

# Proposed Thyspunt Transmission Lines Integration Project (TTLIP)

MINUTES OF FOCUS GROUP MEETING

DEPARTMENT OF AGRICULTURE, FORESTRY AND FISHERIES AND MTO FORESTRY (PTY) LTD

Held on
Thursday 18 September 2012, Brookes Hill
Suite Hotel, Humewood, Port Elizabeth

#### SiVEST Environmental (Pty) Ltd

Name:

Nicolene Venter

Address:

PO Box 2921

51 Wessels Road

Rivonia 2128

Tel:

011 798 0600 011 803 7272

Fax: E-mail:

thuyspuntlines@sivest.co.za /

sivest\_ppp@sivest.co.za/

iafrica@icon.co.za

<u>Draft Minutes prepared by:</u>
<u>Nicolene Venter</u>

Please address any comments to Nicolene Venter at the above address

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#### YOUR COMMENTS ON THE DRAFT MINUTES

Your comments on these draft Minutes will be appreciated. In particular, we request you to verify that your comments during the meeting have been minuted correctly. It is important to note that the draft Minutes are not verbatim. Please address your comments, in writing, before or on <a href="https://example.com/THURSDAY 24 JANUARY 2013">THURSDAY 24 JANUARY 2013</a> to Nicolene Venter at the address given on the cover page.

#### FOCUS GROUP MEETING: ELANDS RIVER CONSERVANCY

Venue: Brookes Hill Suite Hotel, Humewood, Port Elizabeth

**Date:** Tuesday 18 September 2012

**Time:** 11h00

#### 1 WELCOME AND INTRODUCTIONS

Nicolene Venter, SiVEST, thanked attendees for attending the Focus Group Meeting.

The project team was requested to introduce themselves and to inform the attendees of their respective roles for the proposed project. The attendees were also requested to introduce themselves and to inform the project team of their portfolios within DAFF and MTO.

#### 2 MEETING ATTENDEES

A copy of the Attendance Records is attached as Annexure A.

#### 3 PURPOSE OF THE MEETING

Nicolene Venter informed the attendees that the purpose of the Focus Group Meeting is to:

- present feedback from the fly-over undertaken in June 2012;
- present revised / updated EIA Team-preferred routing and helicopter fly-over routing: Northern Corridor – Longmore Forest area;
- presenting brief overview of Economic Study undertaken
- summary of the revised EIR recommendations
- obtain any additional information/input from MTO and DAFF not yet provided to the TTLIP team regarding technical and financial constraints in relation to the revised / updated EIA Team-Preferred Routing;
- additional information / input from DAFF; and
- Open Discussions and way forward.

Ms Gwendoline Sgwabe, DAFF, informed the project team that DAFF (Eastern Cape: Forestry) is a commenting authority on this proposed project and in DAFF's capacity as landlord of Longmore Forest, the project team needs to take note that DAFF is in full support of MTO's decision regarding the TTLIP as the Lessee.

She thanked the project team for presentation the project and the progress for a 3<sup>rd</sup> time to them, but it was DAFF's understanding that at this stage of the project that there would be a more detailed alignment. Reference was made to the site visit that was attended by DAFF and MTO in 2011 and it seems that the deliberation that had taken place then has been revised with information from the fly-over.

Ms Sgwabe expressed DAFF's expectation that after this meeting that at least a final route would be available for comment as DAFF is under extreme time constraints when it comes to attending meetings of this nature and at some point finalization needs to be reached. She informed the team that DAFF take cognizance of the value of these meetings, but it does seem that the process is going in circles.

#### 4 HELICOPTER FLY-OVER FEEDBACK UNDERTAKEN IN JUNE 2012

Sanjeev Hirachund, Eskom present a summary of the fly-over that was undertaken by the TTLIP team in June 2012.

A copy of the presentation is attached as Annexure B.

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#### 5 BRIEF OVERVIEW OF ECONOMIC STUDIES

Raoul de Villiers, World-Wize, presented a brief overview of the additional Economic studies undertaken for the proposed project and specifically for the Elands River Valley and Longmore Forest areas.

His presentation consisted of:

- The Terms of Reference
- Should the power lines be constructed in the fire break of Longmore Forest's northern border:
  - o valuation of Tourism vs Forestry; and
  - valuation of Tourism
- Strategic Risks to forestry should the proposed power lines traverse forestry pockets
- · Forestry land vs Agriculture

A copy of the presentation is attached as Annexure C.

