



LEGACY

ENVIRONMENTAL
MANAGEMENT
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**PART 2 AMENDMENT OF THE EA FOR THE PROPOSED
ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT
ON PORTION 32 OF FARM 168 AND A PORTION OF
PORTION 33 OF FARM 168, FISANTEKRAAL**

**SITE VERIFICATION REPORT & SPECIALIST STUDIES TO BE
UNDERTAKEN**

DECEMBER 2022

REF NO: 22045-IDF-GES-SVR-001

PROJECT DETAILS

TITLE	Part 2 Amendment of the Environmental Authorisation (EA) for the proposed establishment of an industrial development on Portion 32 of Farm No. 168 and a portion of Portion 33 of Farm No. 168, Durbanville
COMPETENT AUTHORITY REF. NO.	TBC
REPORT TYPE	Site Sensitivity Verification Report
REPORT STATUS	Final Draft
LEGACY REF. NO.	22045-IDF-GES-SVR-001
REVISION	1
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PEER REVIEWED BY	Kim Pontac
CLIENT REF. NO.	N/A

PROPONENT DETAILS

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Site Verification Report

Industrial Development – Portion 32 and 33 of Farm 168, Fisantekraal

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ACRONYMS

BAR	Basic Assessment Report
DEA&DP	Department of Environmental Affairs & Development Planning
DFFE	Department of Forestry, Fisheries and the Environment
EA	Environmental Authorisation
EMC	Environmental Management Consulting
EMF	Environmental Management Framework
ESA	Ecological Support Area
IA	Impact Assessment
N/A	Not Applicable
NEMA	National Environmental Management Act, Act No.107 of 1998
NHRA	National Heritage Resources Act, Act No. 25 of 1999
SACAA	South African Civil Aviation Authority
SDF	Spatial Development Framework
SSV	Site Sensitivity Verification
STR	Screening Tool Report
SWSA	Strategic Water Source Area

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Purpose of Report

The purpose of this report is to respond to the findings of the web-based screening tool report (STR) (**Appendix 1**) and to present the outcomes of the site sensitivity verification (SSV) undertaken as per the requirements of GN No. 320, 20 March 2020 ("DFFE Protocols"). This report confirms or disputes the current use of the land and the environmental sensitivity of the site under consideration, as identified by the screening tool, and contains a motivation and evidence of either the verified or different use of the land and environmental sensitivity.

This report has been compiled through a desktop analysis of available information, including aerial imagery (e.g., Google Earth and Cape Farm Mapper), a site visit on 1 December 2022, and other information available at the time of writing.

The report also serves to confirm the specialist studies that have/ will be undertaken and a motivation for not undertaking any of the specialist studies identified in the STR (dated November 2025).

This report is submitted to the competent authority, the Department of Environmental Affairs and Development Planning (DEA&DP), for comment and/or agreement.

1. Development Proposal

The Proponent, Pinetop Estate (Pty) Ltd., wishes to amend the existing environmental authorisation (EA) for the proposed establishment of an industrial development on Portion 32 of Farm No. 168 and a portion of Portion 33 of Farm No. 168, Durbanville, to allow for general industrial use, not limited to storage (as is currently the case). Refer to the approved and proposed site development plans attached as **Appendix 5** and **Appendix 6**, respectively.

2. Wind or Solar developments within 30km of the proposed area

The Screening Tool found five (5) nearby Solar PV development. The Solar PV Development with EA References:

- 12/12/20/2109 is located 27.2km from the development site.
- 12/12/20/2109/AM3 is located 27.2km from the development site.
- 12/12/20/2109/AM2 is located 27.2km from the development site.
- 12/12/20/2109/AM1 is located 27.2km from the development site.
- 14/12/16/3/3/2/2498 is located 27.2km from the development site.

Due to the nature of the proposed development, this will have no impact on this application.

3. Environmental Management Frameworks (EMFs)

The Screening Tool found no intersections with EMF areas.

4. Relevant development incentives, restrictions, exclusions, or prohibitions

The Screening Tool identified the following development incentives, restrictions, exclusions, or prohibitions:

-  Strategic Transmission Corridor – Central Corridor.
-  Strategic Gas Pipeline Corridors – Phase 1a & 1b: Saldanha to Ankerlig and Saldanha to Mossel Bay.

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Main Electricity Distribution Substation

The Screening Tool Report indicates that the proposed development site falls within areas identified as Strategic Transmission Corridors, Gas Pipeline Corridors, and Main Electricity Distribution Substation zones. However, since the proposed development comprises general industrial erven, internal roads, and associated infrastructure, the development incentives applicable to large-scale gas, transmission, and electricity distribution infrastructure do not apply.

5. Proposed Development Area Environmental Sensitivity

The STR provides the indicative environmental sensitivities for the proposed development footprint, which must be verified on site before the specialist assessments identified in **Table 2** can be confirmed.

Table 1 and **Table 2** presents the outcomes of the SSV undertaken as required by the DFFE Protocol and confirms which specialist assessments have been undertaken; and provides a reasoned motivation for not including certain of the specialist assessments identified in the STR in the application to amend the EA.

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Table 1: Requirements of GN No 320: Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes when applying for Environmental Authorisation.

Web-Based Screening Tool Outcomes					DEFF Protocols Requirements			Legacy EMC Comment on DEFF Protocols Requirements / SSV Statement																						
Theme	Sensitivity and Features				Protocol Published (Y / N)	Compliance Statement (Y / N)	Specialist Study (Y / N)																							
Agriculture	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td>X</td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity		X			Y		Y Refer to Legacy EMC Comment	The Screening Tool Report (STR) determined a ‘High Sensitivity’ for the Agriculture Theme. However, most of the development site is rated as being of a medium land capability, with two patches identified as high sensitivity. The development site is within the municipal urban edge and is earmarked for development in the 2014 and 2022 Northern District Spatial Development Framework (SDF). The site is not designated as an ‘Agricultural Area of Significance’ in the 2022 District SDF (brown shading). The proposed development is not anticipated to result in a negative impact on agricultural resources since the site is not being used for intensive agricultural purposes at present, is situated within the municipal urban edge, and is not earmarked in the SDF for agricultural purposes. <u>Furthermore, a valid EA for the development of the site (storage units) exists.</u> Based on the above, Legacy EMC is of the opinion that no specialist input is necessary.														
	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity																										
	X																													
Terrestrial Animal Species	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td>X</td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity		X			Y		Y Refer to Legacy EMC Comment	The high and medium Aves sensitivity features¹ identified on the site are as follows: <table><tr><td>Scientific Name</td><td>Common Name/ Description</td></tr><tr><td><i>Pelecanus onocrotalus</i></td><td>Great white pelican (Least concern on the IUCN Red List²)</td></tr><tr><td><i>Hydroprogne caspia</i></td><td>Caspian tern (Least concern on the IUCN Red List³)</td></tr></table> The medium invertebrate sensitivity features⁴ identified on the site are as follows: <table><tr><td>Scientific Name</td><td>Common Name/ Description</td></tr><tr><td><i>Scarabaeus (Pachysoma) aesculapius</i>⁵</td><td>Scarab Beetle (Vulnerable on the IUCN Red List⁶) – <i>common name for the species could not be found online.</i></td></tr><tr><td><i>Conocephalus peringueyi</i>⁷</td><td>Peringuey’s Meadow Katydid (Vulnerable on the IUCN Red List⁸) (Conocephalus is a genus of bush-crickets)</td></tr><tr><td><i>Aneuryphymus montanus</i>⁹</td><td>Yellow-winged Agile Grasshopper (Vulnerable on the IUCN Red List¹⁰)</td></tr></table>	Scientific Name	Common Name/ Description	<i>Pelecanus onocrotalus</i>	Great white pelican (Least concern on the IUCN Red List ²)	<i>Hydroprogne caspia</i>	Caspian tern (Least concern on the IUCN Red List ³)	Scientific Name	Common Name/ Description	<i>Scarabaeus (Pachysoma) aesculapius</i> ⁵	Scarab Beetle (Vulnerable on the IUCN Red List ⁶) – <i>common name for the species could not be found online.</i>	<i>Conocephalus peringueyi</i> ⁷	Peringuey’s Meadow Katydid (Vulnerable on the IUCN Red List ⁸) (Conocephalus is a genus of bush-crickets)	<i>Aneuryphymus montanus</i> ⁹	Yellow-winged Agile Grasshopper (Vulnerable on the IUCN Red List ¹⁰)
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¹ A high sensitivity for terrestrial animal species is allocated under the following circumstances: (i) Confirmed habitat for SCC; or SCC, listed on the IUCN Red List of Threatened Species or South Africa's National Red List website as Critically Endangered, Endangered or Vulnerable, according to the IUCN Red List 3.1 Categories and Criteria and under the national category of Rare.

