



REPORT

The Canelands Extension Basic Assessment, eThekweni
Municipality, KwaZulu-Natal

Issues Trail

Client: Tongaat Hulett Developments

Reference: E02.DUR.000538

Revision: 01/Draft

Date: 16 February 2016

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Date / initials: 16.02.2016 NSM

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Date / initials: 16.02.2016 NSM

Classification

Restricted



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Appendix A: Comments Received

1 Introduction and Purpose of the document

Public participation is a process that is designed to enable all interested and affected parties (I&APs) to voice their opinion and/or concerns which enables the practitioner to evaluate all aspects of the proposed development, with the objective of improving the project by maximising its benefits while minimising its adverse effects. I&APs include all interested stakeholders, technical specialists, and the various relevant organs of state who work together to produce better decisions.

Public participation has been undertaken as part of the Basic Assessment (BA) process for the proposed Canelands Extension project and a summary of the issues raised and responses in relation to these issues is provided in this Issues Trail. This Issues Trail provides a summary of concerns raised by I&APs.

This Issues Trail provides the comments received prior to the circulation of the Draft Basic Assessment Report (dBAR) and therefore presents comments received to the Background Information Document. The name, affiliation and date of the commentator are also indicated.

2 Issues Trail for the Canelands Extension Basic Assessment

Table 1: Issues Trail for the Canelands Extension Basic Assessment

| No. | Issues / Comment / Input | Raised by and method | Response |
|-----|--|--|---|
| 1 | Comments Received Prior to Circulation of the dBAR | | |
| 1.1 | Insufficient information to provide comments, at this stage. We will provide comments when the Basic Assessment Report (BAR) is made available. | Jonathan Maehler COO ChemSpec Comment Form 08.2012 | Noted. ChemSpec will be made aware of the availability of the draft BAR. |
| 1.2 | <p>1. <i>Ethekwini Electricity Department</i> No objections. Ethekwini Municipality must be contacted with regards to underground electrical services. Electrical services will be at the cost of the Applicant.</p> <p>2. <i>Environmental Planning and Climate Protection Department</i> No detailed comment at this stage, until the draft Basic Assessment Report (dBAR) is available. However, a detailed wetland and riparian habitat assessment is supported.</p> | <p>eThekwini Municipality Environmental Planning and Climate Protection Department (EPCPD) Formal Comment 02.09.2015</p> | <p>Noted. Building plans will be submitted to the eThekwini Municipality.</p> <p>Noted. An aquatic and wetland assessment has been conducted. Please refer to Appendix D3 of the draft BAR.</p> |

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| <p>3. <i>Land Use Management Branch</i> No objections subject to full compliance with the provision of the North Scheme.</p> | | <p>Noted. The proposed development does conform for the Northern Urban Development Corridor.</p> |
| <p>4. <i>Framework Planning Branch</i> The proposed development is planned for an area identified for future industrial development in terms of the Spatial Development Framework (SDF, 2015-2016); therefore there are no objections to the proposed development.</p> | | <p>Noted. The draft BAR is now available for review, if further comment can be provided, it would be appreciated.</p> |
| <p>5. <i>Economic Development Unit</i> No objections.</p> | | <p>Noted. The draft BAR is now available for review, if further comment can be provided, it would be appreciated.</p> |
| <p>6. <i>Parks, Leisure and Cemeteries</i> No comment.</p> | | <p>Noted. The draft BAR is now available for review, if comment can be provided, it would be appreciated.</p> |
| <p>7. <i>Environmental Health Department</i> Development in Canelands must be carefully planned and actioned to prevent knock-on / domino effect impacts in combination with Dow Agrosience (which is a Major Hazardous Installation [MHI]). Further comment will be provided on the dBAR.</p> | | <p>Noted. The point made is valid and therefore cumulative impacts must be considered in all assessments. This was done for the Canelands Extension Basic Assessment.</p> |
| <p>8. <i>Ethekwini Transport Authority</i> No comment.</p> | | <p>Noted. The draft BAR is now available for review, if comment can be provided, it would be appreciated.</p> |
| <p>9. <i>Geotechnical Engineering Branch</i> No objections in principle. A geotechnical investigation will be required to guide the development due to the potentially highly variable riverine sediments underlying the site.</p> | | <p>Noted. Please refer to Appendix D5 of the draft BAR.</p> |
| <p>10. <i>Coastal Stormwater and Catchment Management</i> No comment.</p> | | <p>Noted. The draft BAR is now available for review, if comment can be provided, it would be appreciated.</p> |
| <p>11. <i>Ethekwini Water and Sanitation</i> This department has a 200 mm and 375 mm</p> | | |

