

INITIAL SITE SENSITIVITY VERIFICATION

1. SCOPE

The Initial Site Sensitivity Verification must be undertaken through the use of:

- (a) a desk top analysis, using satellite imagery; and
- (b) a preliminary on-site inspection to identify if there are any discrepancies with the current use of land and environmental status quo versus the environmental sensitivity as identified on the national web based environmental screening tool, such as new developments, infrastructure, indigenous/pristine vegetation, etc.

The outcome of the Initial Site Sensitivity Verification must be recorded in the form of a report that-

- (a) confirms or disputes the current use of the land and environmental sensitivity as identified by the national web based environmental screening tool;
- (b) contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and
- (c) is submitted together with the relevant reports prepared in accordance with the requirements of the Environmental Impact Assessment Regulations.

Desktop Analysis

- A review of readily-available plans, records and documents, including geotechnical information, to assist in determining past land uses and to identify potentially negative environmental conditions on site.
- An evaluation of aerial photographs if readily available, to assist in assessing historical land uses and conditions on and adjacent to the property.

On-site inspection

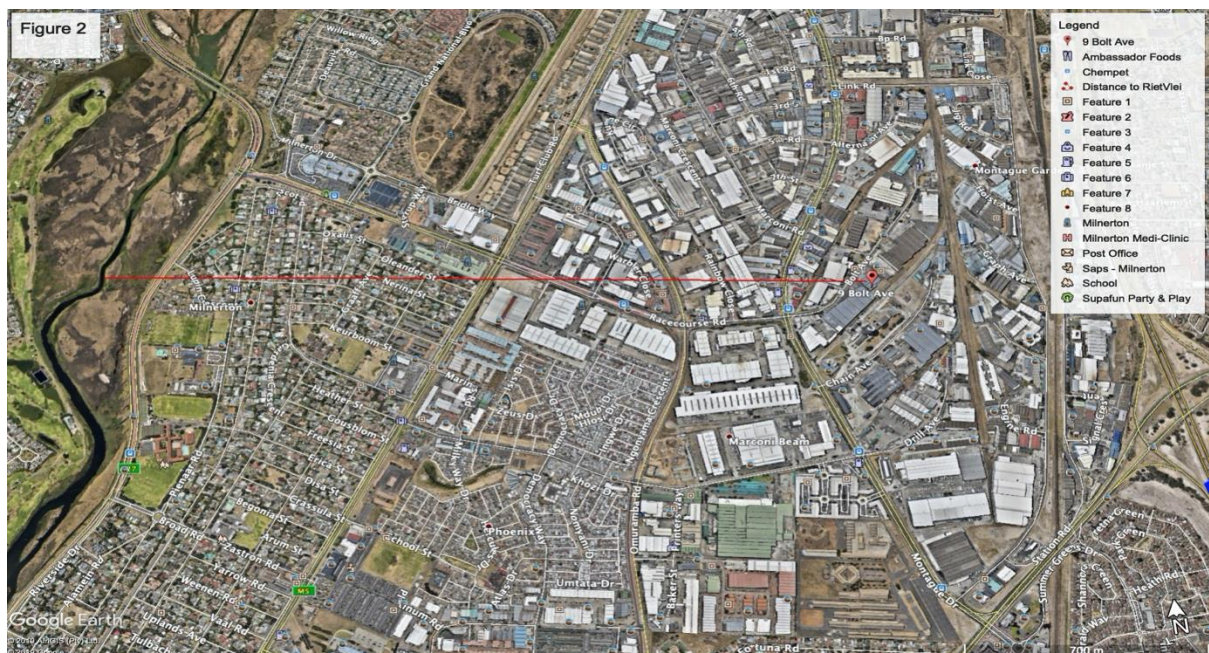
A visit and general characterization of the property, including a visual survey of the entire site. The property was visually inspected for: areas of vegetation; stained soils; impoundments; seeps; oil slicks or discoloration on surface waters; discernible chemical odours; above ground storage tanks; vertical pipes; leach fields and/or underground storage tanks; electrical transformers; and recent soil disturbances such as grading or filling. On 07 January 2020, the assessor from Eco Impact accompanied by a representative of ZEST conducted an exploratory site visit to identify and document general observations and conditions associated with the Site.

2. SITE DESCRIPTION AND ADJOINING PROPERTIES

The Site is located at latitude 33°52'6.22"S and longitude 18°31'14.18"E (Figure 1.)