# 6 SUMMARY OF ADDITIONAL VISUAL AND TOURISM STUDIES UNDERTAKEN IN THE ELANDS RIVER VALLEY; REVISED EIA-TEAM PREFERRED ROUTING AS PER THE HELICOPTER FLY-OVER

Paul da Cruz, Royal HaskoningDHV, presented a summary of the additional Elands River Visual and Tourism Amendment Studies.

#### Summary of the Visual Impact Study Amendment

Paul da Cruz presented the visual context of the Elands Valley which was summarized as:

- it is highly natural area
- there is a low density of human settlement and limited anthropogenic objects
- limited physical change to landscape of agricultural land-uses over the past few years
- the valley is enclosed by mountains

- the Southern side of the valley is enclosed' by a ridge with is the location of Longmore Forest's northern firebreak
- the valley is adjacent to protected areas such as Groendal Nature Reserve, Stinkhoutberg and the Baviaanskloof; and
- the valley is managed by the Elands Valley Conservancy

#### Visual sensitivity of Elands River Valley

The visual sensitivity is based on the following factors:

- highly natural character of the valley;
- the scenic beauty of the area; and
- · eco-tourism activities are taking place in the valley

Property bought in the valley is because of its natural context and scenic beauty

The context of the Elands River Conservancy's vision is:

- to conserve the environmental of the valley;
- to rehabilitate land to a pre-impacted condition (40-50 years ago); and
- to establish an environment where people can experience spiritual and physical upliftment

#### Receptor Locations

- Receptor locations in the area are:
  - o private farmsteads;
  - o tourism facilities (mainly eco-tourism)
  - o access road
- many of these receptors locations area lower down in the valley where topography will restrict views to the ridge to the south;
- · however, all accesses in the area traverses the higher ground to the Elands River road; and
- a number of receptors locations would be visually exposed to the power lines should it be constructed on Longmore Forest's northern fire break.

#### Revised EIA Team-preferred routing

#### Alternative 1

The proposed power lines would run close to the edge of the ridge and down onto the northern-facing ridge in places which would avoid Longmore Forest's forestry compartments completely.

#### Alternative 2 (current EIA Team-preferred alignment)

This EIA preferred alignment largely avoids Longmore Forest's forestry compartments as it is set back as far as possible from the ridge top/edge.

#### • Alternative 3 (previous EIA Team-preferred alignment)

This alternative is aligned largely within Longmore Forest's forestry compartments to avoid the visual impact from the valley.

#### Methodology for additional Visual and tourism assessment and results thereof

The methodology used for the additional Visual and Tourism studies as well as the results of the studies for all three alternatives was presented.

The results are included in the copy of the presentation as attached as Annexure D.

#### 7 SUMMARY OF REVISED EIR RECOMMENDATIONS

Paul da Cruz presented a summary of the recommendations of the assessment as follows:

#### Alternative 1

It was found to be completely unsustainable in the context of the visual environment of the Elands River Valley.

#### Alternative 2

This alternative is found to be sustainable in the western parts of the affected are of the Elands River Valley but it would have a high visual impact in the Bulk river Dam area. It is therefore recommended to route the power lines further away from the ridge in the area to the east and west of the Bulk River Dam.

#### Alternative 3

From a visual perspective this is the most sustainable alternative and is strongly recommended.

#### 8 DISCUSSION SESSION AND QUESTIONS

Please refer to Annexure E.

#### 9 CLOSURE AND THE WAY FORWARD

Rebecca Thomas informed attendees that the draft Focus Group Meeting minutes will be distributed to the attendees and those who submitted apologies.

All present were thanked for their attendance and the valuable inputs received at the meeting. All were informed that the meeting would not be the only opportunity to submit comments on the proposed project. At any time throughout the EIA process they can submit comments and/or concerns.

The meeting was closed at 20h45.

