

## BACKGROUND INFORMATION DOCUMENT

**NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA), 1998 (ACT NO. 107 OF 1998) [AS AMENDED], THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998) AND THE NATIONAL HERITAGE RESOURCES ACT (NHRA), 1997 (ACT NO. 25 OF 1997) FOR THE DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533 JQ AS WELL AS A BOREHOLE ON PORTION 168 OF THE FARM BULTFONTEIN 533 JQ**

### **Purpose of Document:**

The purpose of this document is to:

- Provide all potential Interested and Affected Parties (I&APs) with information about the proposed application.
- Introduce, explain and initiate the Public Participation Process (PPP) that is prescribed by the relevant legislation.

All I&APs are requested to provide comment on:

- The environmental (bio-physical) and socio-economical environmental and/or considerations and potential impacts.
- The proposed Public Participation Process (PPP) to be followed.
- The proposed application and authorisation process being followed.
- Any other suggestions and/or recommendations.

**Date of Publication: 12 August 2020**

**Applicant: 4 Wheel Drive Property Holdings (Pty) Ltd.**

**EAP: Prism EMS CC.**

**GDARD Ref No. GAUT 002/20-21/E2591**

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**Project Location:**

The proposed development is located on Portion 59 [A Portion of Portion 3] of the Farm Bultfontein 533 JQ, City of Johannesburg, Gauteng Province. The coordinates of the centre point of the site are provided below:

➤ 25°57'55.20"S; 27°55'29.19"E

**Please note that the proposed borehole is located on Portion 168 of the Farm Bultfontein 533 JQ. The water from this borehole will be used to supplement municipal water on both Portion 168 and Portion 59. A Basic Assessment was previously undertaken for Portion 168 in 2018 and subsequently approved (GAUT 002/17-18/E2160). However, due to access issues, the applicant later purchased Portion 59 and thus a separate process is required for this site (this current process). The WULA process required for the Borehole is therefore integrated with the BA for Portion 59.**

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**Project Description:**

The proposed development involves the development and operation of facilities for showing, servicing, rental, parking, washing, preparation and administration of cars, 4x 4s and trucks. The relevant services, roads and complementary uses (such as offices, workshops, washbays, oil storage, water recycling plants, waste recycling, solar power facilities and ablution facilities etc.) will also be put in place. Sufficient parking will be provided and the site will be landscaped with indigenous trees, shrubs and plants. The development will be phased and not all planned infrastructure and facilities will be constructed during the first phase however the following facilities will be developed throughout all phases:

- Truck Facilities;
- Car Facilities;
- 4x4 Facilities;
- Taxi Show Room;
- Production Centre;
- Panel and Paint Workshop;
- Vehicle Rental facilities; and
- Vehicle Storage Parking.

In addition, a borehole will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