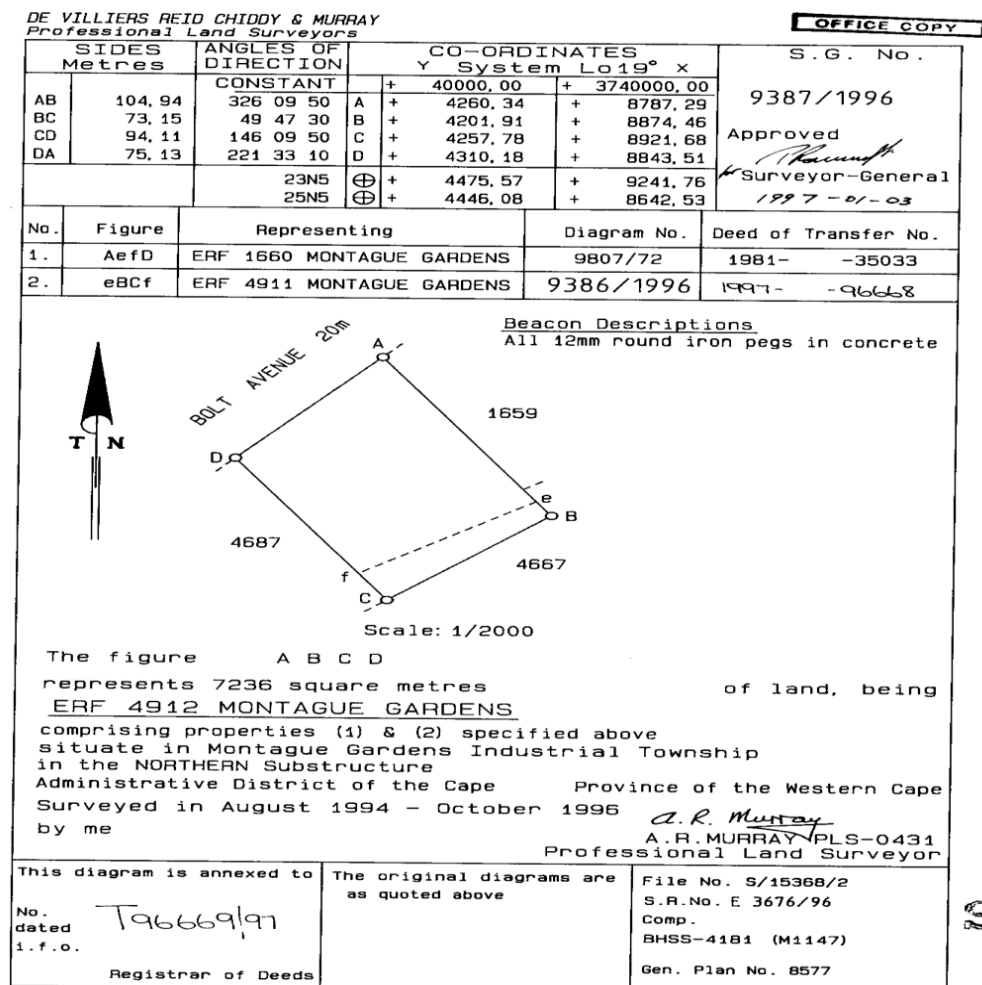


There appear to be no sensitive receptors located within 1.5 km (Figure 2) of the site. The nearest appears to be the Riet Vlei Wetlands which are some 2.5km distant.



The site consists of two erven, such being Erf 1660 and Erf 4911 which were consolidated into Erf 4912 of approximately 7236 sqm. See Figure 3.

Figure 3.