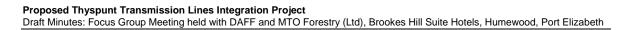
#### **Annexure A**

#### ATTENDANCE RECORD

# ENVIRONMENTAL IMPACT ASSESSMENT (EIA) and ENVIRONMENTAL MANAGEMENT PROGRAMME FOR THE PROPOSED THYSPUNT TRANSMISSION LINES INTEGRATION PROJECT, EASTERN CAPE PROVINCE

# Attendance Record FOCUS GROUP MEETING: DAFF & MTO (alphabetically according to Surname) IMPACT PHASE

TITLE	SURNAME	NAME or INITIALS
Mr	Badenhorst	Christo
Mr	Brink	Willie
Mr	Carstens	Cassie
Mr	Da Cruz	Paul
Mr	De Villiers	Raoul
Mr	Henning	Wimpie
Mr	Hirachund	Sanjeev
Ms	Lyaini	Babalwa
Ms	Mokgwatlheng	Lerato
Mr	Ponoyi	NH
Ms	Sgwabe	Gwendoline
Ms	Solomon	Bernadette
Ms	Thomas	Rebecca
Mr	Truter	Jan
Mr	Van Lill	Gideon
Ms	Venter	Nicolene





PRESENTATION: HELICOPTER FLY-OVER FEEDBACK

# Thyspunt Nuclear Integration Technical Criteria & Routing Strategy within the MTO Forestry Area & Elands River Valley presented by S. Hirachund

#### **Topography**

- Ideal topography for a power line is flat open surface. However this is not always possible.
- Avoid mountainous terrain. Expensive to construct (need helicopter for construction). Also, expensive to maintain.
- Avoid dense bushy terrain which may be prone to fires, risk of outages
- Avoid marshy wetland areas, difficult to construct towers (Expensive foundations required)
- Avoid dense rocky outcrops, difficult to construct
- · Avoid airfields or areas which will pose a risk on air transportation
- Avoid erosive land undermined/sinkhole areas, poor geotechnical conditions



#### **Length, Bends & Angles**

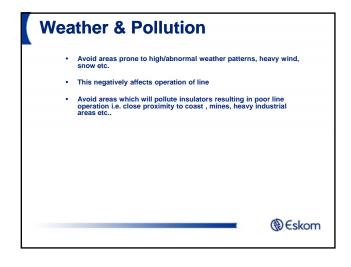
- Cost of construction of Line Routes is directly proportional to Line Length
- The approx cost for 400kV lines is in the region of 2 3mil/km (In this project, up to 15mil/km!!!)
- Shortest possible route between two points in most cases will be the preferred option
- Bend towers are extremely expensive due to large quantities of steel and large foundations required. Cost approximately 750K depending on bend angle
- Optimum solution is to keep bends to a minimum or as small as possible

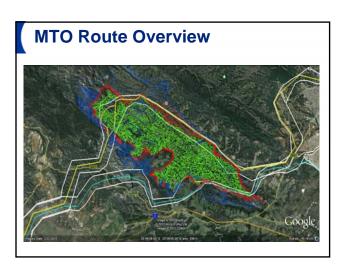


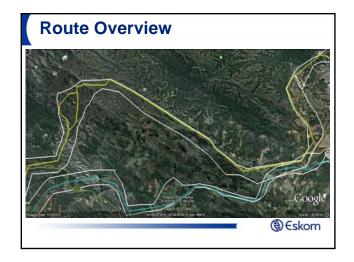
#### **Access Roads & Land Use**

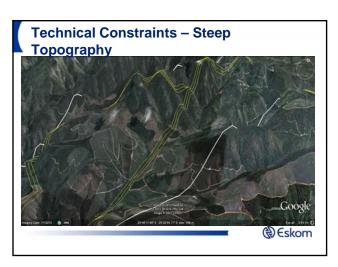
- Transmission line routes with existing access roads is always preferred
- To construct towers, large trucks and high lifting cranes are utilized
- These heavy vehicles need access to the tower positions, else helicopters will have to be utilized....this is extremely expensive and not ideal from a safety perspective
- Avoid pristine agricultural lands and forestry where possible
- Avoid land demarcated for urban residential settlements
- Avoid game farms where possible