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| | <p>trunk sewer traversing the property. Further, please note:</p> <ul style="list-style-type: none"> (a) Building plans clearly showing the site drainage plan must be submitted to this department for approval; (b) The bunding and drainage on the premises must conform to national building regulations and to the relevant SABS regulations; (c) A spill management plan needs to be developed for the construction and operational phases; (d) Refuse bin storage areas are to comply with Health Bylaws and national building regulations; (e) Potential impacts to the receiving water must be outlined and precautionary measures should be taken to prevent any effects to the water quality. <p>12. Durban Solid Waste Methods for waste management and recycling must be provided.</p> <p>13. Disaster Management No comment.</p> <p>14. Fire Safety</p> <p>No objections provided the building plans are submitted for approval and no building is to be within the recommended safety distance to the methane gas pipeline and any other MHI in the vicinity as determined by an approved risk assessment.</p> | | <p>Noted. Building plans will be submitted to your department.</p> <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted. These have been identified by a details aquatic and wetland assessment and carried forward to the Environmental Management Programme.</p> <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted. The draft BAR is now available for review, if comment can be provided, it would be appreciated.</p> <p>Noted. Building plans will be submitted to your department. The MHI buffer will be mapped and avoided. No development is proposed within the MHI buffer.</p> |
| <p>1.3</p> | <p>No objections in principle to the proposed layout. The following conditions must be adhered to the proposed development:</p> <ul style="list-style-type: none"> (a) In terms of section 13 of the Kwazulu-Natal Provincial Roads Act No. 4 of 2001, no buildings or any structures whatsoever, other than a fence, hedge or a wall which does not rise higher than 2.1 m above or below the surface of the land on which it stands, shall be erected on the land within a distance of 15 m measured from the road reserve | <p>Mr R Ryan Department of Transport (DoT) Formal comment 25.08.2015</p> | <p>Noted and carried forward to the Environmental Management Programme.</p> |

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| <p>boundary of District Road 499.</p> <p>(b) The road reserve boundary shall be determined in consultation with this Departments Road Information Services, (Tel: 033-355 8600).</p> <p>(c) The applicant's attention is drawn to the relevant stormwater clause contained in section 12 of the Kwazulu-Natal Provincial Roads Act No. 4 of 2001 and section 5 of the Roads Regulations, wherein it is advised that the disposal of stormwater emanating from the road reserve through the layout, or any stormwater emanating from the layout through the road reserve, shall be undertaken in consultation with and to the satisfaction of this Departments Cost Centre Manager, Metro (Telephone: 031-4698900) during the development of the property concerned.</p> <p>(d) Subject to the Municipal approval of the application, authority is hereby granted in terms of section 10 of the Provincial Roads Act No. 4 of 2001, for the use of the existing access point from District Road 499. However, due to the proposed Industrial Estate being used for Industrial purposes, this Department would require a Traffic Assessment to determine the standard of access.</p> <p>(e) Upon finalization of the proposed layout for the development, prior to any development commencing, a detailed to scale site development plan adhering to the abovementioned conditions is to be submitted to this office for assessment and comments.</p> <p>(f) Accordingly, upon receipt of a detailed to-scale site development plan and TIA, this Department will comment further.</p> <p>(g) All costs incurred, as a result of these requirements shall be borne entirely by the developer.</p> <p>(h) This correspondence does not grant authorization or exemption from compliance with any other relevant and applicable legislation.</p> | | <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted and carried forward to the Environmental Management Programme.</p> <p>Noted. A Traffic Impact Assessment has been conducted by Aurecon and can be found in Appendix D6 of the dBAR.</p> <p>Noted the Applicant is aware of this requirement and will comply.</p> <p>Noted, further comment is expected.</p> <p>Noted.</p> <p>Noted.</p> |
|--|--|--|