4912

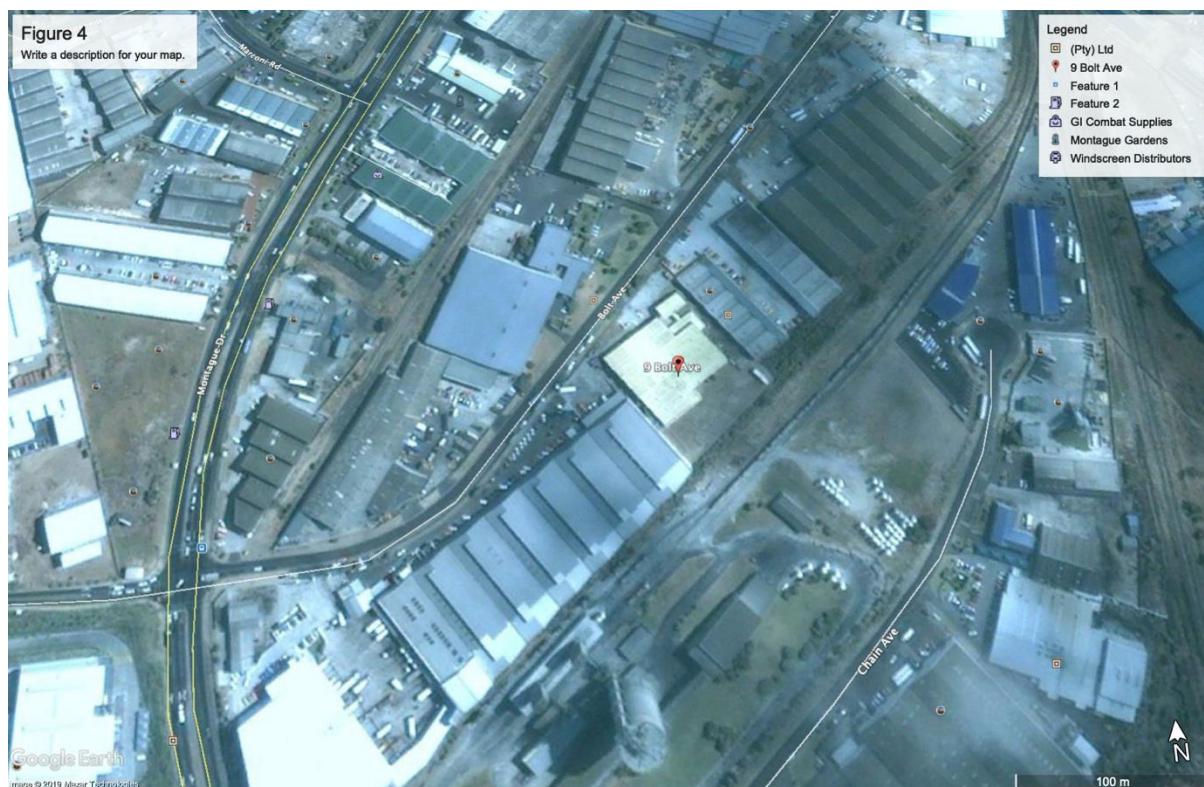
There is currently one main entrance to the site, situated on the north western side along Bolt Avenue. There is a further entrance to the site from the adjacent neighboring property on the southern side of the premises.

The site consists of two buildings which are linked by a covered walkway. The smaller of the buildings is a two-floor structure that comprises offices, ablutions and a small kitchenette. At the time of the site inspection it was found to be vacant. Damage was noted to the ceilings and electrical systems in the building, apparently as a result of historical illegal occupation by vagrants.

The larger second building is currently vacant and comprises two large warehouses, ablutions, electrical distribution and substation and some offices.

There is a cement paved area as you enter the property from the entrance on Bolt Avenue, which gives access via a tarred drive to the rear of the premises along the northeastern perimeter. There is a paved area that has sustained some damage on the southwestern side of the property, adjacent to the Eskom transformers, which are contained behind a locked fenced off area adjacent to the southwestern entrance to the property. There are no natural vegetation or formal gardens but a large open grassy area at the back of the site has some grass and alien invasive species.

It appears from the building plans that the buildings were constructed in 1991. Historical aerial photographs were not available pre-2000. It does not appear that much work was conducted to expand the site operations since 2000. This despite plans dated 1996, which show the transformation from a warehouse to a freezer and cold store. The extent of any changes can be viewed in the difference between the 2000 photograph and the 2019 photograph (Figures 4 and 5), respectively.





The site is currently owned by Accelerate Property Fund Limited. The erf was allotted through a “*Deed of Transfer*” by C-Max Investments 300 (Pty) Ltd to Accelerate Property Fund Limited in 2015.

The Zoning Scheme Extract dated 18 September 2014 provided by the Seller’s agent reflects the zoning for Erf 4912. The site is in an industrial zone, currently zoned for “General Industry”, sub-zone GI1, and is part of the Montague Gardens industrial area. The industrial area has a relative high-density rate due to its favourable location relative to road, rail and shipping access points.

Surroundings

The Site is bordered by two properties on the northeast and southwest sides. The northwestern side of the site is bordered by Bolt Avenue and a railway reserve borders the southeastern side. The details of the neighbours were not provided. Information obtained from Google Maps (2020) indicates the northeastern neighbour as Lusinco Electroplating cc. KotsoWorld (PTY) Ltd appears to be the neighbour on the southwestern boundary.

3. “HISTORICAL USE” INFORMATION SOURCES

The only readily available aerial photographs in South Africa are available on Google Earth Pro. The following historical photographs were reviewed, and copies are included in **Appendix A**:

- Aerial photographs for the years 2000, 2002, 2009, 2010, 2013, 2015, 2016, 2018 and 2019.

Table 1: Historical Records Review

Year	Description
2000	First Historical Photograph
2002	No significant changes to the site
2009	No significant changes to the site
2010	No significant changes to the site. Noted what appears to have been some replacement of roof cladding on the northeastern section of the main building roof.
2013	No significant changes to the site.
2015	No significant changes to the site.
2016	No significant changes to the site.
2018	No significant changes to the site.
2019	No significant changes to the site.