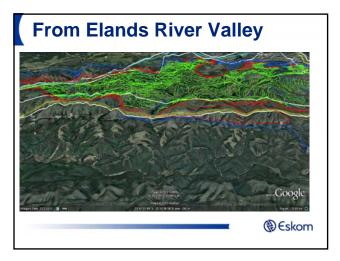


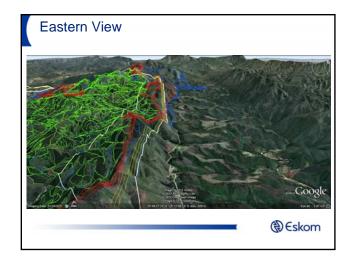


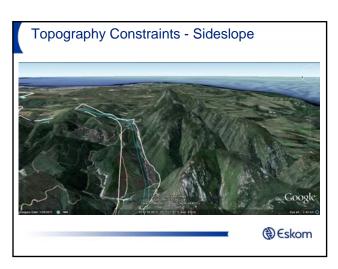












#### **Annexure C**

PRESENTATION: ECONOMIC STUDIES



#### **TOR**

- Economic preference for the northern firebreak - tourism or forestry impacts assoc. with routing
- Strategic economic risks for an forestry routing
- General economic avoidance preference – agriculture or forestry impacts

world-wize

#### Northern Firebreak - Valuation of Tourism vs. Forestry Tourism **Forestry** - Investment - Investment in the plantation in the valley Forestry - Tourism ٧S revenués or revenues or output output Forestry - Tourism employment employment world-wize

# Northern Firebreak - Valuation of Tourism Not enough quantitative information Tourist preferences and offering not understood For example -> Pristing vs. Rural?

# Strategic Risks to forestry routings

- Indications that power lines aggravate forest fire hazard
- Power lines may also be more vulnerable to line outage in forests
- Needs to be investigated further

world-wize

#### **Forestry Land vs. Agriculture** Forestry Agriculture Investment in the valley Investment in irrigation Forestry revenues or output ٧S Agricultural Agricultural Forestry employment employment agriculture Clear indica But can route griculture areas instead of forest world-wize

#### **Annexure D**

# PRESENTATION: ADDITIONAL VISUAL AND TOURISM STUDIES



# Thyspunt Transmission Lines Integration Project

Elands Valley Visual and Tourism Amendment Studies



# Visual Impact Study Amendment

# Visual Context – Elands Valley

- Highly Natural Context
- Low density of human settlement and limited anthropogenic objects
- Limited physical change to landscape of agricultural landuses
- Enclosed on both sides by mountains
- Southern side of valley 'enclosed' by ridge (location of Longmore Northern Firebreak)
- Adjacent to protected areas (Groendal, Stinkhoutberg & Baviaanskloof)
- Elands Valley Conservancy



# Visual Sensitivity of Elands Valley

- Sensitivity based on:
  - highly natural character of the valley
  - Scenic beauty of the area
  - practising of eco-tourism activities in the valley
- Property bought because of natural context and scenic beauty
- Elands Valley Conservancy Context Vision:
  - To conserve the environment of the Valley
  - To rehabilitate land to a pre-impacted condition (40-50 yrs ago
  - To establish an environment where people can experience spiritual and physical upliftment



# Receptor Locations

- Receptor locations:
  - Private Farmsteads
  - Tourism Facilities (mainly eco-tourism)
  - Access roads
- Many receptor locations located lower down in valley where topography restricts views to the ridge to the south
- However all accesses traverse the higher ground to the Elands Valley Road
- A number of receptor locations would be visually exposed to the lines on the firebreak

