

## Vanessa Stippel

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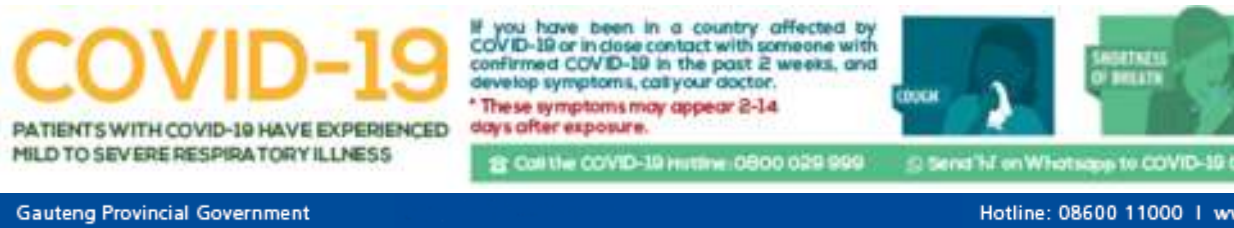
**From:** MUKHOLA, STEVEN (GDARD) <STEVEN.MUKHOLA@gauteng.gov.za>  
**Sent:** Friday, July 31, 2020 6:42 PM  
**To:** Vanessa Stippel  
**Cc:** De Wet Botha; BELOT, BONISWA (GDARD); MUKWEVHO, MULALO (GDARD)  
**Subject:** Re: 21860 | Public Participation Plan | The Proposed Development of Vehicle Dealerships and Facilities on Portion 59 Of the Farm Bultfontein 533 JQ, Lanseria (GAUT 002/20-21/E2591)

Dear Vanessa

Your plan is accepted and ensure that you submit application through EIA Online system.

This email must be include in the PPP report

Regards



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On Jul 31, 2020 10:42 AM, Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)> wrote:  
31 July 2020

Gauteng Department of Agriculture and Rural Development

Administration Unit of the Sustainable Utilisation of the Environment (SUE) Branch

56 Eloff Street  
Johannesburg

Attention: Steven Mukhola

By Email: [Steven.Mukhola@gauteng.gov.za](mailto:Steven.Mukhola@gauteng.gov.za)<<mailto:Steven.Mukhola@gauteng.gov.za>>

PUBLIC PARTICIPATION PLAN | The Proposed Development of Vehicle Dealerships and Facilities on Portion 59 Of the Farm Bultfontein 533 JQ, Lanseria (GAUT 002/20-21/E2591)

Dear Steven,

Prism Environmental Management Services (Prism EMS) was appointed by 4 Wheel Drive Property Holdings (Pty) Ltd to undertake the necessary environmental authorisation process to facilitate the development of Portion 59 of the

Farm Bultfontein 533 JQ.

As required by the recently published Permitting Regulations (GN 650 of 5 June 2020), please see the submission of the following:

\* One (1) electronic copy of the Public Participation Plan for the Environmental Authorisation process for Portion 59 of the Farm Bultfontein 533 JQ.

We trust all is in order and look forward to the Department's response. Please respond to the email to confirm receipt.

Kind regards,

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

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**PUBLIC PARTICIPATION PLAN FOR THE ENVIRONMENTAL AUTHORISATION PROCESS FOR THE PROPOSED DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533 JQ, LANSERIA,**

**As required by GN 650 of 5 June 2020**

**Proponent:**

4 Wheel Drive Properties (Pty) Ltd.

**Project Reference:**

21860 – Ptn 59 Bultfontein 533

**Report Date:**

July 2020




**Report Reference:**

21860-PP Plan-1

## DOCUMENT CONTROL

<b>Project Name</b>	The Proposed Development of Vehicle Dealerships and Facilities on Portion 59 Of the Farm Bultfontein 533 JQ, Lanseria
<b>Report Title</b>	Public Participation Plan
<b>Authority Reference Number</b>	GAUT 002/20-21/E2591
<b>Report Status</b>	Final

