

**COMMENTS AND RESPONSE REPORT – DRAFT ENVIRONMENTAL  
IMPACT ASSESSMENT REPORT (EIAR)**

**Potsdam Unit V Low Cost Housing Development**

ISSUE RAISED	DATE	COMMENTATOR	WHERE ADDRESSED IN EIAR	RESPONSE
Need to build a new injection substation west of Mdantsane to rectify the low voltage problems.	17.12.2008	Philip Nicholson (Eya Bantu Consulting Services)	Section 6.5.1 (c).	Impekweni substation to be relocated and capacity increased. Engineering report recommends relocation of the Impekweni substation to an area south of the development, in addition to increasing its capacity to an initial 30MVA. Furthermore, an additional substation will have to be constructed westwards of the development.
Information supporting application for funding: number of units and time frames of proposed developments.	17.12.2008	Philip Nicholson (Eya Bantu Consulting Services)	Section 4.2	Noted. The development comprises 1926 units on Potsdam Unit V – Northern Portion; and 1928 units on Potsdam Unit V – Southern Portion. Total of 3854 units.
Need for new sewerage works in the area.	17.12.2008	Philip Nicholson (Eya Bantu Consulting Services)	Sections 8.1.1 and 10.5 – point number 6.	No occupation of houses to take place until the required sewerage infrastructure and pump station is in place.
Need for a developmental master plan upon which load growth projections can be based, thus facilitating planning.	17.12.2008	Philip Nicholson (Eya Bantu Consulting Services)	NA	Noted – Pretoria-based company are in the process of compiling a master plan.
We (Eya Bantu Consulting Services) do not have the mandate to apply for MIG funding for a new substation. BCM is awaiting an electrical master plan being prepared by a Pretoria-based consultant	08.03.2010	Philip Nicholson (Eya Bantu Consulting Services)	NA	Noted
It would be useful to give an indication of the number of low-cost housing units planned.	08.03.2010	Philip Nicholson (Eya Bantu Consulting Services)	Section 4.2	Noted
You do not refer to or reference a Mdantsane/Potsdam Development Plan which was prepared by Ninham Shand in 1998. In this report, the urgent need for a new sewage works in the area is highlighted. You do not make reference to this. Should the impact of additional raw sewage not be included in your EIA?	08.03.2010	Philip Nicholson (Eya Bantu Consulting Services)	Section 10.5 Recommendation Number 6.	No occupation of houses to take place until the required sewerage infrastructure and pump station is in place. The engineering report covers matters regarding bulk sewerage infrastructure.
With reference to your proposal to strengthen the bulk electricity supply to the area: it is more cost-effective to build a new injection substation off the existing ring to feed Potsdam than to move the one at Impekweni closer	08.03.2010	Philip Nicholson (Eya Bantu Consulting Services)	Section 8.1.1	Noted – received engineering report from Bigen Africa.