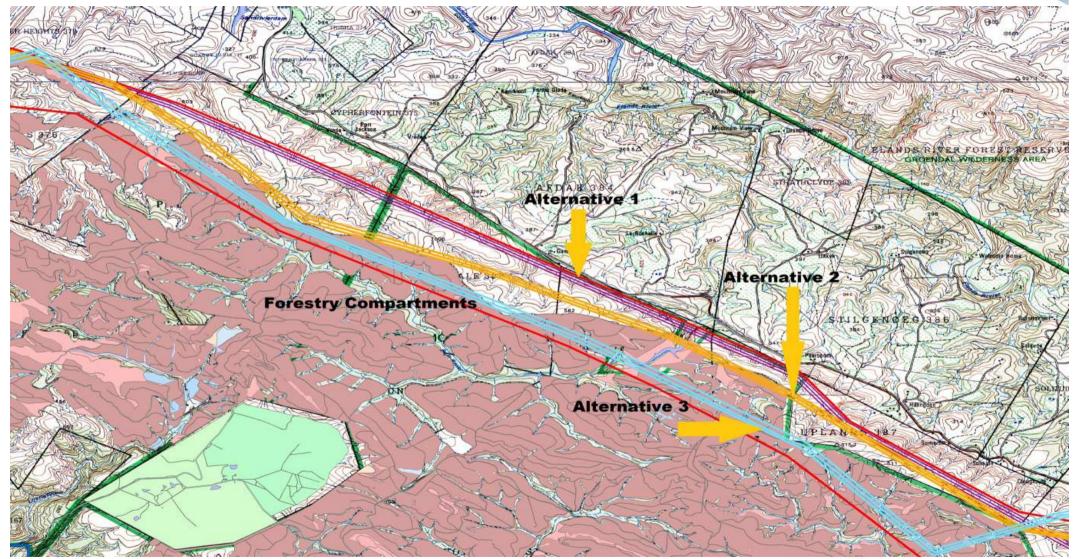


# Proposed Power line Routing Options

- Alternative 1 runs close to edge of ridge, down onto northern-facing ridge in places; completely avoids compartments
- Alternative 2 (current EIA Team-preferred alignment) largely avoids compartments, set back from ridge top / edge where possible
- Alternative 3 (older EIA Team-preferred alignment) aligned largely within compartments to avoid being visible from the valley



# Proposed Power line Routing Options





# Methodology for Assessment

- Visual Contrast Rating Methodology
- Assesses the visual baseline in terms of a number of landscape sub-elements and how these will be affected by the proposed development = degree of visual contrast created
- Assessment examines whether degree of visual contrast is in keeping or outside of the visual tolerance level for the view site
- Tolerance level based on visual context
- 6 Key Observation Locations chosen (reflective of different parts of valley)



## Results of Assessment

- Alternative 1:
- largely creates Moderate to Strong degree of contrast,
- high visual exposure to receptor locations across the valley
- Thus inconsistent with visual tolerance level = greatest degree of visual impact of the 3 alternatives



## Results of Assessment

- Alternative 2:
- largely creates Weak and some Moderate degree of visual contrast,
- high visual exposure to receptor locations around and east of Bulk River Dam, other areas to west less affected
- Thus largely consistent with visual tolerance level, but inconsistent with visual tolerance level around and east of the Bulk River Dam
- Thus better option than Alternative 1, but high degree of visual impact around Bulk River Dam



## Results of Assessment

- Alternative 3:
- creates some Weak and mostly No degree of visual contrast, due to the very limited visibility of the line
- Thus completely consistent with visual tolerance level across the affected area
- Thus most optimal option from a visual perspective



## Recommendations of Assessment

- Alternative 1 completely unsustainable in the context of the visual environment of the Elands River Valley
- Alternative 2 sustainable in the western parts of the affected area of the Valley, but high visual impact in the Bulk River Dam area – thus consider routing lines further back away from ridge in the area to the east and west of the Bulk River Dam
- Alternative 3 from a visual perspective is the most sustainable alternative and strongly recommended



#### **Annexure E**

# DISCUSSION DOCUMENT: QUESTIONS AND ANSWER SESSION

#### EIA FOR THE PROPOSED THYSPUNT TRANSMISSION LINES INTEGRATION PROJECT (TTLIP)

# DISCUSSION DOCUMENT: FOCUS GROUP MEETING—Department of Agriculture, Forestry & Fisheries (Forestry - Eastern Cape Province) and MTO (now Cape Pines)

Tuesday, 18 September 2012: Brookes Hill Suite Hotel, Lower Brookes Hill Drive, Humewood, Port Elizabeth

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Comments captured <u>alphabetically according</u> to surname under each category.

#### **List of Abbreviations:**

DEA	Department of Environmental Affairs	DAFF	Department of Agriculture, Forestry and Fisheries
EA	Environmental Authorisation	EAP	Environmental Assessment Practitioner
EIA	Environmental Impact Assessment	ERC	Elands River Conservancy
EC P&TA	Eastern Cape Parks and Tourism Agency	FEIR	Final Environmental Impact Report
I&RR	Issues and Responses Report	TTLIP	Thyspunt Transmission Lines Integration Project