<b>Applicant Name</b>	4 Wheel Drive Properties (Pty) Ltd
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	Name	Signature	Date
<b>Document Compilation</b>	<b>Ms. V Stippel</b> (MSc. Animal, Plant and Environmental Science).   Reg. EAP   Pr.Sci.Nat.		<b>2020/07</b>
<b>Document Review</b>	<b>Mr. D. Botha</b> (M.A. Env.Man.) (PHED) Wetland Specialist   Reg. EAP   Pr.Sci.Nat.		<b>2020/07</b>
<b>Document Signoff</b>	<b>Mr. D. Botha</b> (M.A. Env.Man.) (PHED) Wetland Specialist   Reg. EAP   Pr.Sci.Nat.		<b>2020/07</b>

## DOCUMENT PROGRESS

### Distribution List

Date	Report Reference Number	Document Distribution	Number of Copies
16/07/2020	21860-PP Plan-0	Internal	Internal Review
31/07/2020	21860-PP Plan-1	GDARD	Pdf (email submission)

### Amendments on Document

Date	Report Reference Number		Description of Amendment
31/07/2020	21860-PP Plan-0	21860-PP Plan-1	Minor amendments; Finalise report

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# 1 INTRODUCTION

## 1.1 Project Description

Prism Environmental Management Services (Prism EMS) was appointed to undertake the Environmental Authorisation and Water Use Licence process for the proposed development of Portion 59 of the Farm Bultfontein 533 IQ. The proposed development involves the development of three erven as follows:

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 (vehicles). 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 (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.

A summary of the phases are provided below.

### **1.1. Phase 1:**

Phase 1 of the proposed development involves the development of three erven as follows:

- Erf 1| Business 1 for a vehicle dealership, workshops, service facility and associated uses.
  - This will involve the development and operation of facilities for new and uses vehicle showing, servicing, rental, parking, washing, preparation and administration of vehicles.

- The relevant services and roads will be put in place.
- In addition, complementary uses such as offices, workshops, canteens, change rooms/ablutions, wash bays, spray painting bays, valet stores, guard houses and safety facilities and refuse areas, oil
- Sufficient formal parking will be provided and the site will be landscaped with indigenous trees, shrubs and plants.
- Erf 2 | Parking and subservient uses will provide for formal parking area to support vehicle preparation.
- Erf 3 | Agricultural purposes.
  - The remainder of the site will not be developed and will be maintained as is.

The layout of the proposed development is provided in Figure 1-1 below.