In addition to plans that are dated 1991, the Seller's agent supplied plans apparently drawn up for "Spar" dated 16 September 1996. These plans detail extensive modifications to convert the warehouse to a freezer/cold store warehouse. As can be seen from the images, and as was verified from the site visit, this did not result in a significant change in the footprint of the existing original structures.

4. THE PROTOCOLS

"Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5) (a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation" ("the Protocols")

Published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and came into effect on 09 May 2020.

Protocols may therefore be applicable to your proposed development. According to the Protocols, **before commencing with a specialist assessment**, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking **site sensitivity verification**. Further, a signed copy of the specific compliance statement for each applicable environmental theme must be appended to the Basic Assessment Report.

5. SPECIALIST ASSESSMENTS IDENTIFIED BASED ON THEME SENSITIVITY

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, **the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.**

According to the screening tool:

1. Agricultural Impact Assessment
2. Archaeological and Cultural Heritage Impact Assessment
3. Palaeontology Impact Assessment
4. Terrestrial Biodiversity Impact Assessment
5. Aquatic Biodiversity Impact Assessment
6. Hydrology Assess
7. Noise Impact Assessment
8. Traffic Impact Assessment
9. Geotechnical Assessment
10. Socio-Economic Assessment
11. Plant Species Assessment
12. Animal Species Assessment

6. CONFIRM OR DISPUTE SENSITIVITY AS IDENTIFIED BY SCREENING TOOL

1. Agricultural Impact Assessment (Agriculture Theme – according to screening tool - medium)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>Agriculture Theme – medium</p> <ul style="list-style-type: none"> Land capability; 06. Low-Moderate/07. Low-Moderate/08. Moderate <p>An applicant intending to undertake an activity identified in the Scope of this Protocol proposed on a site identified by the national web based environmental screening tool as being of “medium” or “low” sensitivity for agricultural resources must submit an Agricultural Compliance Statement.</p>	<p>Dispute.</p> <p>It is recommended that no Agricultural Compliance Statement be required.</p>	<p>The erf is Area 7234.2 square meters in size and is only 1688 square meters of this is not built on. The 1688 square meters is a small grassy area with scattered alien invasive plants. The site is an industrial site with existing industrial buildings with no agricultural capacity. Furthermore, no neighbouring land is available for agriculture as the site is in the centre of the Montague Gardens industrial area.</p>

2. Archaeological and Cultural Heritage Impact Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.</p>	<p>Dispute.</p> <p>It is recommended that no Archaeological and Cultural Heritage Impact Assessment be required.</p>	<p>Are there no signs of culturally or historically significant elements, as defined in section 2 of the NHRA, including Archaeological or paleontological sites, on or close (within 20m) to the site. The site is an industrial site with existing industrial buildings, the proposed development for the storage of dangerous goods should not impact on Archaeological and Cultural Heritage.</p>

3. Palaeontology Impact Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.</p>	<p>Dispute.</p> <p>It is recommended that no Palaeontology Impact Assessment be required.</p>	<p>Are there no signs of culturally or historically significant elements, as defined in section 2 of the NHRA, including Archaeological or paleontological sites, on or close (within 20m) to the site. The site is an industrial site with existing industrial buildings, the proposed development for the storage of dangerous goods should not impact on palaeontology.</p>

4. Terrestrial Biodiversity Impact Assessment (Terrestrial Biodiversity Theme – according to screening tool - very high sensitive)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>Terrestrial Biodiversity Theme – very high sensitive</p> <ul style="list-style-type: none"> Critically endangered ecosystem <p>1.1 An applicant intending to undertake an activity identified in the Scope of this Protocol, on a site identified as being of “very high sensitivity” for terrestrial biodiversity on the national web based environmental screening tool must submit a Terrestrial Biodiversity Impact Assessment.</p> <p>1.2 However, where the information gathered from the Initial Site Sensitivity Verification identified in section 2.1 of this Protocol or the specialist assessment differs from the designation of “very high” terrestrial biodiversity sensitivity from the national web based environmental screening tool and it is found to be of a “low” sensitivity, then a terrestrial biodiversity impact assessment is not required.</p> <p>1.3 Should paragraph 1.2 apply, a Terrestrial Biodiversity Compliance Statement is to be provided. An Environmental Assessment Practitioner or a suitably qualified and SACNASP registered specialist, must append to the Terrestrial Biodiversity Compliance Statement a motivation and evidence (e.g. photographs) of the changed Terrestrial Biodiversity sensitivity.</p>	<p>Dispute.</p> <p>It is recommended that no Terrestrial Biodiversity Impact Assessment be required.</p> <p>It is also recommended that no Terrestrial Biodiversity Compliance Statement be required.</p>	<p>The erf is Area 7234.2 square meters in size and is only 1688 square meters of this is not built on. The 1688 square meters is a small grassy area with scattered alien invasive plants. See Appendix 2. Furthermore, no neighbouring land contains natural vegetation and the area is not considered an ecological support area or natural area. The industrial site only has grass and some alien invasive species present. Although the area was historically Cape Flats Sand Fynbos, the industrial area was transformed and built up many years ago. See Appendix 1 and 2.</p>

