

TRANSNET NATIONAL PORTS AUTHORITY
TERMINAL OVERSIGHT AUDIT
INSPECTION REPORT



SITE: 18 DAVEY ROAD, MAYDON WHARF,
DURBAN

LESSEE: EX-MAYDON WHARF PORT TERMINALS

COMPILED: TNPA PORT ENGINEERING
DEPARTMENT

DATE: 25/03/2025

SIGNATORIES:

Compiled by:

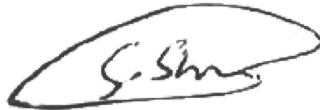

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CONTENTS

- 1. Introduction 4
- 2. Oversight observations 5
 - 2.1. Civil Assessment..... 5
 - 2.2. Electrical Assessment..... 16
- 3. Recommendation & Conclusion..... 19

1. Introduction

Transnet National Ports Authority (TNPA) is obligated in terms of the National Ports Act to perform an oversight regulatory function on all Port Terminal Operators (PTO) and lessees. The aim of the oversight regulatory function is to ensure that each PTO adequately maintains their equipment so as to improve the reliability and availability of key infrastructure, which will aid with the performance of the terminal.

The condition assessment for EX-MAYDON WHARF PORT TERMINALS was conducted by the Port Engineering Team of TNPA. The aim of the assessment was to evaluate the building's status in terms of structural integrity, functionality, safety, and housekeeping.

This high-level study involved a visual inspection, engineering analyses, and a review of available information. No on-site testing, laboratory sampling, or detailed plant/traffic movement studies were included in the scope.

The findings provide an overview of the current condition, identifying areas requiring attention and supporting informed decision-making for future maintenance and improvements.

The physical inspection with *EX-MAYDON WHARF PORT TERMINALS* took place on 20 March 2025. It took place as follows:

Figure 1 below indicates the sites that were inspected.




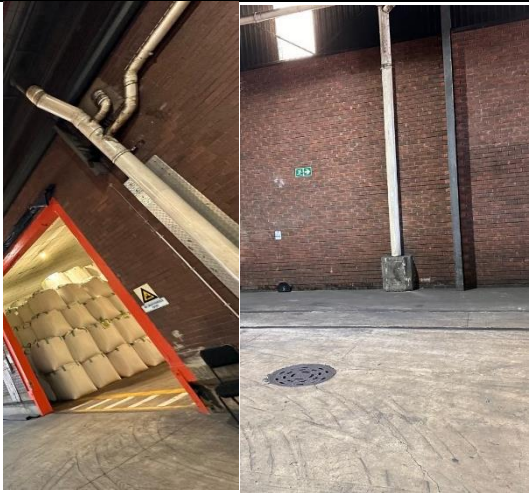
Figure 1: Front view of the site

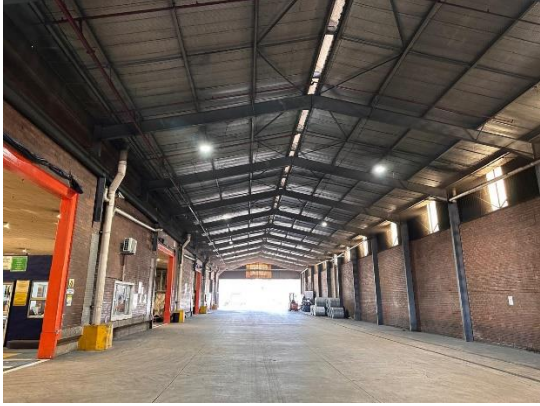


2. Oversight observations


Overall, the site is in good condition. There are good housekeeping present, the site has minor issues with regarding the flooring.


2.1. Civil Assessment

2.1.1 Building Title: Offloading/Loading Intake Passage.

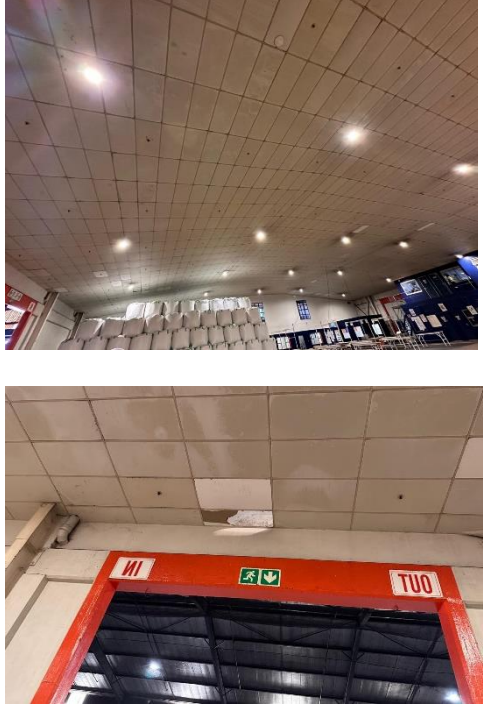
Element	Condition	Image
Roof / Ceiling	GOOD: The roof is in good condition with no visible signs of water leaks, holes, deformation, or corrosion. The structural integrity remains intact, and no immediate maintenance or repairs are required at this stage. Regular inspections should continue to ensure its longevity and performance.	
Gutters & downpipes	GOOD: The rainwater and stormwater downpipes are in good condition with no visible signs of leaks, holes, deformation, or other defects. They are functioning as intended, ensuring proper water drainage. Regular inspections and maintenance should be continued to sustain their efficiency.	