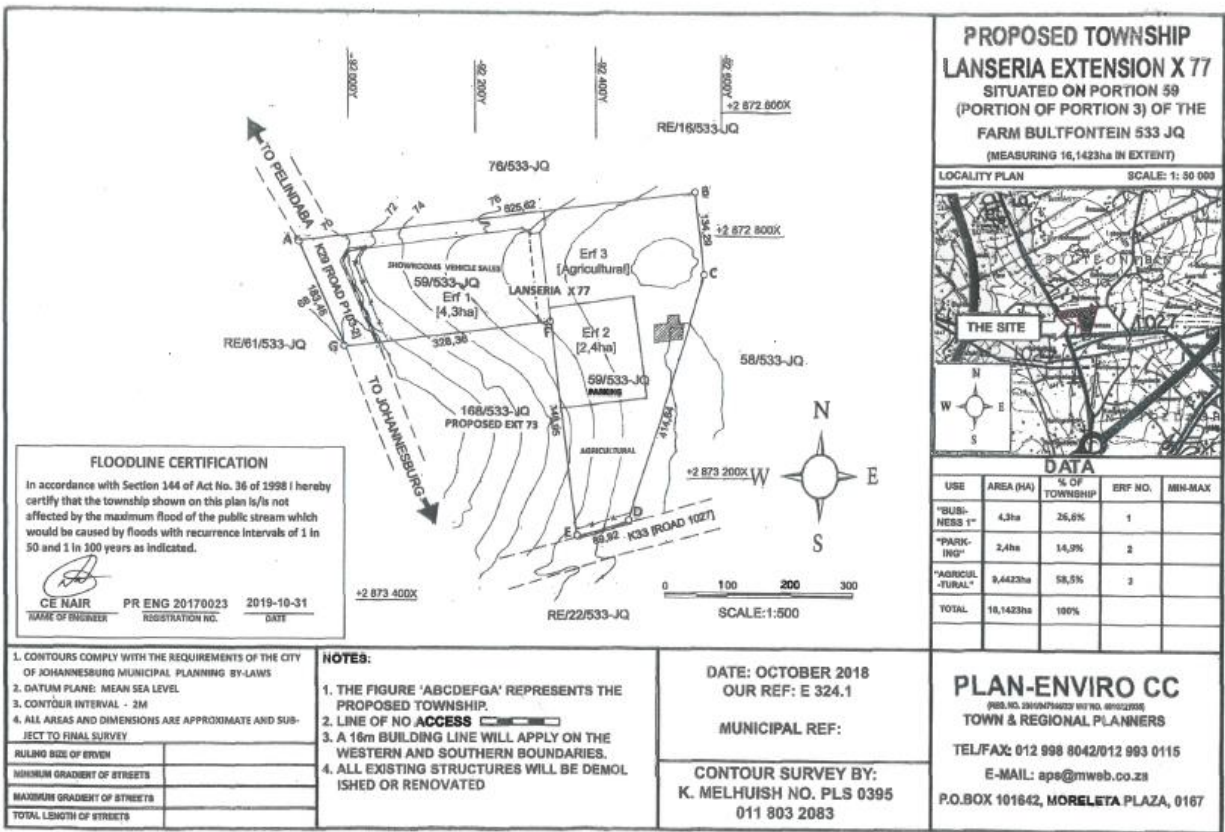


Figure 1-1: Layout Plan

### 1.2. Phase 2:

The second phase of the development involves the development of a car rental and panel and paint workshop and 4x4 megaworld. These will be developed at a later stage when required.



## **1.2 Process Required**

Activities are triggered in terms of the Listing Notice 1 and 3 of the EIA Regulations, 2014 (as amended and as such a Basic Assessment Process is applicable. The Competent Authority is the Gauteng Department of Agriculture and Rural Development (GDARD).

## **2 AIM OF THIS DOCUMENT**

Due to the State of Emergency associated with the Covid-19 pandemic, the Minister of Environmental Affairs, Fisheries and Forestry published Directions Regarding Measures to Address, Prevent and Combat the Spread of Covid -19 Relating To National Environmental Management Permits And Licences (GN 650 OF 5 JUNE 2020). The purpose of the Directions is to curtail the threat posed by the COVID -19 pandemic and to alleviate, contain and minimise the effects of the national state of disaster, and in particular to provide directions to ensure fair licensing processes and public participation processes.

A requirement of the Directions is that a Public Participation Plan should be compiled and submitted to the Competent Authority for approval prior to the commencement of the public participation process. This document therefore aims to provide an overview of the public participation process that will be followed for the Basic Assessment Process.

## **3 PUBLIC PARTICIPATION PLAN**

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. Due to this previous notification, contact details are available for I&APs. 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.

### **3.1 Summary of Land Use and Communities Surrounding the Development**

In order to ensure that a fair and inclusive public participation plan has been developed, Google Earth and aerial imagery was utilized to determine the main land use and communities in the area so to determine the best and most safe process to be followed. Figure 3-1 shows that the proposed development is

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<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.

surrounded by vacant land, low density residential, chicken farming, informal settlements and business uses.