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| <p>1.4</p> | <p>Please indicate the maximum number of people that will be present at any time at the proposed development? This will be used in a QRA to define requirements for development next to the pipeline or PRS.</p> <p>Please also indicate if your facility will be a MHI?</p> <p>A wayleave application and site visit was advised following the identification of a SASOL pipeline which traverses the property. SASOL stated that SASOL gas may be affected by trenching.</p> <p>An MHI Risk Assessment (MHIRA) previously undertaken for SASOL MHI pipelines in eThekweni was provided for use in this BAR.</p> | <p>SASOL Email 17.08.2015</p> | <p>At this time the maximum number of people on site cannot be determined as the end-users are not known. However, it is estimated that 1400 new jobs will be created during the development phase of the project and 90 during the operational phase.</p> <p>It is unknown at this stage whether the end-user is an MHI. The end-user will be responsible for conducting an MHI-RA.</p> <p>At this time, it is considered premature to complete a wayleave and conduct a site visit as this application / proposed development refers to the platform and services only. It is deemed applicable for the end-user to undertake further consultation with SASOL.</p> <p>The MHI-RA received from SASOL is appreciated and has been integrated in the dBAR.</p> |
|------------|---|---------------------------------------|--|

N.B. Refer to Appendix A for full comments.



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Appendix A
Comments Received

BASIC ASSESSMENT PROCESS

PROPOSED CANELANDS EXTENSION DEVELOPMENT, eTHEKWINI MUNICIPALITY, KWAZULU-NATAL PROVINCE



KZN DAEA REF NO: DM/0031/2012



COMMENT FORM

YOUR COMMENTS AND QUERIES ARE WELCOME

Please complete this Comment Form in full before 31st October 2012, and return to:

Ms. Sharleen Moodley

PO Box 55, Pinetown, 3600

E-mail novashnim@ssi.co.za

Phone: (031) 719 5532

Fax: (031) 719 5505

| | | | | |
|------------------------------------|--|-----------------|----------|--|
| TITLE (Prof/Mr/Ms) | | FIRST NAME | JONATHAN | |
| SURNAME | MAEHLER | | | |
| CAPACITY (e.g. Secretary/Director) | CHIEF OPERATING OFFICER/FINANCIAL DIRECTOR | | | |
| ORGANISATION | CHEMICAL SPECIALITIES LTD. | | | |
| POSTAL ADDRESS | P.O. Box 2359 CANELANDS VERULAM | POSTAL CODE | 4340 | |
| TEL. NO.: (032) | 5418600 | CELL NO.: | | |
| FAX NO: () | | E-MAIL ADDRESS: | | |

What comments / concerns would you like to raise regarding this proposed project? (Please use additional pages, if required)

Please note that there is insufficient information available for me to provide comments, at this stage. We will provide detailed comments when the SA Report is made available.

PLEASE REGISTER THE FOLLOWING PERSON(S) ON THE PROJECT DATABASE:

| | | | | | |
|------------------|--|------|---------------|-----------------------|--------------|
| Name: | RAVI GOVENDER | | Organisation: | CHEMICAL SPECIALITIES | |
| Contact details: | | | | | |
| Address: | | | | | |
| Tel.: | 032-541 8600 | Fax: | | Cell: | 084 50049 08 |
| E-mail: | ravi@chemspecpaint.com | | | | |

IF YOU WOULD NOT LIKE TO RECEIVE ANY FURTHER INFORMATION REGARDING THIS PROPOSED PROJECT AND WOULD PREFER TO BE REMOVED FROM THE PROJECT DATABASE, PLEASE TICK THE BOX BELOW AND RETURN THE FORM TO THE PUBLIC PARTICIPATION CONSULTANTS WHOM'S CONTACT DETAILS ARE PROVIDED ABOVE.