Issue/Comment	Raised By	Response
1. A	ricultural Potential Related Comments	
The project team was informed that DAFF is taking the routing of the proposed power lines extremely serious as the country is losing too much forestry land to developments and this has a serious financial income loss for Government.	Sgwabe, Ms Gwendoline Manager: Regulations & Support DAFF	Comment noted.
2. Socia	al and Socio-Economic Related Co	omments
The project team was informed that it would be MTO's last resort to have the power lines traversing commercially viable pockets of forestry land.  Other impacts would be associated and mitigated should the power lines traverse commercially viable forest land i.e. fires, operations of the forestry (if pockets are bisected), etc.  Reference was also made of MTO experiences of Eskom's unwillingness to work together.	Brink, Mr Willie Regional Manager: MTO	Where possible, the team would try and make use of MTO fire breaks and to ensure this, SiVEST once again request that the latest GIS data be forwarded to them to be able to see exactly where the planted areas are. The current routing has been done on the GIS data previously received from Cape Pine.  Paul da Cruz, Royal Haskoning  It needs to be noted that there is still more work that needs to be done regarding the routing i.e technical design including Lidar survey. Eskom's design engineer will have to work closely with Cape Pine as to where the power lines cannot be build.  Bernadette Solomon, Eskom
3. EIA T	eam-Preferred Routing Related C	omments
Reading the comments received from other stakeholders, as per the I&RR, it is perceived that the corridor has been pushed further into Longmore Forest.	Brink, Mr Willie Regional Manager: MTO	Comments from various stakeholders throughout the EIA process were received such as from the EC P&TA and all comments and recommendations received from stakeholders need to be evaluated and addressed (where applicable).  It is the team's understanding that there is different areas of yield and it would be appreciated if MTO can forward their GIS data to SiVEST to see where the TTLIP can make use of these yields.   Paul da Cruz, Royal Haskoning  The team notes and is fully aware of MTO concerns and undertakes to walk away from this meeting with the comments, concerns and recommendations made to find the best possible routing and a way forward.
The project team was requested that the routing matter need to be		Bernadette Solomon, Eskom  Comment noted. It can be confirmed that due to the nature of this

	1	T
		provincial and national level,
		Paul da Cruz, Royal Haskoning
It was stated that the Southern Corridor is a great concern to MTO as it is		It was pointed out to the attendees that this would be a risk to
their high yield area. The Northern Corridor can be 'fine tuned', to an		Eskom as should an EA be granted and one of DEA's Conditions
extent, during negotiations with Eskom.		is that the EIA Team-preferred routing as per the Southern
		Corridor and with specific reference to Longmore Forest is that the
It is recommended that MTO, SiVEST and Eskom do a site visit for the		routing is 'approved' as is, and when Eskom's design team is on
Southern Corridor prior to an EIA Team-preferred routing is submitted to		board and it is found that there are some technical constraints, it
DEA for decision-making.		could result in an Amendment Application.
		Paul da Cruz, Royal Haskoning
		Post-meeting note:
		The EIA Team referred routing is the indication of the extent to be
		covered by the proposed power lines and the avoidance of some
		sensitive aspects, where possible in terms of the specialists'
		studies. It should be noted that more work still needs to be done
		regarding the routing i.e technical design including Lidar survey.
		Therefore, approval being sought at DEA is for a corridor (i.e. of
		approximately 2km) not a power line routing.
		Lerato Mokgwatiheng, Eskom
To accommodate the concern raised by the specialist MTO		It was recommended that the width of the Southern Corridor be
recommended that a narrower Southern Corridor be looked at and a		kept as is as a route would not be decided upon without MTO
preliminary survey on the corridor to be undertaken to eliminate any		inputs.
possible technical constraint areas.		Lerato Mokgwatiheng, Eskom
It was asked for clarification that should the corridor be narrowed, as	Wilson, Dean	No, it would not be required.
		Paul da Cruz, Royal Haskoning
requested, would the specialists need to go back for another	Negotiator: Land and Rights	Paul da Cruz, Royal Haskoning
assessment.	Eskom	07/507 514
It was asked for clarification:	Soderlund, Mr Erik	SiVEST EIA team had broadened the corridor to accommodate all
During the initial and ongoing consultation MTO (MTO) made	General Manager: Commercial & Legal	possible impacts and it can be confirmed that the corridor "as is" is
sufficient provision for the power lines in the fire belt	MTO	the latest and it is envisaged that it would not change again.
Now, at this late stage and the latest corridors, it appears there is a problem with the fire bolt from an applicamental view point.		It must also be remembered that at the start of the scoping phase
is a problem with the fire belt from an environmental view point		both corridors were 5km wide and various constraints and
Should MTO recommendations not be considered it would, in		limitations were identified during that phase which resulted in the
the end, become MTO problem.		2km EIA corridors (some areas wider and some areas narrower
		to accommodate environmental and technical constraints).
		to accommodate environmental and technical constitutions.
		SiVEST acknowledged that MTO did inform the project team that it
		is their preference that the power lines, especially the Northern
		Corridor, be placed within their fire breaks.
		Paul da Cruz, Royal Haskoning
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It was asked whether the proposed routing through Longmore Forest, with specific reference to the Northern Corridor, has changed due to objections received from the ERC in terms of possible Visual and Tourism impacts. Also, is this routing a matter of <i>green vs commercial</i> .		Eskom will not decide on a route without prior consultation, discussions and negotiations with the affected landowner. It is for this reason that a wider corridor, than the width of the required servitude(s), is important.  **Dean Wilson, Eskom**  It was confirmed that objections were received from the ERC but it needs to be noted that all environmental parameters, including social and economics, need to be taken in consideration and assessed.  **Paul da Cruz, Royal Haskoning**  To establish the sustainability of the forestry industry, the team will endeavour to find solutions to ensure that Cape Forest lose as little as possible commercial viable land. It is important to note that the FEIR needs to clearly demonstrate that the EAP's recommendations are not linked to green vs commercial.  **Bernadette Solomon, Eskom**	
4. Technical & Servitude Related Comments			
Eskom was informed that a 55m servitude in forestry area would not be sufficient and it was requested that a wider servitude be considered.	Brink, Mr Willie Regional Manager: MTO	Eskom assess the maximum height of the trees planted in the relevant forestry area, at Longmore Forest it is pine trees, and depending on the height of the trees (approximately 30m) the servitude could be extended to include an additional 8m. This would be to protect the power lines should a tree (or trees) falls over.  Dean Wilson, Eskom  MTO also need to remember that should an EA be granted, Eskom's Negotiator (for this project, Wimpie Henning) will deal with this matter in detail when negotiating for the servitudes. As a reminder, SiVEST's appointment is to identify and assess an environmentally feasible corridor.  Paul da Cruz, Royal Haskoning	
5. Project Related Comments			
The project team was informed that members of such a committee as suggested by Eskom will have certain mandates and MTO has shareholders to which they are accountable for. A simple 'yes' to the suggestion would not be possible.	Brink, Mr Willie Regional Manager: MTO	Comment noted.	
It was stated that if Eskom wants MTO to participate further with this proposed project, it needs to be on a detailed level.		Comment noted.	