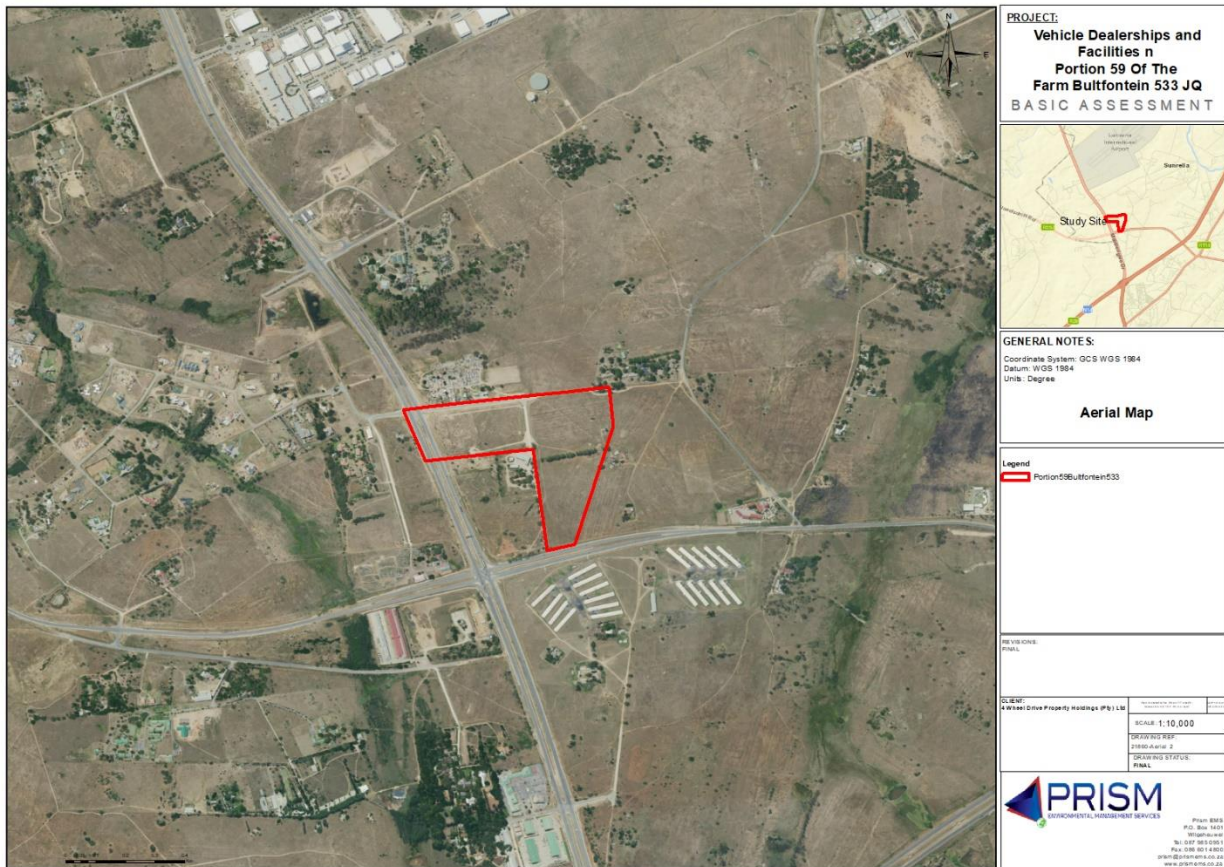


Figure 3-1: Aerial Locality Map

### 3.2 Planned Process

A combined registration and public review of the Basic Assessment Report will be undertaken. Table 3-1 provides an overview of the public participation process that will be followed.

