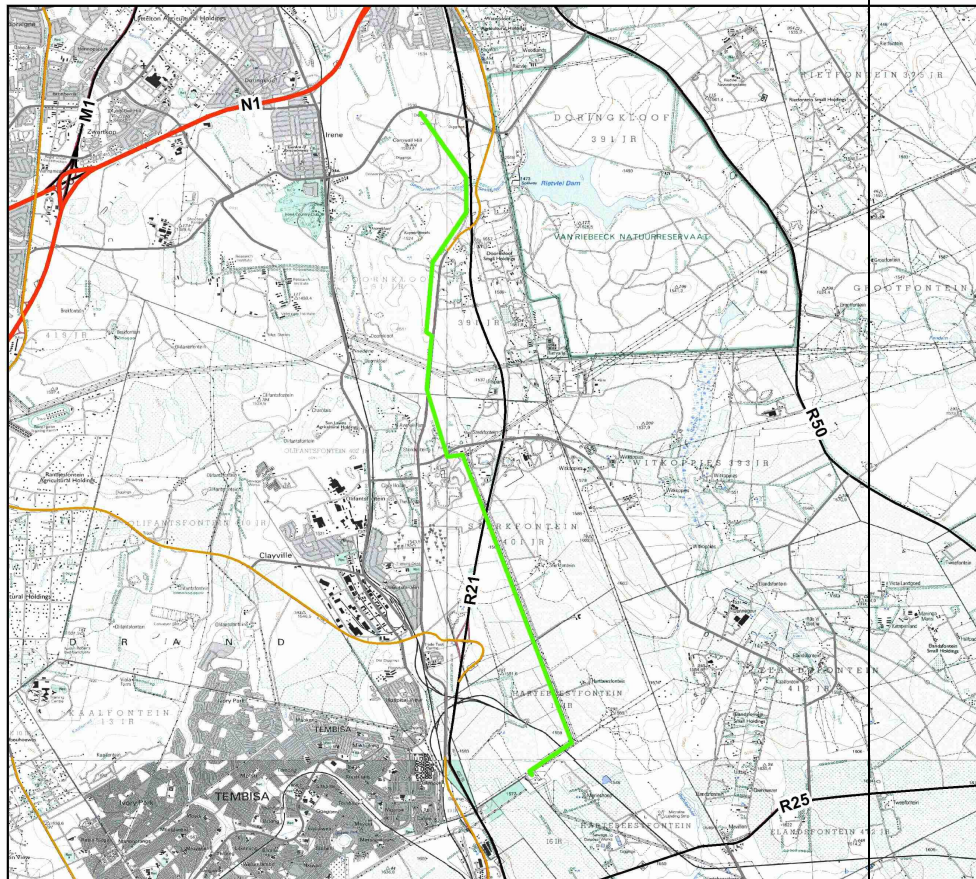
13 JANUARY 2010 FROM 18:00 TO 20:00

Cornwall Hill College, Auditorium, Nellmapius Drive, Irene

	Discussion	Action
1	<p>WELCOME & INTRODUCTION</p> <p>Ms S Webber opened the meeting and welcomed all present. Ms Webber introduced herself as the facilitator who would chair the meeting. Ms Webber noted that the meeting will be held and presented in English; however stakeholders have the right to participate in the language of their choice, and she would translate as necessary. Ms Webber introduced the study team members.</p> <p>Applicant:</p> <ul style="list-style-type: none"> - Mr Victor Mofela <p>Consulting Electrical Engineer</p> <ul style="list-style-type: none"> - Mr Robert Zietsman <p>Specialist team:</p> <ul style="list-style-type: none"> - Galago Environmental Fauna & Flora Specialists (Not present) Ms Webber to deliver findings of specialist studies through this presentation. 	
2	<p>PROPOSED AGENDA</p> <p>The proposed agenda was accepted.</p>	

3	<p>MEETING RULES</p> <p>Ms Webber requested that the floor work via herself as the chairperson when asking questions. The public were asked to say their name for record-keeping.</p>	
4	<p>PURPOSE OF THE MEETING</p> <p>Ms Webber explained the purpose of the meeting to include the following:</p> <ul style="list-style-type: none"> ➤ Understanding the need for the substation; ➤ Explanation of project closure and re-opening; ➤ Feedback of EIA findings (Based on Scoping Assessment); and ➤ Discussion with the public to receive information not contained within the current EIA findings <p>Ms Webber defined the discussions for the evening to pertain only to the Cornwall Hill Substation, <i>not</i> the greater development. A separate public meeting will be held for this application shortly.</p>	
5	<p>PROJECT DESCRIPTION</p> <p>Ms Webber explained the need for the 120 MVA substation. The need included the additional capacity creation and supply to the electrical network in the Irene / Rietvlei area. This additional capacity will serve future proposed developments in the area.</p> <p>The Scoping Phase of the application was explained by Ms Webber. The Scoping phase was initiated in January 2009, followed by a public meeting for the application in February 2009. The Scoping Report was made available for public review in March 2009 – April 2009, and submitted to the authority in May 2009.</p> <p>Ms Webber went on to explain why the EIA file was closed. The Scoping & EIA application for the 120 MVA substation was to be replaced by a Basic Assessment Application for a 88kV over head power line from the Cornwall Hill substation, to the Essellen substation (Ekurhuleni), and associated 88kV Cornwall Hill substation. During the process however, the final BAR was submitted to the authorities, applying for the overhead power line <i>only</i>. The project team realised in November 2009 following a project meeting, that there was now <i>no application</i> in the system for a substation of any size. For future capacity purposes, and timing purposes, the applicant requested GDARD to re-open the original EIA application in November 2009. In the same month, the authority honoured this request, and issued the</p>	

