

Our Ref: 21860-20201014-GDARD  
GDARD Ref: GAUT 002/20-21/E2591

14 October 2020

Attention: Boniswa Belot  
Gauteng Department of Agriculture and Rural Development  
Sustainable Utilisation of the Environmental (SUE) Administration Unit  
56 Eloff Street  
Umnotho Building  
Johannesburg



Dear Sir/Madam

**RE: PUBLIC REVIEW OF THE BASIC ASSESSMENT REPORT (BAR) AND WATER USE LICENCE APPLICATION (WULA) TECHNICAL REPORT FOR THE PROPOSED DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533 JQ AS WELL AS A BOREHOLE AND SEWER CONSERVANCY TANK ON PORTION 168 OF THE FARM BULTFONTEIN 533 JQ**

Please find attached herein:

- 1 x Hard Copy of the BAR Report and associated appendices (including the WULA Technical Report); and
- 3 x Hard Copies of the Application Form.

A copy of all documents have also been submitted electronically via the EIA Online System.

Kindly acknowledge provide us with your comment on the BAR Report and WULA Technical Report on or before the **13 November 2020**. Please contact the undersigned should you have any queries regarding this application. Otherwise, we trust you find all in order, and appreciate your assistance in this regard.

Yours Sincerely



**VANESSA STIPPEL** Pr.Sci.Nat. Reg. EAP. MSc. Ecol. Env. & Cons.  
Senior Environmental Assessment Practitioner

Tel: 087 985 0951 • Fax: 086 601 4800 • Cel: 076 128 9126 • Email: [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)

Please sign here to acknowledge receipt:

FULL NAME: NHLANTHLA MAKHATHINI

SIGNATURE: 

DATE: 14/10/2020



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Johannesburg:  
(087) 985 0951  
prism@prismems.co.za

Pretoria:  
(012) 342 2974  
prismpretoria@prismems.co.za

Our Ref: 21860-20201014-COJ  
GDARD Ref: GAUT 002/20-21/E2591

14 October 2020

Attention: Mashudu Ratshitanga  
City of Johannesburg  
118 Jorissen Street  
6th Floor  
Traduna Building  
Braamfontein

Dear Sir/Madam

**RE: PUBLIC REVIEW OF THE BASIC ASSESSMENT REPORT (BAR) AND WATER USE LICENCE APPLICATION (WULA) TECHNICAL REPORT FOR THE PROPOSED DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533 JQ AS WELL AS A BOREHOLE AND SEWER CONSERVANCY TANK ON PORTION 168 OF THE FARM BULTFONTEIN 533 JQ**

Please find attached herein:

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Yours Sincerely

A handwritten signature in black ink, appearing to read "Stippel", written over a horizontal line.

**VANESSA STIPPEL** Pr.Sci.Nat. Reg. EAP. MSc. Ecology, Environment, and Conservation  
Senior Environmental Assessment Practitioner

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Please sign here to acknowledge receipt:

FULL NAME: GIVEN NDILOU

SIGNATURE: [Handwritten Signature]

DATE: 2020/10/24



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(012) 342 2974  
prismpretoria@prismems.co.za

Our Ref: 21860-20201014-DWS  
GDARD Ref: GAUT 002/20-21/E2591

14 October 2020

Attention: Lilian Siwelane  
Department of Human Settlements, Water and Sanitation  
North West Regional Office  
15th floor, Bothongo Plaza-east  
285 Franciscus Baard Street  
Pretoria

Dear Sir/Madam

**RE: PUBLIC REVIEW OF THE BASIC ASSESSMENT REPORT (BAR) AND WATER USE LICENCE APPLICATION (WULA) TECHNICAL REPORT FOR THE PROPOSED DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533 JQ AS WELL AS A BOREHOLE AND SEWER CONSERVANCY TANK ON PORTION 168 OF THE FARM BULTFONTEIN 533 JQ**

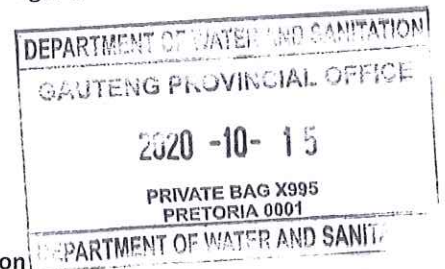
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**Please sign here to acknowledge receipt:**

FULL NAME: Dipeledi  
SIGNATURE: [Handwritten Signature]  
DATE: 15/10/2020



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Heritage Cases *Vehicle Dealerships and Facilities on Portion 59 of the Farm Bulfontein 533 JQ* has been created.