| | |
|---|------------|
| YES, Please remove me from the project database | SIGNATURE: |
|---|------------|



transport
Department:
Transport
Province of KwaZulu-Natal

| | | | | |
|-------------|--------------|------|------|------|
| PROJECT NO. | FILE NO. | | | |
| FOLDER: | SERIAL NO. | | | |
| RHDV: | RECEIVED BY: | | | |
| PINETOWN: | 01 OCT 2015 | | | |
| CIRCL: | ACT | INFO | SIGN | DATE |
| REG. NO. | | | | |
| FILED | | | | |

Street Address: 224 Prince Alfred St,
Pietermaritzburg, 3200
Postal Address: Private Bag X9043,
Pietermaritzburg, 3200
Tel: (27)(33) 3558600
Fax: (27)(33) 3423962

TRANSPORTATION ENGINEERING SUB - DIRECTORATE

Royal Haskoning DVH
P.O. Box 55
PINETOWN
3600

Enquiries: Mr. R Ryan
Extension: 0570
Reference: T10/2/2/27/488
Your Ref No.: DM/0031/2012

Attention: Novashni Sharleen Moodley

Date: 25 August 2015

Dear Madam,

DISTRICT ROAD 499: BACKGROUND INFORMATION DOCUMENT: PORTION 2026 OF THE FARM COTTONLANDS NO. 1575: SITUATE IN THE RICHMOND LOCAL MUNICIPALITY: SITUATE IN THE ADMINISTRATIVE DISTRICT PROVINCE OF KWAZULU-NATAL.

1. With reference to the abovementioned **BID** for the proposed **DEVELOPMENT** application dated July 2015, I have to inform you that the Minister as the Controlling Authority as defined in the Kwazulu-Natal Roads Act No. 4 of 2001, has in terms of section 21 of the said Act, no objections in principle to the proposed layout as represented on the accompanying layout Figure 1 & 2, as follows:

THE FOLLOWING CONDITIONS MUST BE ADHERED TO THE PROPOSED DEVELOPMENT:

- 2.1 In terms of section 13 of the Kwazulu-Natal Provincial Roads Act No. 4 of 2001, no buildings or any structures whatsoever, other than a fence, hedge or a wall which does not rise higher than 2,1 meters above or below the surface of the land on which it stands, shall be erected on the land within a distance of 15 meters measured from the road reserve boundary of District Road 499.
- 2.2 The road reserve boundary shall be determined in consultation with this Departments Road Information Services, (Tel: 033-355 8600).
3. The applicant's attention is drawn to the relevant stormwater clause contained in section 12 of the Kwazulu-Natal Provincial Roads Act No. 4 of 2001 and section 5 of the Roads Regulations, wherein it is advised that the disposal of stormwater emanating from the road reserve through the layout, or any stormwater emanating from the layout through the road reserve, shall be undertaken in consultation with and to the satisfaction of this Departments Cost Centre Manager, Metro (Telephone: 031-4698900) during the development of the property concerned.

prosperity through mobility

4. Subject to the Municipal approval of the application, authority is hereby granted in terms of section 10 of the Provincial Roads Act No. 4 of 2001, for the use of the existing access point from District Road 499. However, due to the proposed Industrial Estate being used for Industrial purposes, this Department would require a Traffic Assessment to determine the standard of access.
5. Upon finalization of the proposed layout for the development, prior to any development commencing, a detailed to scale site development plan adhering to the abovementioned conditions is to be submitted to this office for assessment and comments.
6. Accordingly, upon receipt of a detailed to-scale site development plan and TIA, this Department will comment further.
7. All costs incurred, as a result of these requirements shall be borne entirely by the developer.
8. This correspondence does not grant authorization or exemption from compliance with any other relevant and applicable legislation.