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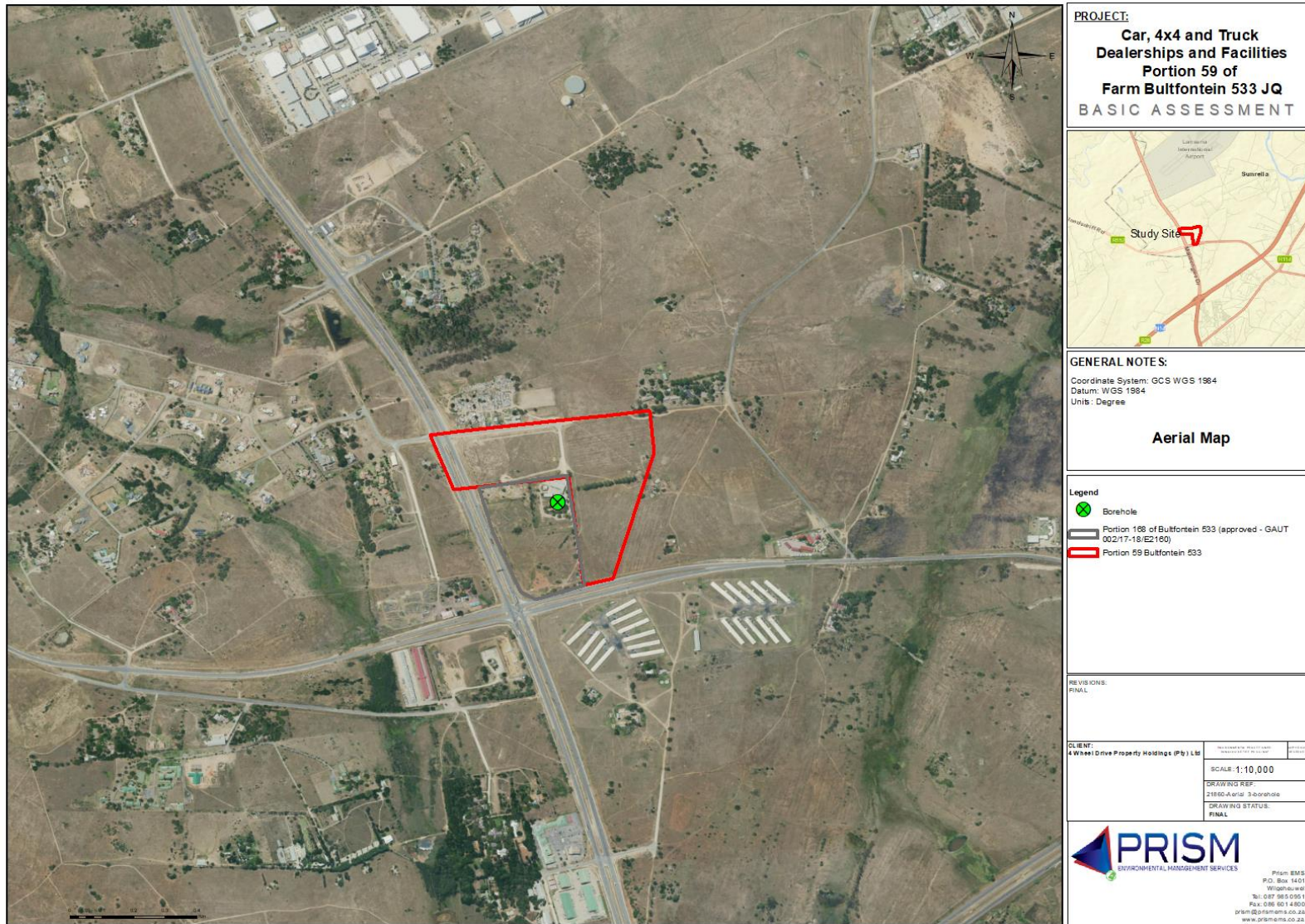


Figure 1: Locality Map

**Environmental Assessment Practitioner:** Prism EMS is a multi-disciplinary Environmental Management consulting firm. With a vision encompassing a holistic understanding of integrated environmental management in combination with sustainability, the company prides itself on excellent service and value-added solutions to a range of clients. The team involved with the Basic Assessment process is as follows:

**Table 1: Project Team**

| Project Director   | Principal EAP   |
|--|---|
| De Wet Botha (Pr.Sci.Nat.)(Reg.EAP)<br>M.A. Env. Man.   PHED<br>17 years' experience | Vanessa Stippel (Pr.Sci.Nat.)(Reg.EAP)<br>MSc. Ecol, Env, & Cons<br>9 years' experience |

**Legal Requirements:**

**National Environmental Management Act (NEMA) (Act 107 of 1998):**

The proposed development triggers certain listed activities in terms of the NEMA and as such requires environmental authorisation: The following listed activities are triggered in terms of the EIA Regulations, 2014 (as amended):

**Table 2: Potential listed activities**

| Competent Authority   | GN                                     | Activity Number | Type of Environmental Assessment | Authority Reference number |
|---|--|-----------------|----------------------------------|----------------------------|
| Gauteng Department of Agriculture and Rural Development (GDARD) | R 983 of 4 December 2014 (as amended): | 27 and 28       | Basic Assessment                 | GAUT 002/20-21/E2591       |
|   | R. 985 of 4 December 2014 (as amended) | 4, 10 and 12    |                                  |                            |

**National Water Act, 1998 (NWA), 1998 (Act No. 36 of 1998):**

In addition, the development triggers the following in terms of the NWA:

**Table 3: Activities in terms of Section 21 of the National Water Act**

| Competent Authority                      | Act                                       | Section 21 uses  |
|--|---|--|
| Department of Water and Sanitation (DWS) | National Water Act, 1998 (Act 36 of 1998) | 21(a): taking of water from a water resource; and<br>21(g): disposal of waste in a manner that may detrimentally impact on a water resource. |

**National Heritage Resources Act (NHRA) (Act No. 25 of 1999):**

A Heritage Impact Assessment will be undertaken as submitted to the South African Heritage Resources Agency (SAHRA) for comment in terms of Section 38 of NHRA. Please note that an integrated authorisation process is being undertaken.