<p>Walls</p>	<p>GOOD: The non-load-bearing clay brick wall is in good condition, with no visible signs of water leaks, dampness, cracks, deformation, or deterioration. The structural integrity remains intact, and no immediate maintenance is required.</p>	
<p>Beams , Columns</p>	<p>GOOD: The beams and columns, forming part of the portal steel frame structure, are in good condition with no major signs of water ingress, corrosion, or visible deformation. The structural integrity is intact, and no immediate maintenance is required.</p>	
<p>Slabs</p>	<p>GOOD: The concrete floor slab is in good condition overall; however, there are visible cracks, primarily in areas where construction joints were insufficient, indicating excessive pressure. While the structural integrity remains intact, it is recommended to monitor the cracks and</p>	





	consider remedial measures if they widen or affect functionality. Regular maintenance and proper joint placement should be considered in future works to prevent similar occurrences.	
Doors, Windows	GOOD: The doors and windows are in good condition with no visible damage or functional issues. However, during the inspection, the main shutter doors were already open, preventing a full assessment of their operational functionality.	N/A
Drainage	GOOD: The drainage system is in good condition, with no visible signs of ponding. The presence of drains connected to stormwater downpipes indicates that excess water is efficiently directed to existing manholes and the rest of the drainage network. Regular maintenance and inspections should continue to ensure ongoing functionality.	

<p>Housekeeping / other</p>	<p>GOOD: Housekeeping around the intake building leading to the break bulk warehouse is in excellent condition. There are no debris, obstructions, or hazards that could impact operational safety. Continuous maintenance and monitoring are recommended to sustain these high standards and ensure a safe and efficient working environment.</p>	
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2.1.2 Building Title: Warehouse Building and Office space

Element	Condition	Image
<p>Roof / Ceiling</p>	<p>GOOD: The assessment of the suspended ceiling confirms that it is in good condition, with no signs of water ingress or major damage. All panels remain intact, contributing to the overall structural integrity of the ceiling. However, one or two panels require replacement to maintain consistency and aesthetics.</p>	

<p>Gutters & downpipes</p>	<p>GOOD: The assessment of the drainage downpipes confirms that the stormwater drainage system for the warehouse is directly linked to that of the adjacent structures, namely the Intake Building and the loading passage, where the main downpipes are located. The downpipes are in good condition, with no signs of leaks or any form of disrepair. The system appears to be functioning effectively, ensuring proper water drainage.</p>	
<p>Walls</p>	<p>GOOD: No visible signs of water leaks, dampness, cracks, deformation, or deterioration. The structural integrity remains intact.</p>	
<p>Beams, columns</p>	<p>GOOD: The structure consists of a steel portal frame. The beams are not visible as they are concealed by the suspended ceiling. The columns are integrated into the brick wall and have been painted to match the rest of the structure, providing a seamless appearance. There are no signs of corrosion or deformation on the steel columns, indicating that they remain in good condition.</p>	

Slabs	GOOD: The concrete floor slab is in good condition overall; however, there are visible cracks, primarily in areas where construction joints were insufficient, indicating excessive pressure. While the structural integrity remains intact, it is recommended to monitor the cracks and consider remedial measures if they widen or affect functionality.	
Doors, Windows	GOOD: The assessment of the windows and doors within the warehouse and office blocks indicates that most of the windows are linked to the office spaces and the admin building. Both the windows and doors are in good condition, showing no visible signs of damage or deterioration. They appear to have been recently refurbished, enhancing their functionality and overall aesthetic appeal.	 
Ablution	GOOD: Ablution facilities for the admin building are in good condition.	N/A
Drainage	GOOD: No signs of ponding observed withing the warehouse	
Housekeeping / other	GOOD: The assessment of the warehouse confirms that good housekeeping and safety practices have been well-maintained. The facility is orderly, with no visible obstructions or hazards that could compromise operational efficiency or worker safety	

2.1.3 Building Title: Cold Storage Room

The inspection of the cold storage room confirms that the building is constructed using high-quality cold storage materials, with insulation installed around the walls and ceiling. The doorways and escape doors are also insulated, effectively maintaining the required cooling conditions within the storage space. The insulation appears to be in good condition, with no signs of disrepair or deterioration.