² <https://www.iucnredlist.org/species/22697590/177120498>

³ <https://www.iucnredlist.org/species/22694524/155509311>

⁴ A medium sensitivity for terrestrial animal species is allocated under the following circumstances: (i) Suspected habitat for SCC based either on historical records (prior to 2002) or being a natural area included in a habitat suitability model for this species; or (ii) SCC listed on the IUCN Red List of Threatened Species or South Africa's National Red List website as Critically Endangered, Endangered or Vulnerable according to the IUCN Red List 3.1. Categories and Criteria and under the national category of Rare.

⁵ *P. aesculapius* has a current known distribution restricted to deep coastal and hinterland sands in southwest of the Western Cape. This Vulnerable species was once found in Cape Town (Salt River) and on the Cape Flats as far as Somerset West with no records since the late 19th century. The distribution is restricted to a small area of coastal and inland sands in SW South Africa from the south bank of the Olifants River (N) to the Cape Flats (S). Their habitat is open shrubland on firm deep sands of coastal hummocks, riverbanks, and vegetated dunes. *The Bioregions of South Africa where P. aesculapius may occur includes Vegetation Units of the West Strandveld (FS1, FS5 and FS6) and Sand Fynbos (FFd 2 -5).* The development site is mapped as supporting Cape Flats Sand Fynbos (FFd5) [Source: VegMap, 2018]. However, the habitat condition on site is degraded/ transformed owing to past land use management practices and such we are of the opinion that it is unlikely to persist at this site.

⁶ <https://www.iucnredlist.org/species/137321/523186>

⁷ *C. peringueyi* has only been detected at six localities in the Western Cape, all in the mountains - in relatively natural areas at higher elevation. As such we are of the opinion that it is unlikely to be found at this site.

⁸ <https://www.iucnredlist.org/species/20633594/43266622>

⁹ The species is associated with fynbos vegetation, where it has been collected "amongst partly burnt stands of evergreen Sclerophyll in rocky foothills". It prefers south-facing cool slopes. Source: <http://speciesstatus.sanbi.org/assessment/last-assessment/4408/>. However, the habitat condition on site is degraded/ transformed owing to past land use management practices and as such we are of the opinion that it is unlikely to be found at this site.

¹⁰ <https://www.iucnredlist.org/search?query=Aneuryphymus%20montanus&searchType=species>

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Proposed Durbanville Industrial Development, Fisantekraal

Web-Based Screening Tool Outcomes					DEFF Protocols Requirements			Legacy EMC Comment on DEFF Protocols Requirements / SSV Statement								
Theme	Sensitivity and Features				Protocol Published (Y / N)	Compliance Statement (Y / N)	Specialist Study (Y / N)									
								Given the transformed nature of the habitat on the site, owing to past land use management practices, Legacy EMC is of the opinion that it is unlikely that these features persist on the site and, therefore, cannot foresee that the proposed development will have a significant impact on these species. Legacy EMC is of the opinion that no further specialist input is required.								
Aquatic Biodiversity	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td>X</td><td></td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity	X				Y	Y Refer to Legacy EMC Comment		Due to the proximity of the development to a tributary of the Mosselbank River, a freshwater assessment was commissioned for the original application for EA. Legacy EMC is of the opinion that an addendum to the original report should be prepared confirming whether the proposed amendment would result in an increase in the level of aquatic impacts originally assessed.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
X																
Archaeological and Cultural Heritage	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td></td><td></td><td>X</td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity				X	N	Refer to Legacy EMC comment		The proposed amendment is not deemed to be a significant departure from what is currently approved. As such, HWCs previous Final Comment is expected to remain valid: FINAL COMMENT In terms of section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003 Attention: Mr Aubrey Withers Withers Environmental Consultants PO Box 6118 UNIEDAL 7612 CASE NUMBER: 15101601GT1105E NID: PROPOSED INDUSTRIAL DEVELOPMENT ON PORTION 32 AND 33 OF FARM 168, DURBANVILLE The matter above has reference. Heritage Western Cape is in receipt of your application for the above matter received on 5 November 2015. This matter was discussed at the Heritage Officers meeting held on 16 November 2015. 1. The application is for the development of a storage facility on the site. 2. There are unlikely to be any impacts to heritage resources. Final Comment 1. You are hereby notified that, since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. Comment from HWC shall be obtained during the circulation of the Draft Amendment Report.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
			X													
Civil Aviation	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td>X</td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity		X			Y	Y Refer to Legacy EMC Comment		The Fisantekraal airstrip is located 3.7km northeast of the development site. Given the nature of the proposed development (i.e., general industrial erven), and its location within the urban edge, surrounded by existing and approved developments, it is not anticipated to impact on civil aviation. Legacy EMC is of the opinion that no specialist input is required.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
	X															
Defence	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td>X</td><td></td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity	X				Y	Y Refer to Legacy EMC Comment		Given the nature of the proposed development (i.e., general industrial erven), and its location within the urban edge, surrounded by existing and approved developments, it is not anticipated to impact on defence installations. Legacy EMC is of the opinion that no specialist input is required.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
X																
Palaeontological	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td></td><td></td><td>X</td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity				X	N	Refer to Legacy EMC comment		The SAHRIS Palaeo-Sensitivity Map shades the development area in blue - <i>blue shading indicates a low paleontological sensitivity for which no paleontological studies are required (however, a protocol for</i>
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
			X													

Web-Based Screening Tool Outcomes					DEFF Protocols Requirements			Legacy EMC Comment on DEFF Protocols Requirements / SSV Statement								
Theme	Sensitivity and Features				Protocol Published (Y / N)	Compliance Statement (Y / N)	Specialist Study (Y / N)									
								<i>finds is required</i>). As such, Legacy EMC is of the opinion that no further specialist input is required.								
Terrestrial Plant Species	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td></td><td></td><td>X</td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity			X		Y		Y Refer to Legacy EMC Comment	The STR identifies the site as having a medium sensitivity rating. The Final BAR for the original application for EA stated that: <i>“Nearly all of the natural vegetation cover has been removed and currently consists of alien and weedy vegetation. The proposed site is dominated by exotic grasses and weedy shrubs and in particular, kikuyu grass Pennisetum clandestinum (Not listed in areas where it currently occurs) and Patterson’s curse Echium plantagineum (Category 1b). The watercourse of the unnamed tributary is dominated by the common reed Phragmites australis. Dug trenches which carry surface water run-off down to the tributary are dominated by bulrushes Typha capensis”</i> and <i>“The natural vegetation on the site has however largely been modified and very little indigenous vegetation was observed during the site visit. Most of the site is dominated by pastures or buildings. The pastures are dominated by grasslands and P.clandestinum was particularly abundant. Disused fields and other disturbed sites were dominated by E. plantagineum. Drainage trenches running down to the unnamed tributary were dominated by T. capensis. The water course itself was fringed by Acacia saligna (Category 1b) although most of the trees have been cleared from the site. Within the channel P. australis was dominant. Sedges such as Bolboschoenus maritimus and Cyperus textilis occurred in patches along the marginal zone while Cynodon dactylon grass dominated the bank.”</i> Due to the transformed nature of the site, Legacy EMC is of the opinion that no specialist input is required. Refer to the Photos in Appendix 4.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
		X														
Terrestrial Biodiversity	<table><tr><td>Very High sensitivity</td><td>High sensitivity</td><td>Medium sensitivity</td><td>Low sensitivity</td></tr><tr><td>X</td><td></td><td></td><td></td></tr></table>				Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity	X				Y		Y Refer to Legacy EMC Comment	The STR identifies the site as having a Very High Terrestrial Biodiversity Sensitivity since it is mapped as supporting a vulnerable and critically endangered ecosystem. The mapped vegetation on site (namely Cape Flats Sand Fynbos) is deemed to be critically endangered. However, Legacy EMC is of the opinion that, owing to past land use management practices, no remnants of this vegetation type are likely to persist on site. The STR has also identified the site as having a Very High Terrestrial Biodiversity Sensitivity since it is mapped as a Strategic Water Source Area (SWSA). The SWSA layers on Cape Farm Mapper do not identify a surface or groundwater SWSA on the site. As such Legacy EMC is of the opinion that there is no need for a separate Terrestrial Biodiversity Assessment.
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity													
X																

Site Verification Report

Proposed Regional Stormwater Pond, Fisantekraal

6. Specialist Assessments Identified in the Screening Tool Report

Based on the selected national sector classification “transformation of land from agriculture or afforestation” and the environmental sensitivities of the proposed development footprint, the STR identified several specialist assessments for inclusion in the assessment report. **Table 2** below (read together with **Table 3**) confirms which of these identified specialist assessments will be undertaken and provides a reasoned motivation for not including any of the identified specialist assessments in the application for environmental authorisation.