### Be an Integral Part of the Environmental Impact Assessment Process:

Public involvement is an essential part of any environmental assessment process. Parties wishing to register as I&APs, who wish to participate by contributing comments, or require additional information, should register and/or submit their contact details and correspondence in writing to Prism EMS, using the attached Comment Sheet by **11 September 2020**. All comments received will be captured, considered and incorporated into the relevant impact assessment reports. Registered I&APs will be notified of all comment periods and availability of information within the various phases of the project.

It should be noted that the public participation process for the proposed development was started in 2019 under the reference number: GAUT 002/18-19/E2365. However, during the initial notification period, concerns were raised regarding services in the area by Johannesburg Water. This has since been resolved but took considerable time to do so. As such, a new application will be registered <sup>1</sup>(GAUT 002/20-21/E2591) and public participation will be redone. Further, it should be noted that all previously registered I&APs will be notified and provided with an opportunity to register and comment on the Basic Assessment Report.

### Environmental Authorisation and Public Participation Processes

The key objective of Public Participation is to assist stakeholders to identify issues of concern and suggestions for enhanced benefits, and to comment at various phases of the application process. The Public Participation Process is an integral part of the impact assessment and is undertaken in a systematic approach by the Proponent and/or EAP an overview of the environmental authorisation/water use licence process and associated public participation is provided below.

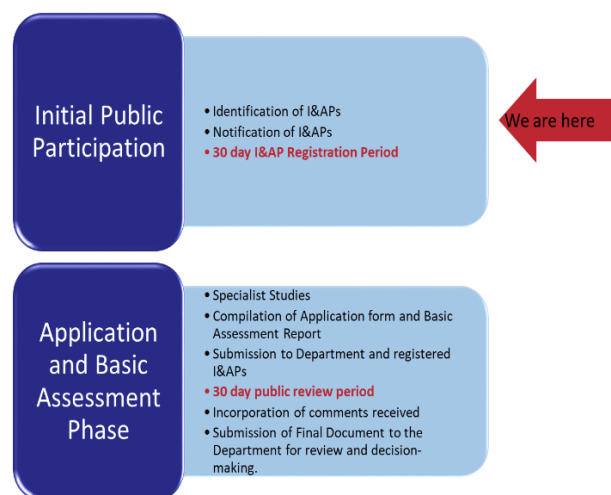


Figure 1: Environmental Authorisation Process

<sup>1</sup> GDARD has previously indicated that they would prefer a new reference number to be used for projects that were initially registered on the EIA Online Portal in 2018/2019 but then only submitted in 2020.

**Proposed Vehicle Dealerships and Facilities On Portion 59 of the Farm Bultfontein 533 J and Borehole on Portion 168 of the Farm Bultfontein, City of Johannesburg, Gauteng.**  
**Application for Environmental Authorisation and Water Use License**  
**I&AP Comment and Registration Form**  
**GDARD Ref No: GAUT 002/20-21/E2591**