Yours faithfully,



f HEAD : TRANSPORT

RR/rh

Ribdev.2015.Dbn_Metro_Envr_004

CC. Regional Manager: Durban
Cost Centre Manager: Metro

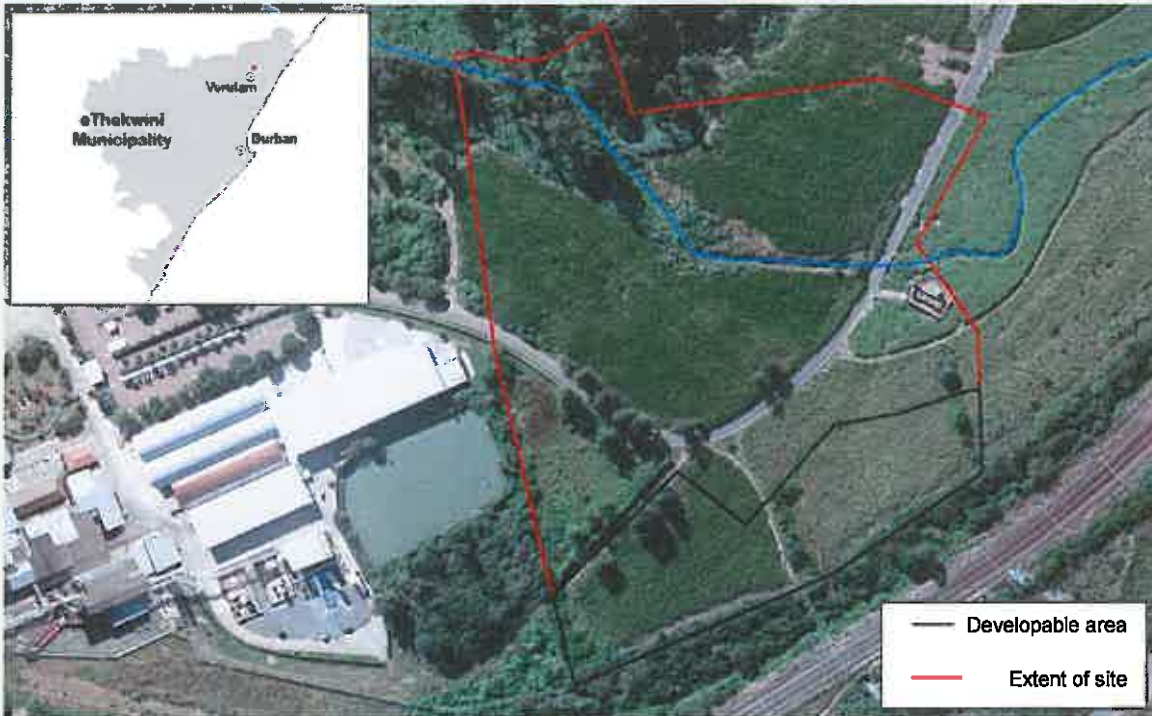


Figure 1: Location of study area (inset: provincial contextualisation)