Table 3-1: Public Participation Planned

Stage	Stage Name	Description of Planned Public Participation	Measures in place to ensure safety
1	Compilation of Public Participation Material	<ul style="list-style-type: none"> <li>All necessary public participation material will be compiled and will include adverts, Site Notices and Background Information Documents (BIDs).</li> </ul>	<ul style="list-style-type: none"> <li>Standard COVID-19 safety protocols.</li> <li>Internal PRISM EMS COVID-19 safety protocols.</li> </ul>
2	I&AP Identification	<ul style="list-style-type: none"> <li>Identification of landowners and adjacent landowners will be undertaken using sources such as Windeed and previous public participation process information. Information from the townplanners will also be obtained.</li> <li>This information will include telephonic contact details.</li> </ul>	<ul style="list-style-type: none"> <li>Standard COVID-19 safety protocols.</li> <li>Internal PRISM EMS COVID-19 safety protocols.</li> </ul>
3	Confirmation of I&AP Details and Preferred Means of Communication	<ul style="list-style-type: none"> <li>In order to ensure that all affected I&amp;APs are notified, prior to notification, they will be contacted to confirm their details and to determine their preferred means of communication.</li> <li>Authorities will also be contacted to confirm whether they will accept hard copies or whether the use of electronic documents will suffice.</li> </ul>	<ul style="list-style-type: none"> <li>Standard COVID-19 safety protocols.</li> <li>Internal PRISM EMS COVID-19 safety protocols.</li> </ul>
4	Initial Notification	<ul style="list-style-type: none"> <li>All I&amp;APs on the I&amp;AP Database will be notified and will be provided with an opportunity to register and review the Basic Assessment Report.                             <ul style="list-style-type: none"> <li>A Background Information Document (BID) will include information on the proposed development, services and roads and included a map showing all these components.</li> <li>An advert will be placed in the Star Newspaper.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>In cases where hand delivery of BIDs or reports is required, the following measures will be implemented.                             <ul style="list-style-type: none"> <li>BID will be placed in plastic sleeve and wiped down with</li> </ul> </li> </ul>
5	Combined Registration and Review		

Stage	Stage Name	Description of Planned Public Participation	Measures in place to ensure safety
		<ul style="list-style-type: none"> <li>- Three (3) site notices showing a map of the proposed development and associated components will be placed on and around the site. One of these will be placed at the entrance road to the informal settlement.</li> <li>• Based on the preferred means of communication determined during telephonic discussions (see above), BIDs will either be emailed or whatsapped. Sanitised BID pack will be made available on request. <ul style="list-style-type: none"> <li>- The community representative for the informal settlement will be contacted and the proposed development will be explained to him. A BID will be provided via whatsapp so that it can be circulated to community members.</li> </ul> </li> <li>• For the public review of the Basic Assessment Report, emails or whatsappes will be sent to registered I&amp;APS and will provide a link to download the Basic Assessment Report and included details of the 30-day review of the document.</li> <li>• The Basic Assessment Report will be uploaded to Prism EMS's website to enable download and review. Sanitized flash drives will also be made available on request.</li> <li>• Hard copies and/or electronic copies (sanitized flash drives) of the Basic Assessment Report will be submitted to the necessary Authorities (including the City of Johannesburg, Department of Human Settlements, Water and Sanitation, GDARD and will take into account their preferences as indicated during telephonic</li> </ul>	<ul style="list-style-type: none"> <li>sanitizer prior to delivery.</li> <li>- Reports will be placed in file and the file will be wiped down with sanitizer prior to delivery.</li> <li>- Delivery person will maintain at least 2m distance.</li> <li>- Delivery person will wear mask.</li> <li>- Delivery person will sanitize his/her hands prior to and after delivery of documents.</li> <li>- Where possible electronic means of communication will be utilized.</li> </ul>

Stage	Stage Name	Description of Planned Public Participation	Measures in place to ensure safety
		discussions. Where possible electronic means of communication will be utilized. The exception to this will be Authorities and I&APs who cannot access documents/BIDs electronically.	
6	Notification of Decision	All Registered I&APS will be notified via email, whatsapp or SMS utilizing contact details that have been previously confirmed.	<ul style="list-style-type: none"> <li>• Standard COVID-19 safety protocols.</li> <li>• Internal PRISM EMS COVID-19 safety protocols.</li> </ul>