**Prism EMS Ref No: 21860\_Bultfontein**

|   |         |        |     |                              |       |     |
|---|---------|--------|-----|------------------------------|-------|-----|
| Name:   |         |        |     | Surname                      |       |     |
| Title   |         |        |     | Initials                     |       |     |
| Organisation / interest:  |         |        |     | Capacity (e.g. Chairperson): |       |     |
| Postal / Residential Address:   |         |        |     |                              |       |     |
|   | Area:   |        |     |                              | Code: |     |
| Contact Details:  | Tel:    | (    ) |     |                              |       |     |
|   | Mobile: | (    ) |     |                              |       |     |
|   | Email:  |        |     |                              |       |     |
| Please mark with an X to indicate whether you would like to participate in the process:   |         |        |     |                              |       | Yes |
|   |         |        |     |                              |       | No  |
| Preferred Method of Communication   | Email   |        | Fax |                              | Post  |     |
| Date of Comment   |         |        |     |                              |       |     |
| <b>What is your main area of interest with regard to the proposed project?</b>  |         |        |     |                              |       |     |
|   |         |        |     |                              |       |     |
|   |         |        |     |                              |       |     |
| <b>What are your points of concern or support for this project?</b>   |         |        |     |                              |       |     |
|   |         |        |     |                              |       |     |
|   |         |        |     |                              |       |     |
| <b>Please indicate in which aspects you would require more information</b>  |         |        |     |                              |       |     |
|   |         |        |     |                              |       |     |
| <b>Please indicate any I&amp;APs you feel we should notify in regard to this process</b>  |         |        |     |                              |       |     |
| Name:   |         |        |     | Surname:                     |       |     |
| Tel/Mobile:   |         |        |     | Email:                       |       |     |
| <p>In order to be registered as an I&amp;AP for this project, fax, mail, or e-mail the completed registration form to Prism EMS:<br/> <b>Attention:</b> Vanessa Stippel ▪ <b>Tel:</b> (087) 985 0951 ▪ <b>Fax:</b> (086) 601 4800 ▪ <b>Email:</b> <a href="mailto:vanessa@prismems.co.za">vanessa@prismems.co.za</a> ▪ <b>Post:</b><br/>           PO Box 1401, Wilgeheuwel, 1736</p> <p><b>Thank you for your participation.</b></p> |         |        |     |                              |       |     |

## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Wednesday, August 12, 2020 12:28 PM  
**Cc:** De Wet Botha  
**Subject:** 21860 | Notification of Environmental Authorisation and Water Use Licence Application Process | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591  
**Attachments:** 21860-20200716-BID-2.pdf

| Tracking: | Recipient                    | Delivery                      |
|-----------|------------------------------|-------------------------------|
|           | De Wet Botha                 | Delivered: 8/12/2020 12:28 PM |
|           | MashuduR@joburg.org.za       |                               |
|           | KatlegoK@joburg.org.za       |                               |
|           | asalomon@sahra.org.za        |                               |
|           | skgetsi@jra.org.za           |                               |
|           | Banele.manana@gauteng.gov.za |                               |
|           | claudio.bello@jwater.co.za   |                               |
|           | namanymk@eskom.co.za         |                               |
|           | MashazEN@eskom.co.za         |                               |
|           | MjonaT@dws.gov.za            |                               |
|           | magobal@dws.gov.za           |                               |
|           | bonsiwa.belot@gauteng.gov.za |                               |

**Bcc:** MashuduR@joburg.org.za; KatlegoK@joburg.org.za; asalomon@sahra.org.za; skgetsi@jra.org.za; Banele.manana@gauteng.gov.za; claudio.bello@jwater.co.za; namanymk@eskom.co.za; MashazEN@eskom.co.za; MjonaT@dws.gov.za; magobal@dws.gov.za; bonsiwa.belot@gauteng.gov.za

Dear Competent and/or Commenting Authority,

**4 Wheel Drive Property Holdings (Pty) Ltd.** plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

**Prism Environmental Management Services (Prism EMS)** has been appointed to undertake the relevant Environmental Authorisation and Water Use Licence Application (WULA) process and associated public participation. A Background Information Document (BID) is attached and provides more information on the proposed development and the authorisation process required by the applicable legislation.

You are invited to register as an Interested and Affected Party (I&AP), or to provide written comments by contacting Vanessa Stippel (Post: PO Box 1401, Wilgeheuwel, 1736, Tel: 087 985 095, Fax: 086 601 4800, E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)) by **11 September 2020**. Registered I&APs will be notified of the process as it unfolds and will be provided with an opportunity to review the Basic Assessment Report, WULA Technical Report and associated appendices when it is available.

We look forward to your contribution to the environmental authorisation and WULA process.