Table 2: Specialist Assessments Identified by the Screening Tool Report

Specialist Assessment Identified	Environmental Sensitivity Theme Identified in STR (Y/N)	Confirmation of inclusion or Motivation for not including Specialist Assessment
Agricultural Impact Assessment	Y – high sensitivity	Refer to Table 1.
Landscape / Visual Impact Assessment (IA)	N	The proposed amendment is not deemed to be a significant departure from what is currently approved. Therefore, no visual specialist study is deemed necessary.
Archaeological and Cultural Heritage IA	Y - Low Sensitivity	Refer to Table 1.
Palaeontology IA	Y – Low Sensitivity	Refer to Table 1.
Terrestrial Biodiversity IA	Y – Very High Sensitivity	Refer to Table 1.
Aquatic Biodiversity IA	Y – Very High Sensitivity	Refer to Table 1.
Hydrology Assessment	N	The general industrial erven will be located outside of the 1:100-year flood line. As such, the proposed development is not anticipated to impact on the flood levels in the Mosselbank River.
Socio-Economic Assessment	N	Given the nature, scale and location of the development, no stand-alone socio-economic specialist study is deemed necessary.
Plant Species Assessment	Y – Medium Sensitivity	Refer to Table 1.
Animal Species Assessment	Y – High Sensitivity	Refer to Table 1.

Site Verification Report

Proposed Regional Stormwater Pond, Fisantekraal

7. Concluding Summary

Legacy EMC has considered the findings of the STR and the requirements of the DFFE Protocols in relation to the nature, scale and location of the development proposed and the current land use, and is of the opinion that the following specialist and technical inputs be undertaken as part of the amendment application (subject to feedback from DEA&DP on this SSVR):

Table 1: Specialist and Technical Study Addendum Reports to be prepared

Specialist Study Addendum	Contact Person	Company
Freshwater	Stephen van Staden	FEN Consulting
Traffic Impact Statement	Eric Foster	EFG Engineers
Civil Engineering Services	Lukas Louw	Bart Senekal Ing
Stormwater Management Plan	Lukas Louw	Bart Senekal Ing
Electrical Engineering Services	Wessel Badenhorst	De Villiers Moore

Legacy EMC awaits DEA&DPs comment on and/or agreement with this Site Sensitivity Verification Report.

Appendix 1 Screening Tool Report



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**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE
ENVIRONMENTAL SENSITIVITY**

EIA Reference number: TBC

Project name: Part 2 Amendment

Project title: Fisantekraal Industrial Development

Date screening report generated: 06/11/2025 08:52:06

Applicant: Pinetop Estate (Pty) Ltd.

Compiler: Legacy EMC

Compiler signature:

.....

Application Category: Transformation of land | From agriculture or afforestation

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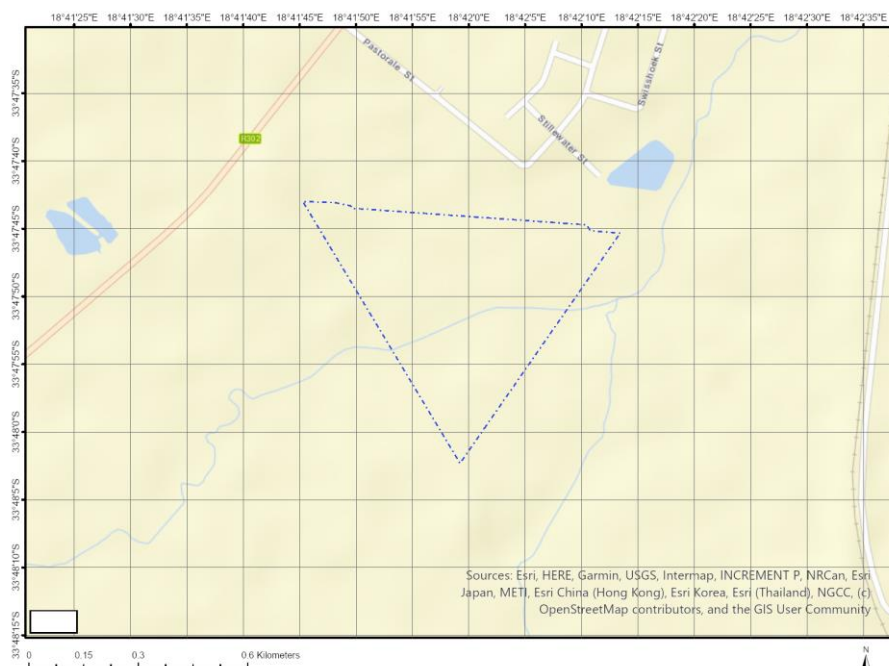
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Proposed Project Location

Orientation map 1: General location



Map of proposed site and relevant area(s)



Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	FISANTEKRAAL	1992	0	33°47'47.02S	18°41'50.54E	Erven
2	FISANTEKRAAL	1993	0	33°47'47.93S	18°41'55.89E	Erven
3	FISANTEKRAAL	1991	0	33°47'56.5S	18°42'12.89E	Erven
4	FISANTEKRAAL	2004	0	33°47'43.97S	18°41'54.46E	Erven
5	FISANTEKRAAL	1994	0	33°47'47.17S	18°42'5.12E	Erven
6	FISANTEKRAAL	1995	0	33°47'57.61S	18°42'0.38E	Erven
7	FISANTEKRAAL	1996	0	33°47'52.55S	18°41'59.21E	Erven
8	FISANTEKRAAL	1997	0	33°47'44.62S	18°41'49.21E	Erven
9	FISANTEKRAAL	1998	0	33°47'46.31S	18°42'0.09E	Erven
10	FISANTEKRAAL	2001	0	33°47'45.72S	18°42'12.2E	Erven
11	FISANTEKRAAL	2003	0	33°47'44.58S	18°42'4.69E	Erven
12	FISANTEKRAAL	2002	0	33°47'44.38S	18°42'1.05E	Erven
13	FISANTEKRAAL	2006	0	33°47'47.03S	18°42'5.09E	Erven
14	FISANTEKRAAL	1990	0	33°47'50.37S	18°41'59.26E	Erven
15	GOEDVERWACHT	168	32	33°47'50.63S	18°41'59.36E	Farm Portion
16	GOEDVERWACHT	168	33	33°47'57.15S	18°42'12.95E	Farm Portion
17	GOEDVERWACHT	168	33	33°47'56.72S	18°42'12.95E	Farm Portion

Development footprint¹ vertices:

¹ “development footprint”, means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

No development footprint(s) specified.

Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	12/12/20/2109	Solar PV	Approved	27.2
2	12/12/20/2109/AM3	Solar PV	Approved	27.2
3	12/12/20/2109/AM2	Solar PV	Approved	27.2
4	12/12/20/2109/AM1	Solar PV	Approved	27.2
5	14/12/16/3/3/2/2498	Solar PV	Approved	23.5

Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is:

Transformation of land | From agriculture or afforestation.

Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Strategic Transmission Corridor-Central corridor	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_EGI.pdf
Strategic Gas Pipeline Corridors-Phase 1a & 1b: Saldanha to Ankerlig and Saldanha to Mossel Bay	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf
Main Electricity Distribution Substation	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Distribution_Transmission.pdf

Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme	X			
Paleontology Theme				X
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Specialist assessments identified

Based on the selected classification, and the known impacts associated with the proposed development, 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.

No	Specialist assessment	Assessment Protocol
1	Agricultural Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Agriculture_Assessment_Protocols.pdf
2	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
3	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf
4	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf
5	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
6	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
7	Hydrology Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
8	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
9	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
10	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf

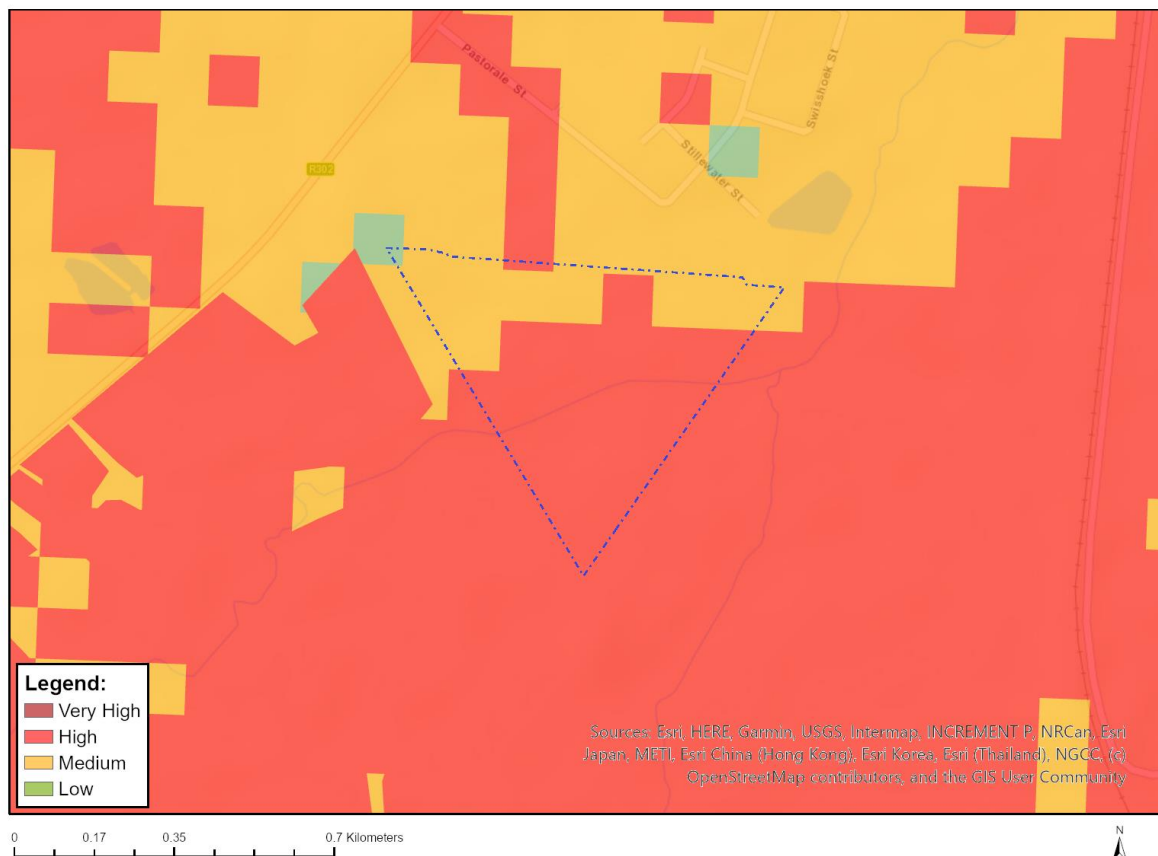
		ssmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf
--	--	--

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Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

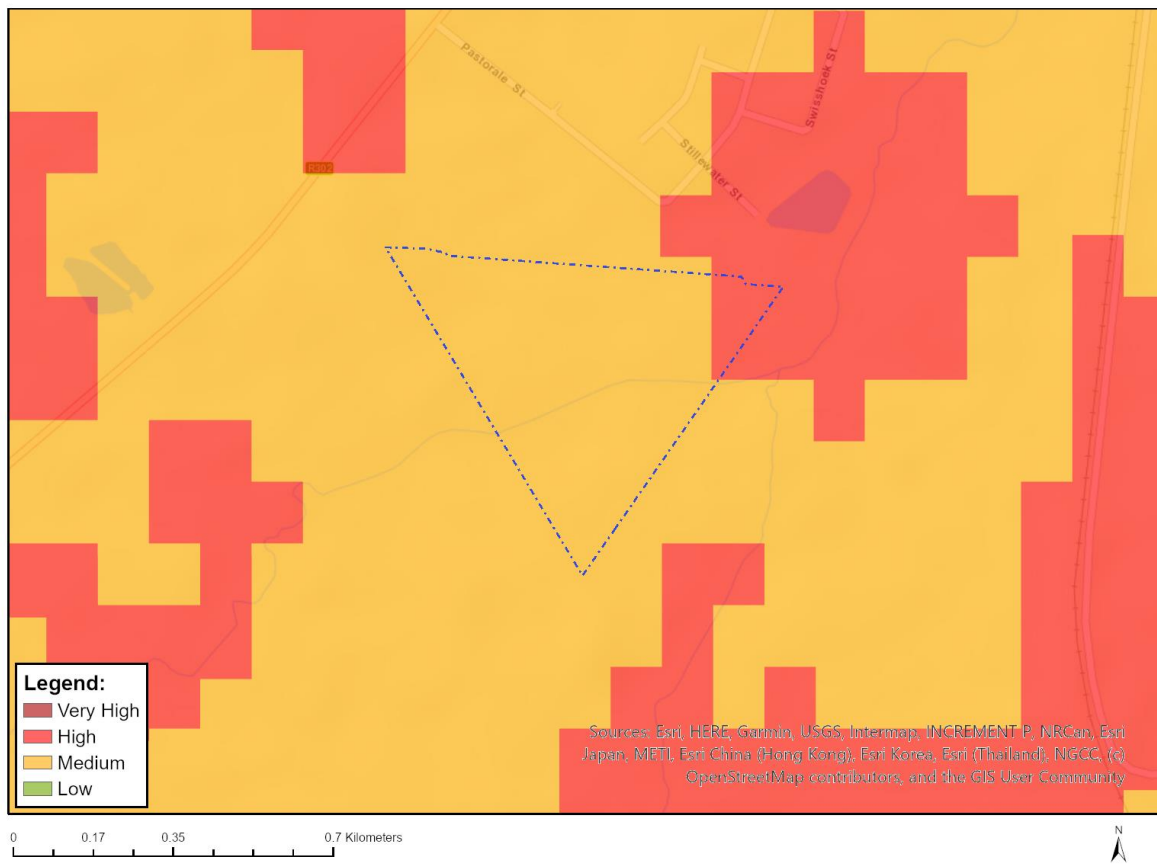


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Rainfed Annual Crop Cultivation / Planted Pastures
High	08. Moderate
High	09. Moderate-High
Low	05. Low
Medium	06. Low-Moderate
Medium	07. Low-Moderate

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Pelecanus onocrotalus
Medium	Aves-Hydroprogne caspia
Medium	Invertebrate-Pachysoma aesculapius
Medium	Invertebrate-Conocephalus peringueyi
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