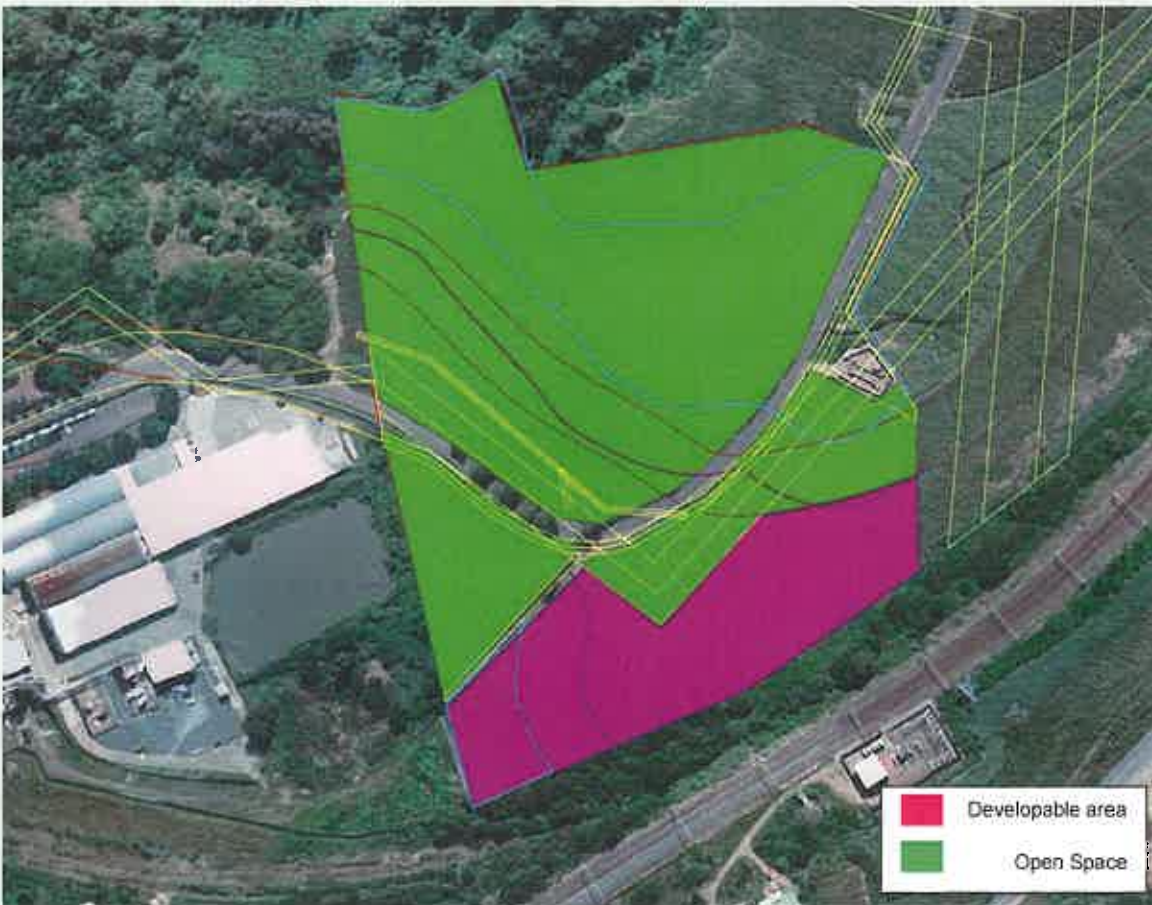
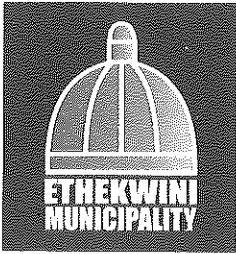


Figure 2: The planned development layout

Tongaat Hulett Developments wish to develop the site for industrial purposes. The site lies adjacent to the existing Canelands Industrial estate. Potential land uses may include general / light industrial, logistics, warehousing and distribution. These land uses will complement those of the existing Canelands Industrial Estate, and will ensure that this land parcel provides an extension to the existing development.

It is proposed, due to the proximity of the floodplain and numerous other constraints located on site, that a single platform covering an area of approximately 1.56 hectares is created. Both a servicing and traffic report has been completed, which details how this development will be accommodated by the existing bulk infrastructure within the region.





DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT

166 K E Masinga Road
Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

Our Ref.: (21/11) DPM/EIA 710(N)
DEDTEA: DM/0031/2012
Enquiries: Mrs D. van Rensburg
Telephone: 031 – 3117136

2 September 2015

Royal Haskoning DHV
P.O. Box 55
Pinetown
3600

Att: Novashni Moodley

Dear Sir/Madam,

RE: BACKGROUND INFORMATION DOCUMENT FOR THE PROPOSED CANELANDS EXTENSION, PORTION 2026 OF THE FARM COTTONLANDS, 59 NEW GLASGOW ROAD, CANELANDS.

With reference to the abovementioned Background Information Document please be advised that various Municipal Departments have had sight of the proposal and the following comments are submitted for your attention:-

1. eThekwini Electricity Department.