Kind regards,

**Vanessa Stippel** (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

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|                        |                 |              |
|------------------------|-----------------|--------------|
| Tel No.: 087 985 0951  | 12A Beacon Road | P O Box 1401 |
| Fax No.: 086 601 4800  | Poortview AH    | Wilgeheuwel  |
| Cell No.: 076 128 9126 | Roodepoort      | 1736         |

E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)

Website: [www.prismems.co.za](http://www.prismems.co.za)

**Level 2 B-BBEE Certified**





## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Wednesday, August 12, 2020 12:30 PM  
**To:** sbusiso1025@gmail.com  
**Cc:** De Wet Botha  
**Subject:** 21860 | Notification of Environmental Authorisation and Water Use Licence Application Process | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E  
**Attachments:** 21860-20200716-BID-2.pdf

| Tracking: | Recipient             | Delivery                      |
|-----------|-----------------------|-------------------------------|
|           | sbusiso1025@gmail.com |                               |
|           | De Wet Botha          | Delivered: 8/12/2020 12:29 PM |

Dear Ward Councilor,

**4 Wheel Drive Property Holdings (Pty) Ltd.** plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

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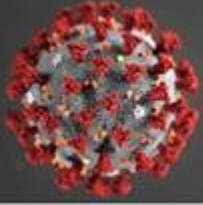
We look forward to your contribution to the environmental authorisation and WULA process.

Kind regards,

**Vanessa Stippel** (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)  
Senior Environmental Assessment Practitioner | Unit Manager

|                        |                 |              |
|------------------------|-----------------|--------------|
| Tel No.: 087 985 0951  | 12A Beacon Road | P O Box 1401 |
| Fax No.: 086 601 4800  | Poortview AH    | Wilgeheuwel  |
| Cell No.: 076 128 9126 | Roodepoort      | 1736         |

E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)  
Website: [www.prismems.co.za](http://www.prismems.co.za)  
Level 2 B-BBEE Certified



Prism EMS group prides itself on putting safety first. All Prism EMS offices will be closed during lockdown. Our consultants all have remote access to our network, business will proceed as usual and all processes and applications will continue as far as possible. Our consultants will be available via email and on their cell phones, from 8:00 to 16:00, Monday to Friday.  
We wish you and yours the best,  
be safe and stay healthy.



## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Wednesday, August 12, 2020 12:33 PM  
**Cc:** De Wet Botha  
**Subject:** 21860 | Notification of Environmental Authorisation and WULA Process | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591  
**Attachments:** 21860-20200716-BID-2.pdf

| Tracking: | Recipient                 | Delivery                      |
|-----------|---------------------------|-------------------------------|
|           | De Wet Botha              | Delivered: 8/12/2020 12:32 PM |
|           | whloehog@tbnparkner.co.za |                               |
|           | bodini@imagnet.co.za      |                               |
|           | bongi@mco.org.za          |                               |
|           | aejoubert@bjlaw.co.za     |                               |
|           | info@moorehouse.co.za     |                               |
|           | fred@dieopstal.co.za      |                               |
|           | mornef@halfway4ways.co.za |                               |
|           | matt@halfway.co.za        |                               |

**Bcc:** whloehog@tbnparkner.co.za; bodini@imagnet.co.za; bongi@mco.org.za; aejoubert@bjlaw.co.za; info@moorehouse.co.za; fred@dieopstal.co.za; mornef@halfway4ways.co.za; matt@halfway.co.za

Dear Affected and/or Adjacent Landowner,

**4 Wheel Drive Property Holdings (Pty) Ltd.** plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

**Prism Environmental Management Services (Prism EMS)** has been appointed to undertake the relevant Environmental Authorisation and Water Use Licence Application (WULA) process and associated public participation. A Background Information Document (BID) is attached and provides more information on the proposed development and the authorisation process required by the applicable legislation.

You are invited to register as an Interested and Affected Party (I&AP), or to provide written comments by contacting Vanessa Stippel (Post: PO Box 1401, Wilgeheuwel, 1736, Tel: 087 985 095, Fax: 086 601 4800, E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)) by **11 September 2020**. Registered I&APs will be notified of the process as it unfolds and will be provided with an opportunity to review the Basic Assessment Report, WULA Technical Report and associated appendices when it is available.

We look forward to your contribution to the environmental authorisation and WULA process.

Kind regards,

**Vanessa Stippel** (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)  
Senior Environmental Assessment Practitioner | Unit Manager

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**PRISM**  
ENVIRONMENTAL MANAGEMENT SERVICES 15

## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Wednesday, August 12, 2020 12:35 PM  
**Cc:** De Wet Botha  
**Subject:** 21860 | Notification of Environmental Authorisation and WULA Process | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591  
**Attachments:** 21860-20200716-BID-2.pdf  
**Bcc:** palletking@mweb.co.za; palletinfo@mweb.co.za; hotel@hertford.co.za; info@lanseria.co.za; gaongalelwe@gauteng.net; kwenamolapo-gau@intekom.co.za; shumbavalley@shumbavalley.co.za; SonetD@l2b.co.za; Stonehaven@live.co.za; alex@wasteworx.co.za

Dear Potential Interested and Affected Parties (I&APs),

**4 Wheel Drive Property Holdings (Pty) Ltd.** plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

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We look forward to your contribution to the environmental authorisation and WULA process.