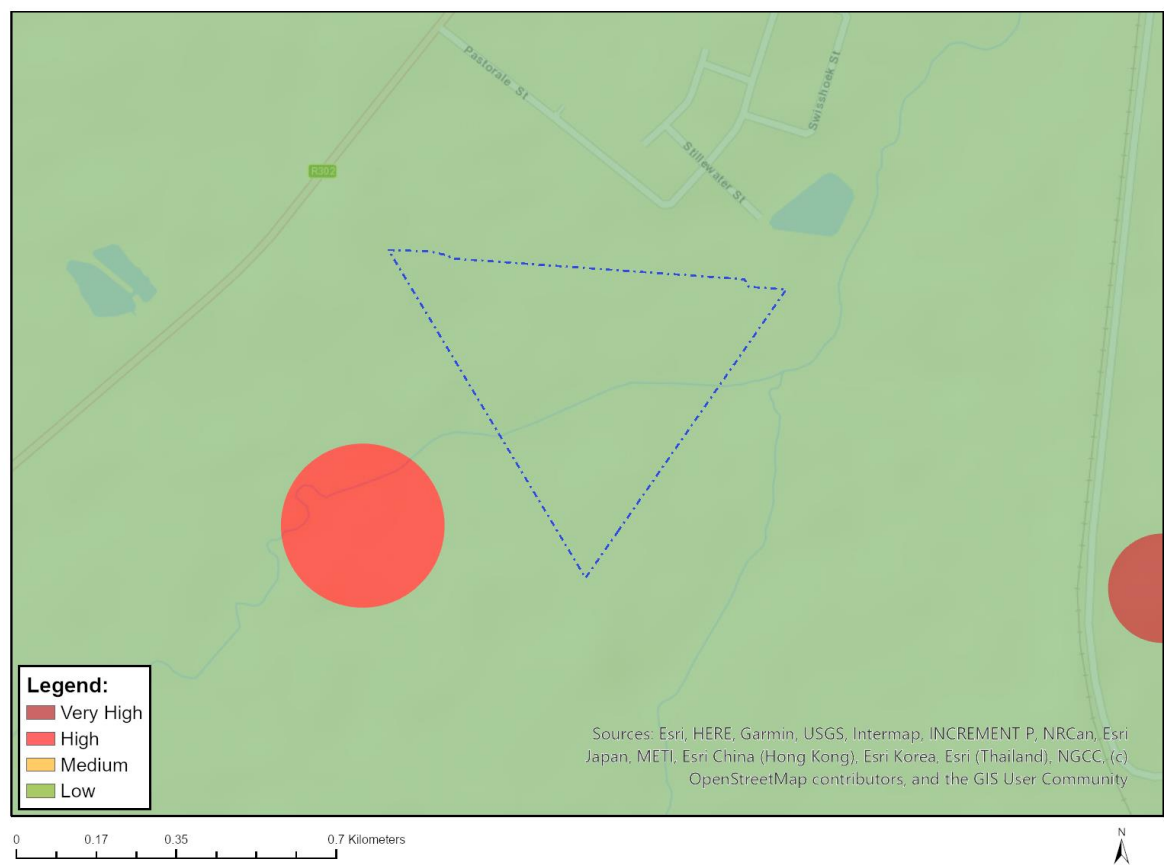


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	SWSA (sw)_Boland

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

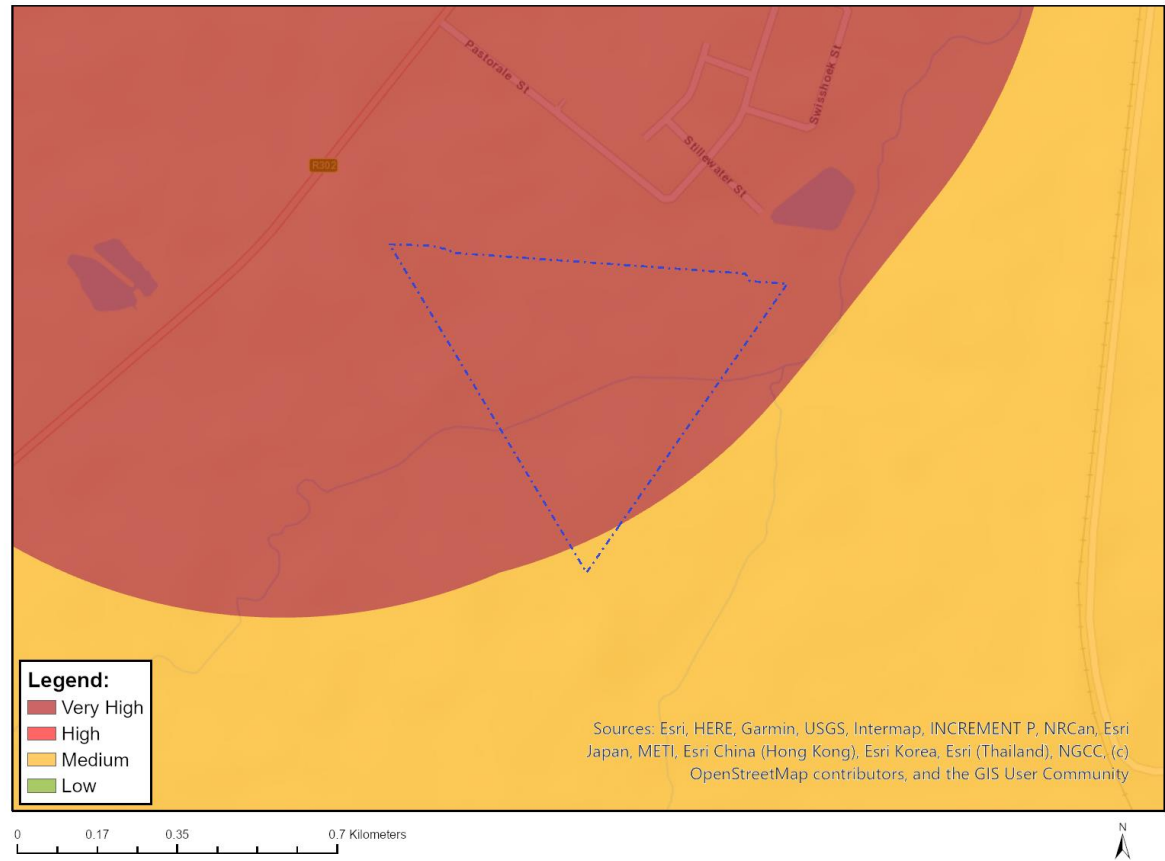


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 8 km of other civil aviation aerodrome
Medium	Between 15 and 35 km from a civil aviation radar
Medium	Between 15 and 35 km from a major civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Military and Defence Site
Very High	Military and Defence Site

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

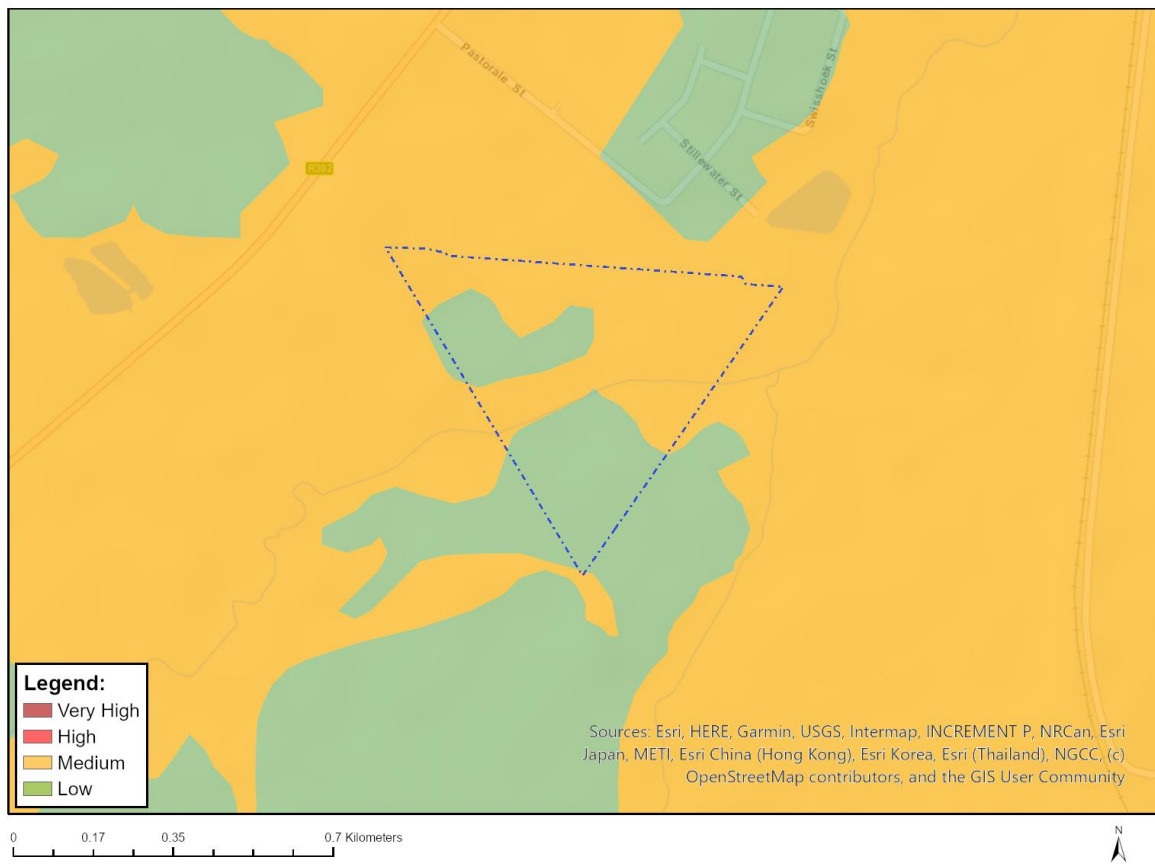


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Features with a Low paleontological sensitivity

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Medium	Lampranthus amoenus
Medium	Lampranthus dilutus
Medium	Lampranthus filicaulis
Medium	Lampranthus leptaleon
Medium	Lampranthus peacockiae
Medium	Lampranthus scaber
Medium	Lampranthus sociorum
Medium	Lampranthus spiniformis
Medium	Lampranthus stenopetalus
Medium	Lampranthus stenus
Medium	Lampranthus tenuifolius
Medium	Antimima mucronata