There are no visible stormwater downpipes; therefore, no comments could be provided on those elements.

The floors are generally in good condition. While much of the floor area is covered by storage racks, the visible sections in the drive-in passages show that the concrete floor remains intact. Small cracks observed are attributed to insufficient joints during the construction phase but do not pose immediate structural concerns. Regular monitoring is recommended to ensure long-term durability.



Figure 2: The interior of the cold storage showing racks and passages

2.1.4 Loading Passage

The inspection of the loading passage confirms that it is a dedicated structure separating the warehouse and the cold storage room, serving as a key area for loading operations. The passage shares walls and stormwater downpipes with adjacent buildings, which appear to be in

good condition. Additionally, ablution facilities and a changing room are present at the East-end corner of the building, providing necessary amenities for workers. The overall condition of the loading passage is satisfactory, with no visible structural concerns.



Figure 3: A view of the Loading Passage





Figure 4: Ablution facilities within the Loading Passage

2.1.5 Building Title: Generator Room

The inspection of the generator room confirms that the building comprises multiple sections, including the distribution substation, transformer room, refrigerator plant room, and maintenance bays. Each section appears structurally sound and appropriately designated for its respective function. The layout supports efficient operations and accessibility for maintenance.



Figure 5: Front view of the Engine room

Element	Condition	Image
Walls	GOOD: brick wall is in good condition and structurally sound. There are no visible signs of cracks, damage, or deterioration, indicating the walls are well-maintained. The overall integrity of the structure is intact, ensuring stability and safety.	
Windows/Doors	GOOD: Windows and doors in the engine room confirms that they are in good and sound condition. There are no visible signs of deterioration, damage, or wear. The fixtures appear to be well-maintained, contributing to the overall integrity and security of the engine room	

2.1.6 Building Title: Citrus/Cold Room

The inspection of the cold storage room confirms that the building is constructed with high-quality cold storage materials, featuring insulation around the walls and ceiling. The doorways and escape doors are also insulated, effectively maintaining the required cooling conditions within the storage space. The insulation is in good condition, with no visible signs of disrepair or deterioration.

No visible stormwater downpipes were observed, so no comments can be provided on that aspect.

The floors are generally in good condition. Although much of the floor area is covered by storage racks, the visible sections in the drive-in passages show that the concrete floor remains intact. The storage racks in the cold room are automated, allowing for efficient close packing while also enabling clear visibility of the floor for proper maintenance and identification of any required repairs. Small cracks observed are due to insufficient joints during construction, but they do not pose any immediate structural concerns. Regular monitoring is recommended to ensure continued floor integrity.



Figure 6: Cold storage room with automated racks

2.2.7 The West End of the Site

The west end of the site near the Johnstone Road gate is in good condition. The area features a combination of concrete paving and asphalt, both of which are well-maintained and allow for the smooth movement of heavy vehicles used for loading.

No visible ponding in the area and no visible blocked drains.

Additionally, there is a space currently used as an exterior storage area, which is well-organized. Housekeeping across the site is commendable, with no visible hazards or obstructions.

Overall, the site appears to be well-maintained, reflecting good care and attention to detail, ensuring safe and efficient operations. Regular maintenance should be continued to preserve its condition.



Figure 7: The West End side of the building showing the truck loading zone



Figure 8: The west end of the site showing more open space for more storage

2.2. Electrical Assessment

The facility receives 11 kV bulk electricity supply from eThekweni Municipality via the substation located just next to the gate of the site. The main substation is divided into two rooms housing eThekweni and customer electrical switchgears that supply power to various substations in the facility, these substations consist of electromechanical equipment such as switchgears, transformers, standby generator, and battery equipment. This equipment is well maintained and is in good condition. The tenant has a maintenance plan in place, the figures below show the condition various equipment,



Figure 1: 11 kV and 400V switchgear



Figure 2: Cold Storage Substation Switchgear



Figure 3: Battery Equipment



Figure 4: 11kV 220kVA Standby Generator

Building Title: Khold

Element	Condition	Image
Low voltage distribution	<ul style="list-style-type: none"> Various distribution boards in the facility some of these need attentions as their covers are either loose or missing especially in the warehouse area. A COC for each DB will be given to our property department. The lighting is in good condition. 	See next page



Figure 5: Sub DB in the Admin Building



Figure 6: DB missing a door



Figure 7: DB in good condition



Figure 8: DB in good condition

3. Recommendation & Conclusion

All infrastructure on this site is aged and it is evident that the buildings and warehouses that are constructed still complies with the regulatory health and safety standards. No major structural concerns were noted. Both warehouses, and the admin and the staff building require minor refurbishment. All medium and low voltage distribution equipment were found to be in a good condition and well maintained. The interior and exterior lighting appeared to be in good condition, however a lighting survey report will be shared with TNPA to ensure compliance with Occupational Health and Safety Act (Act of 1993)