Kind regards,

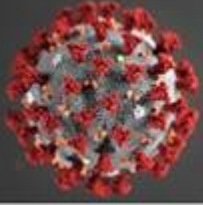
**Vanessa Stippel** (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

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|                        |                 |              |
|------------------------|-----------------|--------------|
| Tel No.: 087 985 0951  | 12A Beacon Road | P O Box 1401 |
| Fax No.: 086 601 4800  | Poortview AH    | Wilgeheuwel  |
| Cell No.: 076 128 9126 | Roodepoort      | 1736         |

E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)  
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We wish you and yours the best,  
be safe and stay healthy.



## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Wednesday, August 12, 2020 3:16 PM  
**To:** nick@avonchickens.co.za  
**Cc:** De Wet Botha  
**Subject:** 21860 | Notification of Environmental Authorisation and WULA Process | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591  
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| Tracking: | Recipient               | Delivery                     |
|-----------|-------------------------|------------------------------|
|           | nick@avonchickens.co.za |                              |
|           | De Wet Botha            | Delivered: 8/12/2020 3:16 PM |

Dear Nick,

Our telephonic discussion has reference. As discussed, please see the attached information.

**4 Wheel Drive Property Holdings (Pty) Ltd.** plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekly.

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We look forward to your contribution to the environmental authorisation and WULA process.

Kind regards,

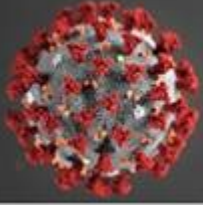
**Vanessa Stippel** (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

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|                        |                 |              |
|------------------------|-----------------|--------------|
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| Fax No.: 086 601 4800  | Poortview AH    | Wilgeheuwel  |
| Cell No.: 076 128 9126 | Roodepoort      | 1736         |

E-mail: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)  
Website: [www.prismems.co.za](http://www.prismems.co.za)  
Level 2 B-BBEE Certified



Prism EMS group prides itself on putting safety first. All Prism EMS offices will be closed during lockdown. Our consultants all have remote access to our network, business will proceed as usual and all processes and applications will continue as far as possible. Our consultants will be available via email and on their cell phones, from 8:00 to 16:00, Monday to Friday.  
We wish you and yours the best,  
be safe and stay healthy.







George Vilankulu

last seen yesterday at 11:39 PM



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2:42 PM ✓

Good day George, this is Vanessa. I gave you a phone call yesterday regarding the proposed development of Portion 59 of the Farm Bultfontein 533 JQ. As discussed, we have placed a site notice at the entrance to the community. I have also sent you an email with the Background Information Document (also attached here). I would really appreciate if you could notify the community and let me know if you have queries or questions.

2:42 PM ✓

To summarise:

2:42 PM ✓

4 Wheel Drive Property Holdings (Pty) Ltd. plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash bays will take place and sewer will be stored in a conservancy tank and collected weekl... [Read more](#)

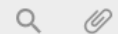
2:42 PM ✓



Type a message



Andries Fourie



Good day Andries, 3:03 PM ✓

I have been trying to get hold of you but unfortunately was unable to do so. Please see the attached Background Information Document and information below on a proposed development which is adjacent to your property. Please feel free to contact me should you wish further information.

3:04 PM ✓



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6 pages • PDF • 605 kB

3:05 PM ✓

4 Wheel Drive Property Holdings (Pty) Ltd. plans to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on part of Portion 59 [a Portion of Portion 3] of the Farm Bultfontein 533 JQ, situated on the intersection of Pelindaba Road (R512) and Elandsdrift Road (R552) Lanseria, City of Johannesburg, Gauteng Province. The relevant services, roads and complementary uses (such as offices, workshops, ablution facilities etc.) will also be put in place. In addition, a borehole on Portion 168 of the Farm Bultfontein 533 JQ will be used to supplement municipal water supply. Grey water recycling from vehicle wash



Type a message