The project team was informed that it is not MTO <i>modus operandi</i> to be obstructive in the process, but cognisance needs to be taken by the team as MTO cannot afford to look past the fact of loosing forestry land.  The project team was informed that all the comments, concerns and issues raised as well as recommendations made by MTO needs to	Sgwabe, Ms Gwendoline Manager: Regulations & Support	Comment noted.	
receive serious consideration as DAFF will not make a decision without consulting MTO as the Lessee of the land.	DAFF		
The team's attention was drawn to the fact that not only are those present responsible to inform MTO's shareholders and obtain their opinion and approval, but the most important stakeholder is DAFF, the owners of the land.	Soderlund, Mr Erik General Manager: Commercial & Legal MTO	Comment noted.	
MTO believes that there are no further EIA legal issues associated with this proposed project. However, it is believed that legal matters could arise with the final routing.	Truter, Mr Jan MTO	Comment noted.	
It was commented that a more detailed EIA and technical exercise has to be done before the project can proceed.		The attendees were requested to pin areas that may be traversed, if any and forward the information to SiVEST for inclusion in the FEIR. This could assist the DEA in its decision-making process.  Lerato Mokgwatlheng, Eskom	
		Post-meeting note: It is noted that agreement cannot be reached in this regard until such time that a decision is provided by DEA regarding the applications submitted and technical studies (technical designs including Lidar survey) areconcluded to indicate where servitudes within these corridors should be negotiated and proclaimed.  Lerato Mokgwatlheng, Eskom	
6. General Comments			
It was asked as to what does the other stakeholders surrounding Longmore Forest are giving up.	Basson, Klaas Forestry Manager: Longmore	Details of the land and land uses being traversed by the length of both the Northern and Southern Corridors is detailed within the EIR.  Rebecca Thomas, SiVEST	