Medium	<i>Antimima aristulata</i>
Medium	<i>Erepsia patula</i>
Medium	<i>Erepsia ramosa</i>
Medium	<i>Cleretum clavatum</i>
Medium	<i>Ruschia diversifolia</i>
Medium	<i>Ruschia geminiflora</i>
Medium	<i>Drosanthemum hispidifolium</i>
Medium	<i>Cephalophyllum parviflorum</i>
Medium	<i>Lessertia argentea</i>
Medium	<i>Amphithalea ericifolia</i> subsp. <i>erecta</i>
Medium	<i>Xiphotheca lanceolata</i>
Medium	<i>Psoralea glaucina</i>
Medium	<i>Liparia splendens</i> subsp. <i>splendens</i>
Medium	<i>Indigofera psoraloides</i>
Medium	<i>Aspalathus acanthophylla</i>
Medium	<i>Aspalathus aculeata</i>
Medium	<i>Aspalathus araneosa</i>
Medium	<i>Aspalathus lotoides</i> subsp. <i>lotoides</i>
Medium	<i>Aspalathus muraltioides</i>
Medium	<i>Aspalathus retroflexa</i> subsp. <i>bicolor</i>
Medium	<i>Aspalathus varians</i>
Medium	<i>Aspalathus crewiana</i>
Medium	<i>Rafnia lancea</i>
Medium	<i>Rafnia angulata</i> subsp. <i>humilis</i>
Medium	<i>Rafnia angulata</i> subsp. <i>ericifolia</i>
Medium	<i>Lebeckia plukenetiana</i>
Medium	<i>Podalyria argentea</i>
Medium	<i>Podalyria microphylla</i>
Medium	<i>Podalyria sericea</i>
Medium	<i>Thesium ecklonianum</i>
Medium	<i>Leucadendron cinereum</i>
Medium	<i>Leucadendron corymbosum</i>
Medium	<i>Leucadendron lanigerum</i> var. <i>lanigerum</i>
Medium	<i>Leucadendron levisanus</i>
Medium	<i>Leucadendron linifolium</i>
Medium	<i>Leucadendron stellare</i>
Medium	<i>Leucadendron thymifolium</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>canaliculatum</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>hypophyllocarpodendron</i>
Medium	<i>Protea burchellii</i>
Medium	<i>Diastella proteoides</i>
Medium	<i>Serruria aemula</i>
Medium	<i>Serruria brownii</i>
Medium	<i>Serruria incrassata</i>
Medium	<i>Serruria trilopha</i>
Medium	<i>Merciera tetraloba</i>
Medium	<i>Microdon capitatus</i>
Medium	<i>Pentameris bachmannii</i>
Medium	<i>Pentameris pholiuroides</i>
Medium	<i>Anthospermum ericifolium</i>
Medium	<i>Lobostemon capitatus</i>
Medium	<i>Echiostachys incanus</i>
Medium	<i>Echiostachys spicatus</i>
Medium	<i>Tritoniopsis elongata</i>
Medium	<i>Hesperantha spicata</i> subsp. <i>spicata</i>
Medium	<i>Hesperantha sufflava</i>
Medium	Sensitive species 14
Medium	Sensitive species 267
Medium	Sensitive species 631
Medium	Sensitive species 331

Medium	Sensitive species 533
Medium	Sensitive species 975
Medium	Sensitive species 878
Medium	Geissorhiza brehmii
Medium	Geissorhiza furva
Medium	Geissorhiza humilis
Medium	Geissorhiza monanthos
Medium	Geissorhiza radians
Medium	Geissorhiza setacea
Medium	Geissorhiza erosa
Medium	Sensitive species 881
Medium	Sensitive species 683
Medium	Sensitive species 560
Medium	Sensitive species 1
Medium	Sensitive species 830
Medium	Sensitive species 1140
Medium	Sensitive species 995
Medium	Sensitive species 298
Medium	Sensitive species 863
Medium	Sensitive species 1266
Medium	Pauridia alba
Medium	Pauridia canaliculata
Medium	Pauridia pygmaea
Medium	Monopsis variifolia
Medium	Oxalis falcatula
Medium	Oxalis natans
Medium	Erica bolusiae var. bolusiae
Medium	Hermannia rugosa
Medium	Sensitive species 769
Medium	Sensitive species 222
Medium	Sebaea rara
Medium	Sensitive species 444
Medium	Sensitive species 493
Medium	Sensitive species 478
Medium	Sensitive species 756
Medium	Adenogramma rigida
Medium	Wachendorfia brachyandra
Medium	Hessea cinnamomea
Medium	Isoetes capensis
Medium	Sensitive species 133
Medium	Isolepis inconspicua
Medium	Isolepis venustula
Medium	Trianoptiles solitaria
Medium	Cannomois arenicola
Medium	Elegia extensa
Medium	Elegia prominens
Medium	Hypodiscus rugosus
Medium	Restio duthieae
Medium	Restio micans
Medium	Restio impolitus
Medium	Restio papillosus
Medium	Restio pratensis
Medium	Anisodonteia biflora
Medium	Cynanchum zeyheri
Medium	Sensitive species 985
Medium	Sensitive species 120
Medium	Sensitive species 266
Medium	Pterygodium cruciferum
Medium	Pterygodium inversum
Medium	Pterygodium microglossum

Medium	Gnidia spicata
Medium	Lachnaea uniflora
Medium	Metalasia capitata
Medium	Metalasia octoflora
Medium	Marasmodes dummeri
Medium	Steirodiscus tagetes
Medium	Senecio cadiscus
Medium	Cotula eckloniana
Medium	Athanasia capitata
Medium	Athanasia crenata
Medium	Arctotis angustifolia
Medium	Sensitive species 1042
Medium	Arctotheca forbesiana
Medium	Diosma dichotoma
Medium	Agathosma corymbosa
Medium	Agathosma latipetala
Medium	Adenandra villosa subsp. biseriata
Medium	Macrostylis cassiopoides subsp. dregeana
Medium	Macrostylis villosa subsp. villosa
Medium	Cliffortia acockii
Medium	Cliffortia ericifolia
Medium	Cliffortia hirta
Medium	Cliffortia marginata
Medium	Limonium purpuratum
Medium	Muraltia brevicornu
Medium	Muraltia decipiens
Medium	Muraltia macropetala
Medium	Muraltia mitior
Medium	Sensitive species 214
Medium	Sensitive species 1218
Medium	Sensitive species 262
Medium	Sensitive species 1135
Medium	Sensitive species 158
Medium	Sensitive species 1265
Medium	Sensitive species 616
Medium	Wurmbea inusta
Medium	Phylica harveyi
Medium	Phylica plumosa var. squarrosa
Medium	Phylica strigulosa
Medium	Phylica thunbergiana
Medium	Codonorhiza azurea
Medium	Skiatophytum skiatophytoides
Medium	Lampranthus debilis
Medium	Lampranthus glaucus
Medium	Drosanthemum striatum
Medium	Argyrolobium velutinum
Medium	Xiphotheca reflexa
Medium	Psoralea alata
Medium	Aspalathus lebeckioides
Medium	Aspalathus recurva
Medium	Aspalathus tylodes
Medium	Aponogeton fugax
Medium	Leucospermum rodolentum
Medium	Protea scolymocephala
Medium	Sensitive species 593
Medium	Sensitive species 335
Medium	Sensitive species 599
Medium	Elegia squamosa
Medium	Elegia verreauxii
Medium	Restio paludosus

Medium	Restio rigoratus
Medium	Sensitive species 500
Medium	Sensitive species 654
Medium	Lachnaea capitata
Medium	Lachnaea grandiflora
Medium	Cotula pusilla
Medium	Sensitive species 1225

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

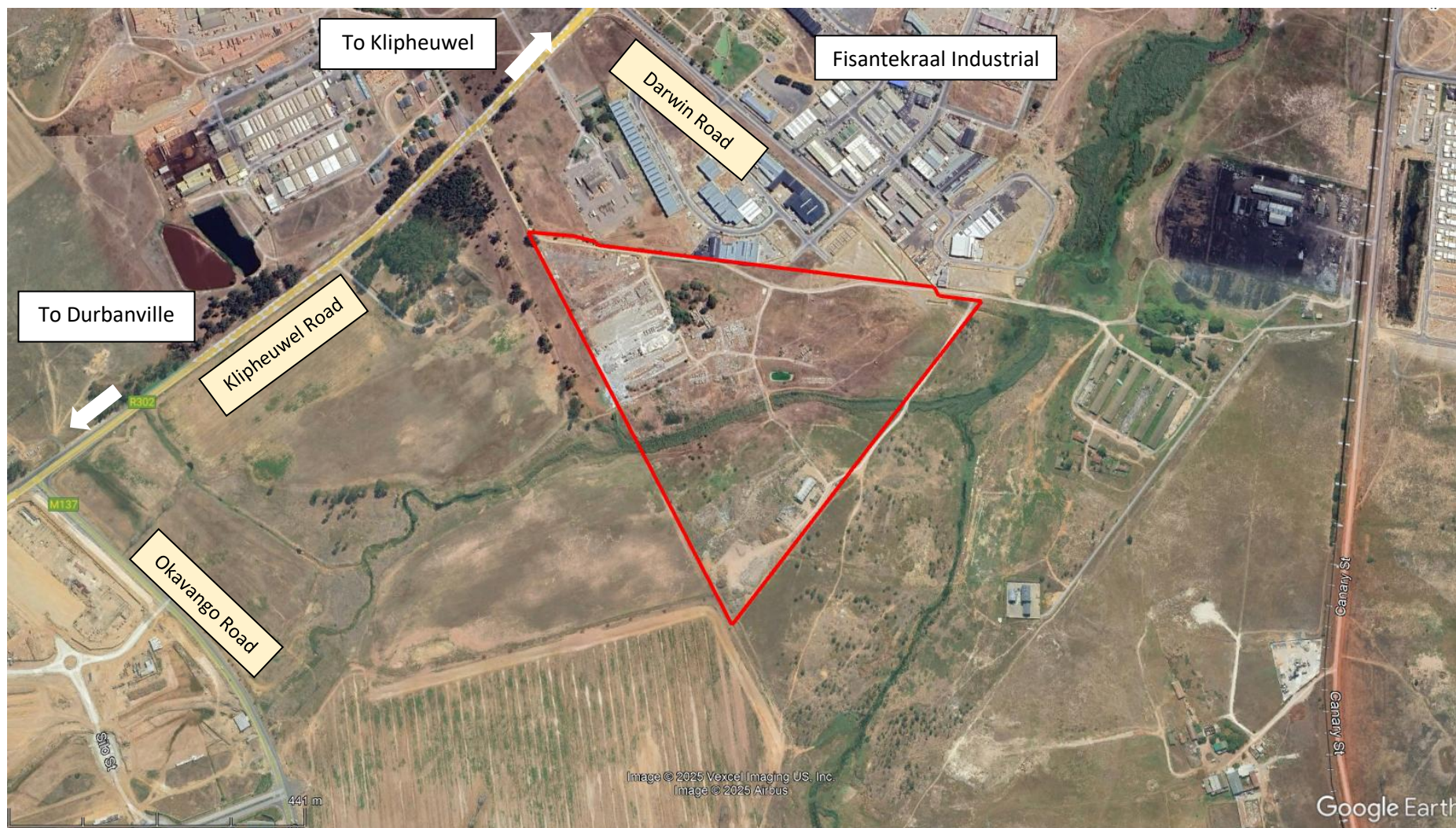
Sensitivity	Feature(s)
Very High	SWSA (sw)_Boland
Very High	CR_Cape Flats Sand Fynbos
Very High	CR_Swartland Shale Renosterveld