5. Aquatic Biodiversity Impact Assessment (Aquatic Biodiversity Theme - according to screening tool – low)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>Aquatic Biodiversity Theme – low</p> <p>An applicant, intending to undertake an activity identified in the Scope of this Protocol, on a site identified as being of “low sensitivity” for aquatic biodiversity on the national web based environmental screening tool must submit an Aquatic Biodiversity Compliance Statement to the competent authority.</p>	<p>Dispute.</p> <p>It is recommended that no Aquatic Biodiversity Impact Assessment or Aquatic Biodiversity Compliance Statement be required.</p>	<p>There are no watercourses on site.</p> <p>There appear to be no sensitive receptors located within 1.5 km (Figure 2) of the site. The nearest appears to be the Riet Vlei Wetlands which are some 2.5km distant.</p>

6. Hydrology Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.</p>	<p>Dispute.</p> <p>It is recommended that no Hydrology Assessment be required.</p>	<p>There are no watercourses on site.</p> <p>There appear to be no sensitive receptors located within 1.5 km (Figure 2) of the site. The nearest appears to be the Riet Vlei Wetlands which are some 2.5km distant.</p>

7. Noise Impact Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Protocol for the assessment and reporting of noise impacts
<p>No sensitivity rating</p> <p>1.1 An applicant intending to undertake an activity identified in the Scope of this Protocol for a site identified by the national web based environmental screening tool as being of “very high”, “high” or “medium”</p>	<p>Confirm.</p> <p>Given the fact that there are residential areas in close proximity from the proposed Zest Polyurethanes factory as well, the following residential areas are in question:</p>	<p>The Noise Assessment</p> <p>2.1 The assessment must be undertaken by a suitably qualified noise specialist on the site being submitted as the preferred development site.</p> <p>2.2 The assessment must be undertaken based on a site inspection as well as applying the noise standards and methodologies stipulated in SANS 10103:2008 and SANS</p>

<p>sensitivity for noise must submit a Noise Assessment.</p> <p>1.2 Where the information gathered from the Initial Site Sensitivity Verification contemplated in section 2.1 of this Protocol or the specialist assessment differs from the designation of “very high”, “high” or “medium” sensitivity from the national web based environmental screening tool and it is found to be of a “low” sensitivity a Noise Assessment is not required.</p> <p>1.3 Should 1.2 apply, a Noise Compliance Statement is to be provided. An Environmental Assessment Practitioner or a noise specialist, must append to the Noise Compliance Statement a motivation and evidence (e.g. photographs of no buildings near the proposed development footprint) of the different noise sensitivity.</p>	<p>i. The Bothasig residential area is 707m away, and</p> <p>ii. The Joe Slovo Park area is 824m away. It is therefore required that a Noise Impact Assessment is required to ensure that the Provincial Noise Control Regulations PN200/2013 are not violated.</p>	<p>10328:2008 for residential and non-residential areas as defined in these standards.</p> <p>2.3 A baseline description must be provided of the potential receptors and existing ambient noise levels. As a minimum, this description must include the following:</p> <ul style="list-style-type: none"> a. Current ambient sound levels recorded at relevant locations (e.g. receptors and proposed new noise sources) over a minimum of two nights and that provide a representative measurement of the ambient noise climate, with each sample being a minimum of ten minutes, and the approximate wind speed at the time of the measurement must be recorded. b. Mapped distance of the receiver from the proposed development that is the noise source. c. Calculation of noise impact from the noise source. <p>2.4 Assessment of impacts done in accordance to SANS 10103:2008 and SANS 10328:2008 including the following aspects which must be considered as a minimum in the predicted impact of the proposed development:</p> <ul style="list-style-type: none"> a. Projected changes in noise levels as a result of the construction, operation and decommissioning of the development to the nearest receptors using industry accepted models and forecasts. <p>3 The findings of the Noise Assessment must be written up in a Noise Report.</p> <p>The Noise Assessment</p> <p>2.1 The assessment must be undertaken by a suitably qualified noise specialist on the site being submitted as the preferred development site.</p> <p>2.2 The assessment must be undertaken based on a site inspection as well as applying the noise standards and methodologies stipulated in SANS 10103:2008 and SANS</p>
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		<p>10328:2008 for residential and non-residential areas as defined in these standards.</p> <p>2.3 A baseline description must be provided of the potential receptors and existing ambient noise levels. As a minimum, this description must include the following:</p> <p>a. Current ambient sound levels recorded at relevant locations (e.g. receptors and proposed new noise sources) over a minimum of two nights and that provide a representative measurement of the ambient noise climate, with each sample being a minimum of ten minutes, and the approximate wind speed at the time of the measurement must be recorded.</p> <p>b. Mapped distance of the receiver from the proposed development that is the noise source.</p> <p>c. Calculation of noise impact from the noise source.</p> <p>2.4 Assessment of impacts done in accordance to SANS 10103:2008 and SANS 10328:2008 including the following aspects which must be considered as a minimum in the predicted impact of the proposed development:</p> <p>a. Projected changes in noise levels as a result of the construction, operation and decommissioning of the development to the nearest receptors using industry accepted models and forecasts.</p> <p>3 The findings of the Noise Assessment must be written up in a Noise Report.</p>
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8. Traffic Impact Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental</p>	<p>Dispute.</p> <p>It is not recommended that a TIA be necessary.</p>	<p>It is not anticipated that that the proposed development will have a significant impact on traffic as the number of additional trips generated will not be significant.</p>

Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.		Increase in traffic (low impact before mitigation and low impact with mitigation measures);
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9. Geotechnical Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Notes on the specialist study
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.</p>	Confirm.	<p>The Geohydrological study must include but not limited to the following:</p> <ul style="list-style-type: none"> • A full description of the geology/subsurface • A full geohydrology description (aquifer classification, aquifer vulnerability, recharge characterization/quantification, current groundwater quality); • Borehole hydrocensus within a 300m radius of the site must be carried in order to determine potential recipients of groundwater contamination around development. • Contaminant Risk assessment (with description of potential pollutants); • Waste water management plan (inclusive of a water balance); • Groundwater Quality Monitoring Plan.

10. Socio-Economic Assessment (no theme or sensitivity rating from screening tool)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>No sensitivity rating</p> <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations</p>	<p>Dispute.</p> <p>It is recommended that no Socio-Economic Assessment be required.</p>	<p>The site is an industrial site with existing industrial buildings, the proposed development for the storage of dangerous goods should not have significant social impacts. The site is currently vacant and as such the proposed development will</p>

promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.		result increased jobs in the areas.
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11. Plant Species Assessment (Plant Species Theme –according to screening tool – medium)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>Plant Species Theme – medium</p> <ul style="list-style-type: none"> 111 medium sensitivity plant species listed <p>As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.</p>	<p>Dispute.</p> <p>It is recommended that no Plant Species Assessment be required.</p>	<p>Grass and some alien invasive species present. See photographs in Appendix 2 showing that the site does not contain such sensitive plant species as listed in the screening tool report.</p> <p>Although the area was historically Cape Flats Sand Fynbos, the industrial area was transformed and built up many years ago. The erf is Area 7234.2 square meters in size and is only 1688 square meters of this is not built on. The 1688 square meters is a small grassy area with scattered alien invasive plants. Furthermore, no neighbouring land contains natural vegetation and the area is not considered an ecological support area or natural area.</p>

12. Animal Species Assessment (Animal Species Theme – according to screening tool – medium)

Theme and sensitivity according to screening tool	Confirm or dispute	Motivation and evidence
<p>Animal Species Theme – medium</p> <ul style="list-style-type: none"> Insecta-Torynesis mintha piquetbergensis Sensitive species 2 Sensitive species 7 Insecta-Aloeides egerides Insecta-Kedestes lenis lenis 	<p>Dispute.</p> <p>It is recommended that no Socio-Economic Assessment be required.</p>	<p>The proposed development will not have any significant impact on any populations of threatened plant or animal species.</p> <p>Although the area was historically Cape Flats Sand Fynbos, the industrial area was transformed and built</p>

As no specific assessment protocol has been prescribed, the required level of assessment must be based on the findings of the Initial Site Sensitivity Verification and must comply with Appendix 6 of the Environmental Impact Assessment Regulations promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (The Act), where a specialist assessment is required.		up many years ago. The erf is Area 7234.2 square meters in size and is only 1688 square meters of this is not built on. The 1688 square meters is a small grassy area with scattered alien invasive plants. Furthermore, no neighbouring land contains natural vegetation and the area is not considered an ecological support area or natural area. See photographs in Appendix 2.
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13. No study indicated but a note on civil aviation and defence themes (Civil aviation theme – according to screening tool – high and Defence theme – according to screening tool – medium)