The H.V. Department has no objection however **please note:**

- 1.1. The applicant must consult eThekwini Electricity's mains records (held in the drawing office at eThekwini Electricity Headquarters, 1 Jelf Taylor Crescent, for the presence of underground electrical services. In addition should any overhead line and/or servitude be affected, the specific permission of the Head: Electricity must be sought regarding the proposed development.
- 1.2. The relocation of MV/LV electrical services, if required in order to accommodate the proposed development, will be carried out at the expense of the applicant.

2. Environmental Planning and Climate Protection Department.

This Department has no detailed comment at this stage, but agrees that a wetland and riparian assessment will be required as part of the study.

This Department will comment on the Draft Basic Assessment Report when it is available.

3. Land Use Management Branch.

This Department has no objection to the proposal subject to full compliance with remaining provisions of the North Scheme.

4. Framework Planning Branch.

The proposed development is situated in an area identified for Future Industrial use in terms of the Spatial Development Framework 2015-16 therefore there are no objections to the application as it is in line with the development intentions of the area.

5. Economic Development Unit.

No objection to the proposed development.

6. Parks, Leisure and Cemeteries.

No comment received.

7. Environmental Health Department.

Developments in the Canelands area are to be carefully considered as it will be necessary that a reasonable separation distance be in place so as to prevent any domino/ knock on effect with the Dow Agrosience (Major Hazardous Installation Site) situated adjacent to the proposed development site.

Please be advised that this Department will provide further comments at a later stage during the Draft Basic Assessment Stage when more information is presented.

8. eThekwini Transport Authority.

No comment received.

9. Geotechnical Engineering Branch.

No objections in principle. A geotechnical investigation will be required to guide development due to the potentially highly variable riverine sediments underlying the site.

10. Coastal, Stormwater and Catchment Management.

No further requirements.

11. eThekwini Water and Sanitation Department.

This Department has a 200 diameter trunk sewer and a 375 diameter trunk sewer that traverses this property.

Further please note;

- 11.1. Building plans must be submitted to this Department for approval, this must clearly show the site drainage plan.
- 11.2. The bunding and drainage on the premises must conform to National Building regulations and to the relevant SABS regulations.
- 11.3. A spill management plan needs to be developed for the construction and operational phases.
- 11.4. Refuse bin storage areas are to comply with Health Bylaws and National Building Regulations.
- 11.5. Potential impacts to the receiving water must be outlined and precautionary measures should be taken to prevent any effects to the water quality.

12. Durban Solid Waste.

The Developer needs to comment on how waste management will be implemented especially if recycling is envisaged.

13. Disaster Management.

No comment.

14. Fire Safety.

This Department has no objections to the above proposal provided that building plans are submitted for approval and no building to be within the recommended safety distance to the methane gas pipeline and any other MHI in the vicinity as determined by a risk assessment approved by the MHI committee.

Should you seek clarification on any of the above issues, please contact the writer on telephone: 031 - 3117136 or via e-mail: diane.vanrensburg@durban.gov.za In addition, the Department requests that a copy of the Environmental Authorisation be emailed to the same address.

Yours faithfully



**ACTING HEAD: DEVELOPMENT PLANNING, ENVIRONMENT AND
MANAGEMENT**

Copy To:
Department of Economic Development, Tourism and Environmental Affairs
Private Bag X 54321
Durban
4000

Novashni Moodley

From: Bracey, Stanley (SD) <Stanley.Bracey@sasol.com>
Sent: 17 August 2015 09:14 AM
To: Novashni Moodley
Cc: Chiliza, Ntokozo (N); KZN Wayleaves
Subject: PROPOSED CANELANDS EXTENSION.docx
Attachments: PROPOSED CANELANDS EXTENSION.docx

Good day

I have extracted Verulam Gas pipeline from the MHI report and attached it hereto

Hope this will provide you with the answers you were looking for.

Please indicate to me the maximum number of people that will be present at any time at the proposed development? This will be used in a QRA to define requirements for development next to the pipeline or PRS.

Please also indicate if your facility will be a MHI?

Thank you



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