project with a new reference number, and granted the applicant to proceed with the application from the EIA phase.



Ms Webber explained the need for the 88kV power line as an interim measure to supply capacity to the existing Cornwall Hill Substation, from the Junction substation (Ekurhuleni), until sufficient capacity is available at the Rietvlei substation to supply the Cornwall Hill substation.

Following this discussion, Ms Webber explained the EIA phase of the application to date. Following the authorities approval to commence with the EIA as per the approved plan of study for EIA (Nov 09), the specialist studies were received (Dec 09), and the Environmental Impact Report (EIR) was compiled (Jan 09). A public meeting was conducted, and the draft EIR will be made available for public review, for a period of 30 days, shortly.

The Environmental Impact Assessment for the proposed 120 MVA substation was discussed, based on the findings of the EIR. Ms Webber indicated that a detailed description would not be given for each environmental issue, as the interested parties would receive this information in the EIR, which they could go through in their own time. However, the findings of the identification of environmental issues, and associated impact assessment, was that all environmental issues can be sufficiently mitigated, and therefore, the impacts associated with the construction of the substation, were rated as having a moderate to low significance.

	<p>A description of the feasible alternatives for the project was given by Ms Webber. These alternatives included the location, size, structure and No-go alternatives. Three (3) sites were investigated for the placement of the substation. The first 2 sites are located at, and adjacent to the original reserved erf for the substation. Position 2 was located outside of the existing power line servitude, as the applicant required the power line and substation infrastructure on site to have their own servitudes.</p> <p>The third location for the substation was adjacent the R21 freeway. This alternative was however classified as not feasible, due to the greater visual impact of the substation on the adjacent Cornwall hill Estate, and the potential for the servitude to be located within the buffer zones of the artificial wetland system along the eastern boundary of the greater study site.</p> <p>The size of the substations were discussed as 100m x 100m (outside) versus 40m x 40m (inside). The visual impact of the outside (steel intensive) versus inside (architecturally more pleasing) infrastructure was also discussed, however, the applicant does not support the indoor substation (council standard is an outdoor structure for maintenance and economical reasons), and therefore, the indoor option has been ruled out as a feasible alternative for the substation.</p> <p>A summary of the ecological findings was presented by Ms Webber on the ecological sensitivity map produced by Galago Environmental. Ms Webber indicated that the full specialist study reports would be available for review for a period of 30 days in the EIR. The preferred site for the substation is classified as having a low ecological sensitivity, and therefore, the construction of the substation at this site can be supported from an ecological point of view.</p> <p>A summary of the socio-Economic findings was discussed by Ms Webber. The visual impact of the substation was classified as high without mitigation. However, effective mitigation measures such as potential future surrounding development, landscaping and location, can reduce the visual impact of the substation. As an added measure for purposes of visual illustration, Geopower Electrical engineers kindly erected 2 weather balloons at the substation site. These balloons were to indicate the location, and height if the substation infrastructure.</p> <p>The noise impact of a new 120MVA substation would be of low significance due to the distance of the substation from the nearest Cornwall Hill residents, and could further be mitigated through effective design of acoustic walls around the power transformers.</p> <p>The outcome of the specialist property evaluation study conducted by Val-Co Property Valuers, indicated that development on the greater study, (Portion 330 Doornkloof 391 JR), would not negatively impact on</p>	
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	<p>property prices within the adjacent Cornwall Hill Estate. The full specialist study will be available for review for a period of 30 days in the EIR.</p> <p>Ms Webber concluded her presentation by giving her Environmental Impact Statement as positive authorisation for the construction of the 120 MVA Cornwall Hill substation, in its preferred location, and subject to compliance with the Environmental Management Plan, and other findings which become relevant through the decision making phase.</p>	
6	<p>DISCUSSION</p> <p>Ms Webber opened the floor to questions regarding the Cornwall Hill Substation.</p> <p>No issues were highlighted by the attendees.</p>	
7	<p>WAY FORWARD</p> <p>The draft EIR would be made available to the registered parties shortly. Comments on the full specialist studies will be received following the 30 day review period. The draft EIR will be finalized, and the final EIR will be submitted to GDARD for final decision making.</p>	
8	<p>CLOSING</p> <p>Ms Webber thanked the public for their time and valued input.</p>	