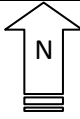
Appendix 2 Locality Map



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	Appendix 2: Locality Map The development site is outlined in red. Access to the site is currently via Brass Avenue, off the Klipheuwel Road. (Source: Google Earth, 31 October 2025)	
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Appendix 3 CBA and Freshwater Features Mapping

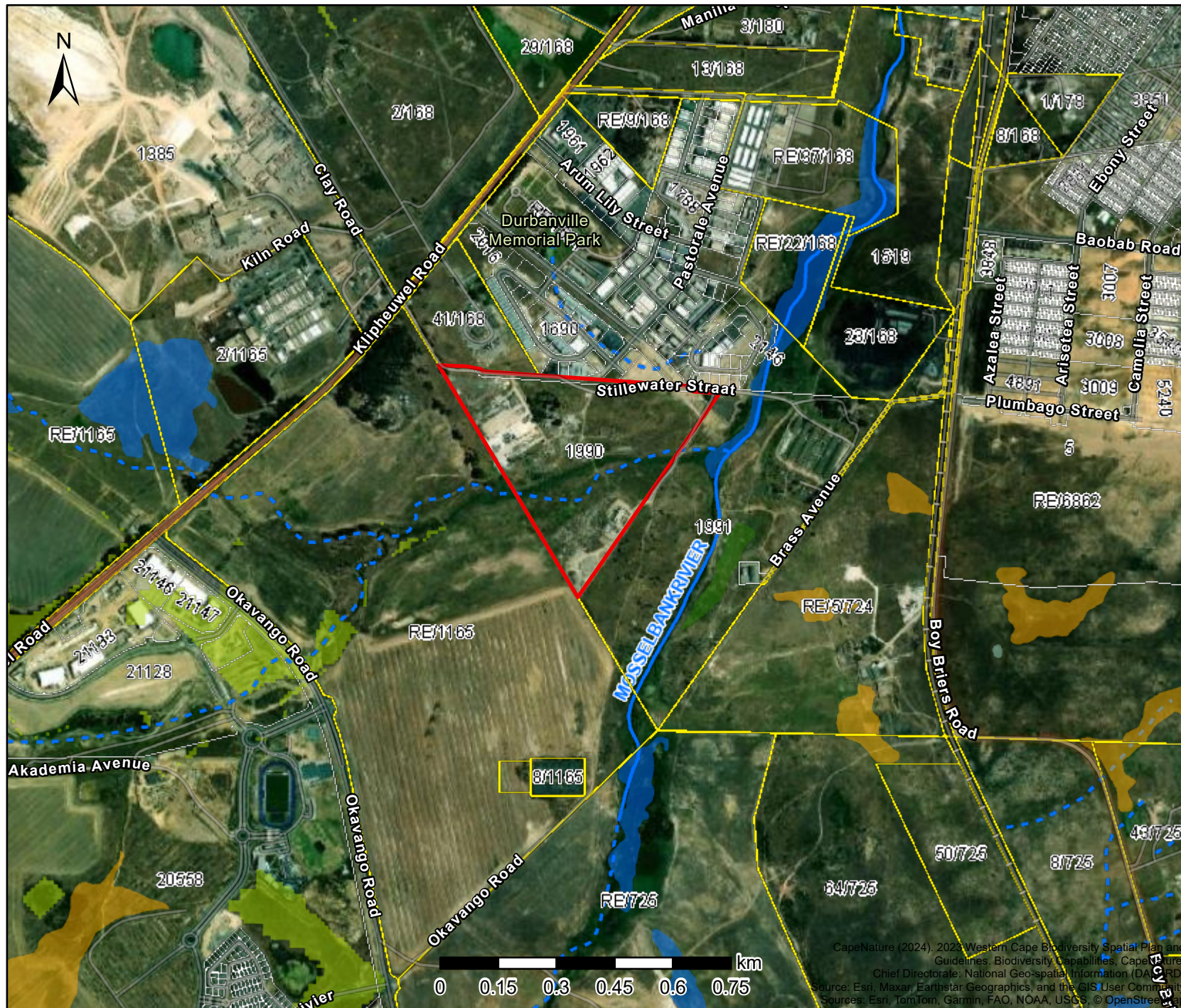


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CBAs, ESAs and Aquatic Features



Legend

- Farm Portions
- Development site

Wetlands (NWM5)

Classification

- Channelled valley-bottom wetland
- Depression wetland
- Floodplain wetland
- Seep wetland

Rivers

- Non-Perennial

Rivers

- Perennial

Critical Biodiversity Areas

- CBA: Terrestrial

Map Center: Lon: 18°42'1.3"E
Lat: 33°47'54.8"S

Scale: 1:16,666

Date created: 2025/06/11



**Western Cape
Government**
FOR YOU

CapeNature (2024). 2023 Western Cape Biodiversity Spatial Plan and Guidelines. Biodiversity Capabilities. CapeNature. Chief Directorate: National Geo-spatial Information (DAGIRD). Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. © OpenStreetMap.

Appendix 4 Site Photographs



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Site Photographs – 1 December 2022



Photo 1: Pasture with garden of main residence in the background. The vegetation cover on site comprises mostly cosmopolitan grasses and weeds, such as Patterson’s Curse.



Photo 2: View over the site facing south-east.



Photo 3: View over the site facing south. Cattle, goats, and pigs graze and/or are kept on site.



Photo 4: The existing low water crossing over the Mosselbank River tributary.



Photo 5: View across the site facing west.



Photo 5: View across the site facing south-east.



Photo 7: A recycling facility is located on the southern portion of the site.



Photo 8: View across the site facing north/ northwest.



Photo 9: View across the site facing west, showing some of the existing structures on the site.



Photo 10: View across the site facing east/ south-east.



Photos 11 and 12: Brick making and a ready-mix activities take place on the north-western corner of the site.