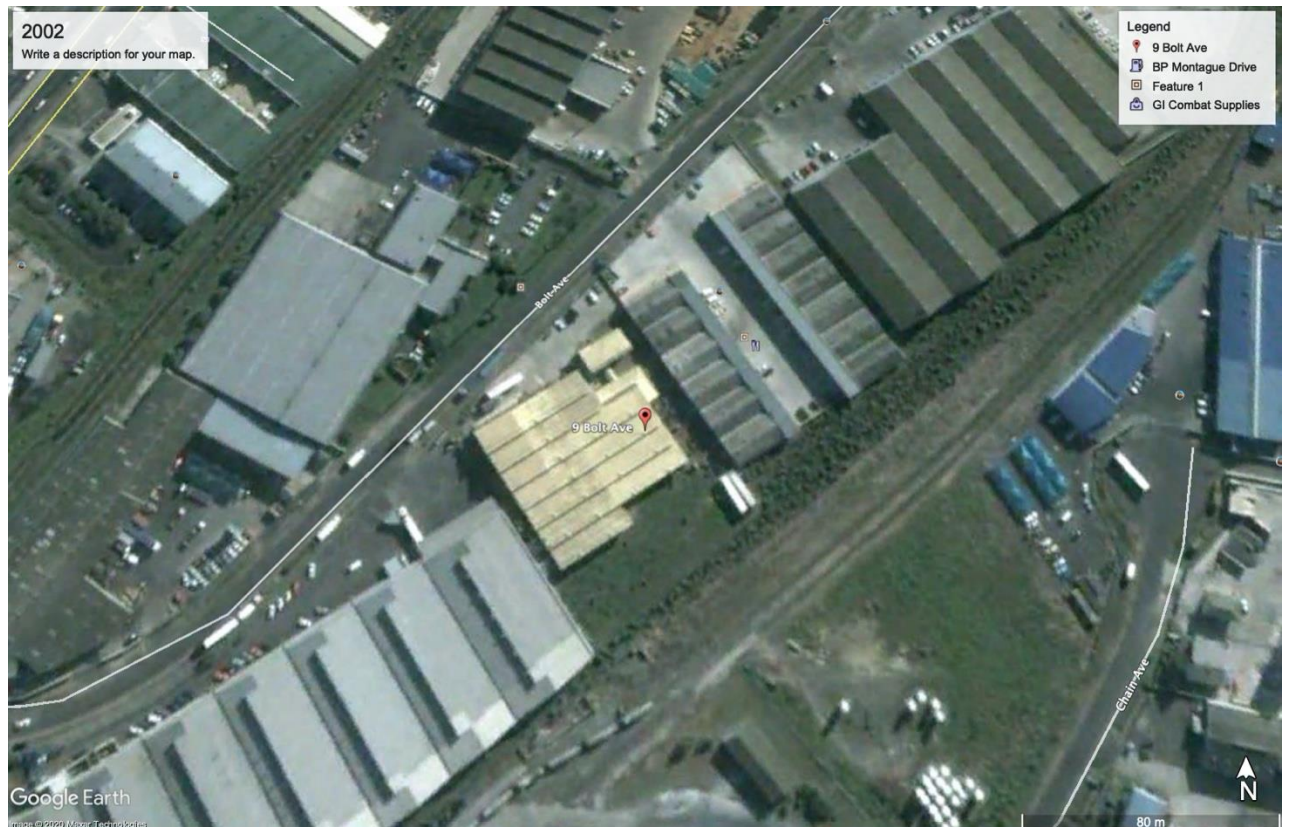
Theme and sensitivity according to screening tool	Response
<p>Civil Aviation Theme – high</p> <ul style="list-style-type: none"> • High - Within 15 km of a civil aviation radar • High - Between 8 and 15 km from a major civil aviation aerodrome • Medium - Within 5 km of an air traffic control or navigation site • Medium - Between 8 and 15 km of other civil aviation aerodrome 	<p>Although the site is located near the airport and hence has a high civil aviation theme, the proposed development itself rather than the site will have a low to no sensitivity or impact on civil aviation.</p> <p>The proposed development for the storage of dangerous goods and the operation of a manufacturing site on an industrial erf will not impact civil aviation.</p>
Defence Theme – medium	The proposed development for the storage of dangerous goods and the operation of a manufacturing site on an industrial erf will not impact defence.