Heritage Cases

## Vehicle Dealerships and Facilities on Portion 59 of the Farm Bulfontein 533 JQ

CaseHeader	LocationInfo	Admin	Images								
<p><b>ProposalDescription:</b> Proposed Development of Vehicle Dealerships and Facilities on Portion 59 of the Farm Bulfontein 533 JQ as well as a Borehole and Sewer Conservancy Tank on Portion 168 of the Farm Bulfontein 533 JQ</p> <p><b>Expanded_Motivation:</b> 4 Wheel Drive Property Holdings (Pty) Ltd proposes to develop and operate facilities for showing, servicing, rental, parking, washing, preparation and administration of vehicles on Portion 59 of the Farm Bulfontein 533 JQ. The relevant services, roads and complementary uses will also be put in place. Sufficient parking will be provided and the site will be landscaped with indigenous trees, shrubs and plants. 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. It should be noted that a separate Environmental Authorisation (EA) process was undertaken for the adjacent property (Portion 168) and EA issued on 6 August 2018 (GAUT: 002/17-18/E2160). However, after further investigations into the need for and desirability of the area, 4 Wheel Drive Property Holdings (Pty) Ltd. decided to purchase Portion 59 as additional space was required and needed for access to Portion 168. An amendment of the existing authorisation was not possible as the change (development of Portion 59) constitutes a new listed activity (Activity 4, 10 and 12 of Listing Notice 3). As such a separate EA process is being undertaken.</p> <p><b>ApplicationDate:</b> Thursday, October 15, 2020 - 11:39</p> <p><b>CaseID:</b> 15626</p> <p><b>Applicants:</b> <a href="#">4 Wheel Drive Property Holdings (Pty) Ltd</a></p> <p><b>Consultants/Experts:</b> <a href="#">Vanessa Stippel</a></p> <p><b>OtherReferences:</b></p> <table border="1"> <thead> <tr> <th>Dept</th> <th>CaseReference</th> <th>DueDate</th> <th>FinalDecision</th> </tr> </thead> <tbody> <tr> <td><a href="#">GDARD</a></td> <td>GAUT 002/20-21/E2591</td> <td>13/11/2020</td> <td></td> </tr> </tbody> </table> <p><b>Heritage Reports:</b> <a href="#">HIA for Portion 59 of the Farm Bulfontein 533 JQ</a></p> <p><b>ReferenceList:</b></p>				Dept	CaseReference	DueDate	FinalDecision	<a href="#">GDARD</a>	GAUT 002/20-21/E2591	13/11/2020	
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<a href="#">GDARD</a>	GAUT 002/20-21/E2591	13/11/2020									

AdditionalDocuments

Chat (17)

**Additional Documents**

- 1. [21860-BAR\\_1.pdf](#)
- 2. [A1\\_1-Proposal.pdf](#)
- 3. [A1\\_2-Alternative.pdf](#)
- 4. [A2\\_1-Locality.png](#)
- 5. [A2\\_2-Aerial.png](#)
- 6. [A2\\_3- Zoning.png](#)
- 7. [A3\\_1-Desktop Sens.png](#)
- 8. [A3\\_2-GPEMF.png](#)
- 9. [A3\\_3-GAPA.png](#)
- 10. [A3\\_4-Final Sens.png](#)
- 11. [AppB-Photos.pdf](#)
- 12. [AppC\\_1-AARN01-01-AR-1003-SK013.pdf](#)
- 13. [AppC\\_2-CALMOD45500I MODULAR 45500I- Sewer.pdf](#)
- 14. [AppC\\_3- Sand oil grease.pdf](#)
- 15. [AppC\\_4- 5KL - Below Ground.pdf](#)
- 16. [AppC\\_5- 10KL - Below Ground.pdf](#)
- 17. [AppE1\\_1 Site Notice.pdf](#)
- 18. [AppE1\\_2 Proof of Site Notices.pdf](#)
- 19. [AppE1\\_3 Proof of Site Notices.pdf](#)
- 20. [AppE2\\_1 Written Notice.pdf](#)
- 21. [AppE2\\_2 Written Notice.pdf](#)
- 22. [AppE3\\_1 Advert.pdf](#)
- 23. [AppE3\\_2 Advert.pdf](#)
- 24. [AppE4\\_1-Communication.pdf](#)
- 25. [AppE4\\_2-Communication.pdf](#)
- 26. [AppE6-CRR.pdf](#)
- 27. [AppE9-I&AP Database.pdf](#)
- 28. [AppF-WULA-1.pdf](#)
- 29. [AppG1-Eco-1.pdf](#)
- 30. [AppG2-HIA.pdf](#)
- 31. [AppG3-Geohydro.pdf](#)
- 32. [AppG4-TIA.pdf](#)
- 33. [AppG5-Water and Sewer.pdf](#)
- 34. [AppG6- SWMP.pdf](#)
- 35. [AppH-EMPr-1.pdf](#)
- 36. [AppI1-IA-1.pdf](#)
- 37. [AppI2-CP and cvs.pdf](#)
- 38. [AppI3-DEFF Screening Report.pdf](#)
- 39. [AppI4-PP Plan.pdf](#)