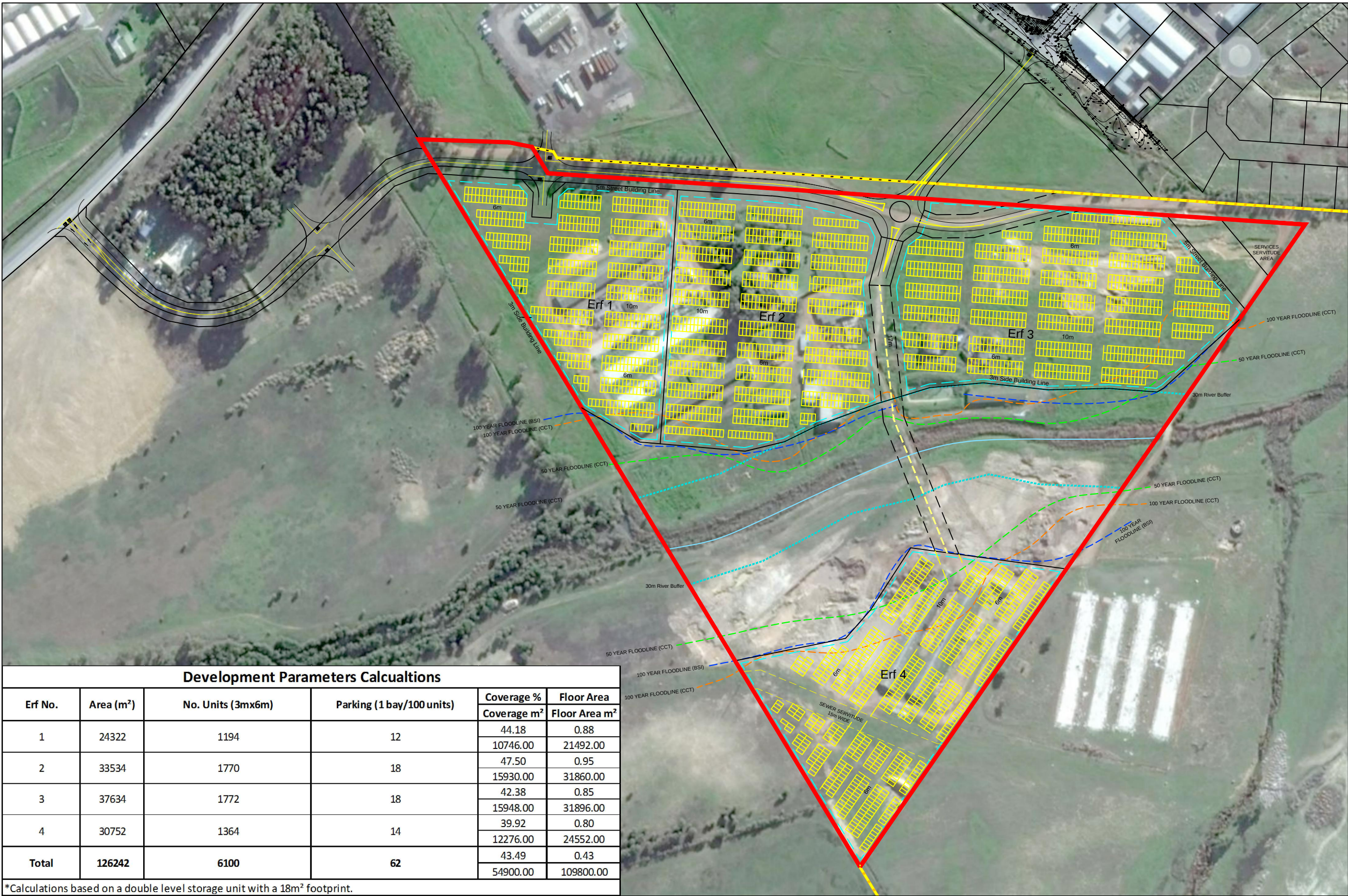
Appendix 5 Approved SDP (Storage Units)



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Development Parameters Calculations					
Erf No.	Area (m²)	No. Units (3mx6m)	Parking (1 bay/100 units)	Coverage %	Floor Area
				Coverage m²	Floor Area m²
1	24322	1194	12	44.18	0.88
				10746.00	21492.00
2	33534	1770	18	47.50	0.95
				15930.00	31860.00
3	37634	1772	18	42.38	0.85
				15948.00	31896.00
4	30752	1364	14	39.92	0.80
				12276.00	24552.00
Total	126242	6100	62	43.49	0.43
				54900.00	109800.00

*Calculations based on a double level storage unit with a 18m² footprint.

Notation:



This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



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web: www.tv3.co.za

ARCHITECTS AND TOWN PLANNERS

Proposed Rezoning and Subdivision Portion 32 of Farm 168, Fisantekraal

Drawn:	Checked:	Date:	Scale:
WH	MW	21/01/2016	1:3000 (A3)
Project no.:		Revision no.:	
3169-P		5	
Drawing:			Plan no.:
Conceptual SDP			8

Appendix 6 proposed SDP (General Industrial Erven)



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Property Description	Erf Area (m²)	General Industry Sub Zone I Description and Land Use Break Down per Phase		Proposed Total Coverage (m²)	Proposed Total Floor area (m²)	Total Proposed GLA (m²)	Parking Required	Parking Provided
		Description	Land Use					
Consolidated Unregistered Erven 1992, 1993 & 1997 Now Portion A		PHASE 1						
		Workshop (1)	Industrial Area (Park)	1137	1049	1013	16	16
		Gatehouse (1)	Gatehouse	24	24	2500	100	100
		Office Block (1)	Offices	884	2750	2500	100	100
		Phase 1 Total		2045	3823	3513	116	116
		PHASE 2						
		Precooling Facility (2)	Warehousing & Distribution	13061	11068	11065	104	104
		Phase 2 Total		13061	11068	11065	104	104
		PHASE 3						
		Facility Extension (3)	Warehousing & Distribution	6584	5367	5327	56	56
		Workshop Extension (3)	Industrial Area (Park)	522	491	466	12	12
		Phase 3 Total		7106	6048	5993	68	68
		PHASE 4						
		Warehouse (4)	Warehousing & Distribution	3114	3114	3057	32	32
		Office (4)	Offices	539	1560	1250	54	54
		Phase 4 Total		3653	4674	4407	86	86
Erf Total	59015			25885	25613	24978	374	374
Erf 1995	30749	Warehouse	Industrial (Park)	23082	15375	13068	131	131

Property Description	Erf Area (m²)	General Industry Sub Zone I Description and Land Use Break Down per Phase		Proposed Total Coverage (m²)	Proposed Total Floor area (m²)	Total Proposed GLA (m²)	Parking Required	Parking Provided
		Description	Land Use					
Erf 2006 Now Portion B		PHASE 1						
		Warehouse 1 - 387m² (5)	Warehousing & Distribution	1610	1935	1805	18	
		Warehouse 1.1 - 449m² (4)	Warehousing & Distribution	1536	1796	1680	17	
		Warehouse 1.2 - 295m² (6)	Warehousing & Distribution	1422	1770	1614	16	
		Warehouse 1.3 - 344m² (2)	Warehousing & Distribution	572	688	632	6	
		Warehouse 2 - 357m² (2)	Warehousing & Distribution	812	914	846	8	
		Warehouse 3 - 264m² (1)	Warehousing & Distribution	210	264	247	2	
		Total Phase 1		6162	7367	6824	68	89
		PHASE 2						
		Warehouse 1 - 387m² (5)	Warehousing & Distribution	1610	1935	1805	18	
		Warehouse 1.1 - 449m² (3)	Warehousing & Distribution	1152	1347	1260	13	
		Warehouse 1.2 - 295m² (6)	Warehousing & Distribution	1422	1770	1614	16	
		Warehouse 2 - 357m² (2)	Warehousing & Distribution	812	914	846	8	
		Total Phase 2		4996	5966	5525	55	50
		PHASE 3						
		Warehouse 1 - 387m² (14)	Warehousing & Distribution	4508	5418	5054	51	
		Warehouse 2.1 - 612m² (2)	Warehousing & Distribution	1122	1224	1146	11	
		Warehouse 3 - 264m² (1)	Warehousing & Distribution	210	264	247	2	
		Total Phase 3		5840	6906	6447	64	64
		PHASE 4						
		Warehouse 1 - 387m² (3)	Warehousing & Distribution	966	1161	1083	11	
		Warehouse 2.1 - 612m² (1)	Warehousing & Distribution	561	612	573	6	
		Warehouse 3 - 264m² (1)	Warehousing & Distribution	210	264	247	2	
		Total Phase 4		1737	2037	1903	19	4
Erf Total (excl proposed electrical substation erf - Portion C)	40281			18735	22276	20699	207	207
Combined Development Total	130045			67662	63264	58745	712	712

NOTES

W	10/06/25	SERVICES ADDED & PARKING ADDED	DW
L	05/04/25	GENERAL AMENDMENTS	DW
K	24/02/25	OFFICES & SECONDARY ACCESS ADDED	DW
J	19/01/25	SECONDARY ACCESS ADDED	DW
I	30/11/24	WORKSHOP & WAREHOUSE SHOPPED, ENTRANCE ADDED	DW
H	30/10/24	ENTRANCE AMENDED, DLA & PARKING RAY AD	DW
G	18/09/24	ENTRANCE AMENDED, DLA & PARKING RAY AD	MP
F	16/07/24	ENTRANCE REPOSITIONED	DW
E	02/07/24	CONSOLIDATED ERF 1994	DW
REV.	DATE	DESCRIPTION	INITIAL

DATE OF ISSUE
DATE OF ISSUE
PROJECT TITLE
**PROPOSED INDUSTRIAL DEVELOPMENT
ON ERVEN 1992, 1993, 1995 AND, 2006
A PORTION OF ERF 1990, FISANTERIAL
FOR GO CHILL CAPE TOWN**

DRAWING TITLE
ITE DEVELOPMENT PLAN
OWNERS SIGNATURE
AUTHORS SIGNATURE

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PROJECT No /PROJEK No	DRAWING No / TEKENING No
2152 E	21
SCALE/SKAL	DATE/DAATM
1:750	08/06/2024
REV.	DRAWN/GETEKEN
	MP / DMH

DEVELOPMENT SCHEDULE