APPENDIX 1: Historical Use Photographs

2000



2002



2009



2010



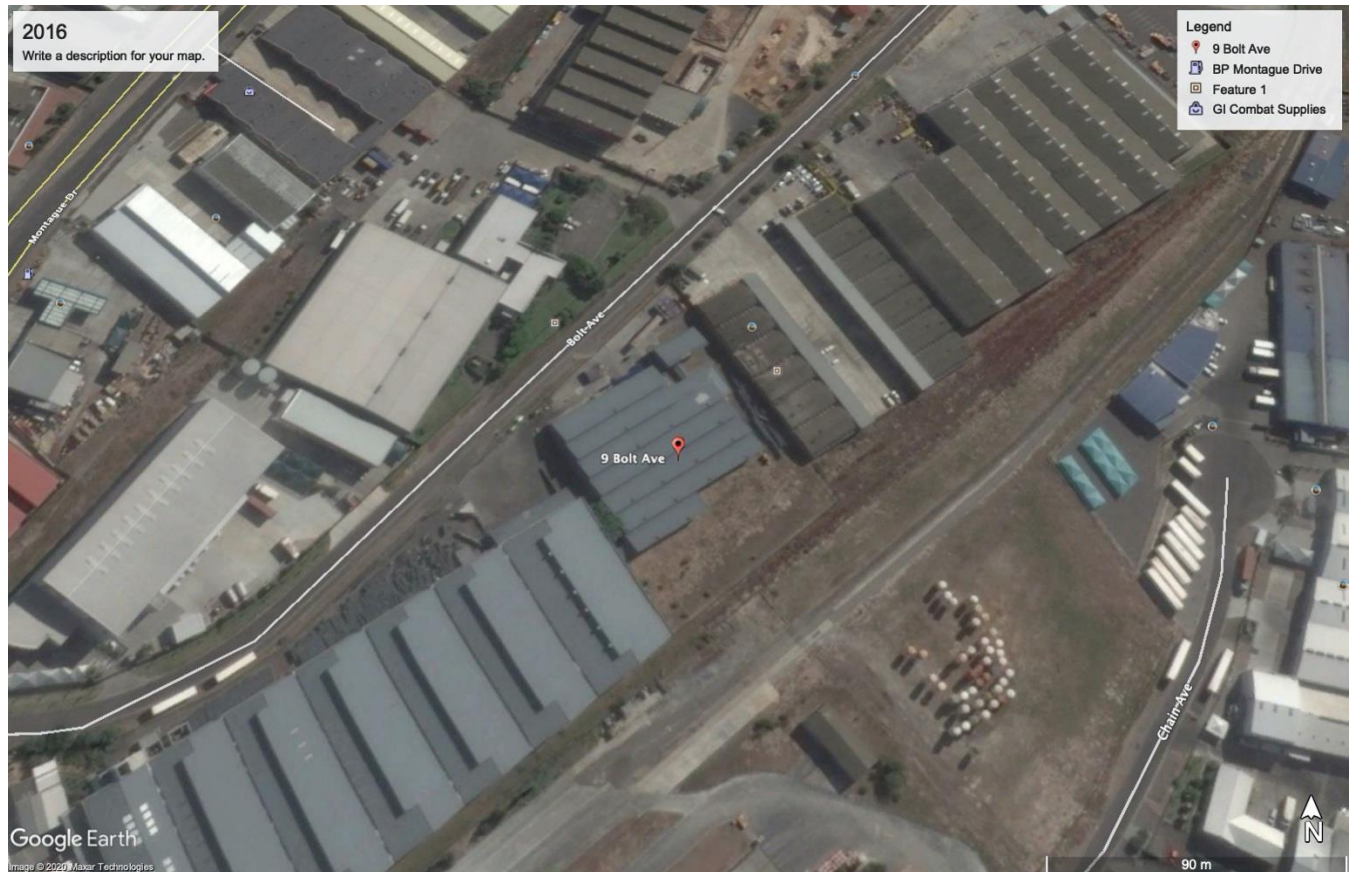
2013



2015



2016



2018



2019



APPENDIX 2: Site Photographs as recorded during the site visit on 07 January 2020

Pic 1: Southern boundary.



Pic 2: Southern entrance looking north.



Pic 3: Boundary line running east west. Note alien invasive vegetation.



Pic 4: East West boundary looking West.



Pic 5: Access area between main warehouse and office building, looking west.



Pic 6: Covered walkway joining office block with warehouse, looking south.



Pic 7: Main warehouse looking south. Note inclined loading bay.



Pic 8: Office building looking from Bolt Avenue in an easterly direction.



Pic 9: "Rear" of the warehouse looking in a south westerly direction.



Pic 10: Main warehouse (northern) looking east.



Pic 11: Warehouse (northern) looking west at loading bay doors.



Pic 12: Warehouse (south) looking west down inside boundary wall.



Pic 13: Bolt Avenue boundary fence showing proposed new entrance from Bolt Avenue. Note stormwater drain.



Pic 14: Eskom Transformer. Note site plan indicates this is on a separate "Erf".



Pic 15: Open area on South Eastern side of the site, adjacent to railway line. Note weeds and alien vegetation.