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Chat (17)

South African Heritage Resources Agency  
(SAHRA)  
Head Office  
111 Harrington Street  
CAPE TOWN  
8001


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Cape Town, 8000  
Tel 021 462 4502/Fax 021 462 4509  
Email [info@sahra.org.za](mailto:info@sahra.org.za)  
Web [www.sahra.org.za](http://www.sahra.org.za)  
[\(<http://www.sahra.org.za>\)](http://www.sahra.org.za)



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## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Wednesday, October 14, 2020 3:18 PM  
**Cc:** De Wet Botha  
**Subject:** 21860 | Public Review of BAR & WULA Technical Report | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole and Conservancy Tanks on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591

**Bcc:** alex@wasteworx.co.za; Banele.manana@gauteng.gov.za; fred@dieopstal.co.za; georgemlambo01@gmail.com; KatlegoK@joburg.org.za; MashazEN@eskom.co.za; SonetD@l2b.co.za; Stonehaven@live.co.za

Dear Registered 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 on Portion 168 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. Notification regarding the proposed development was sent previously on 12 August 2020.

**Review of the Basic Assessment Report and WULA Technical Report:** A Basic Assessment Report and WULA Technical Report have been compiled and can also be downloaded from <https://www.dropbox.com/sh/nr3c062p1y7ih3q/AAB56A50iYg5P985pDwkBXOWa?dl=0>.

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







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**Bcc:** skgetsi@jra.org.za; Banele.manana@gauteng.gov.za; claudio.bello@jwater.co.za; namanymk@eskom.co.za; MashazEN@eskom.co.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 on Portion 168 and collected weekly.

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

Dear Adjacent and Affected Landowners,

**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 on Portion 168 and collected weekly.

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## Vanessa Stippel

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**Sent:** Wednesday, October 14, 2020 3:18 PM  
**To:** sbusiso1025@gmail.com  
**Cc:** De Wet Botha  
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Dear Ward Councillor,

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**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

Dear Potential 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 on Portion 168 and collected weekly.

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**Bcc:** SiwelaneL@dws.gov.za; MjonaT@dws.gov.za; magobal@dws.gov.za; bonsiwa.belot@gauteng.gov.za; MashuduR@joburg.org.za; KatlegoK@joburg.org.za; FreddieL@joburg.org.za; asalomon@sahra.org.za

Dear Competent and/or Commenting Authority,

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Kind regards,

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

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## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Wednesday, October 14, 2020 3:30 PM  
**Subject:** 21860 | Public Review of BAR & WULA Technical Report | Vehicle Dealerships and Facilities on Portion 59 of the Farm Bultfontein 533 JQ & Borehole and Conservancy Tanks on Portion 168 of the Farm Bultfontein 533 JQ | GAUT 002/20-21/E2591

**Bcc:** wholehog@tbnpartner.co.za

Dear Adjacent and Affected Landowners,

**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 on Portion 168 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. Notification regarding the proposed development was sent previously on 12 August 2020.

**Review of the Basic Assessment Report and WULA Technical Report:** A Basic Assessment Report and WULA Technical Report have been compiled and can also be downloaded from <https://www.dropbox.com/sh/nr3c062p1y7ih3q/AAB56A50iYg5P985pDwkBXOWa?dl=0>.

The review period provided is from **14 October 2020 to 13 November 2020**. All comments on the Basic Assessment Report and WULA Technical Report should be submitted to me by **13 November 2020**.

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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**George Vilankulu**

last seen 30 Sep, 4:07 pm



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7:56 pm ✓

Hi George. Just to let you know that the Basic Assessment report is available for public review. It can be downloaded from the link included in the message above.

7:57 pm ✓



Type a message





Andries Fourie



YESTERDAY

**21860-BAR-1**Shared with Dropbox  
[www.dropbox.com](http://www.dropbox.com)

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7:57 pm ✓



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