

11:57

77%



Hi Venessa. I got your text re Zevenfontein development. What is requirement from me? I assume this is an EIA. Thanks. Simphiwe

19:26

TODAY

Good Day Simphiwe. Thank you for your message. Yes this is a Basic Assessment Process which is a type of EIA. If you are interested in registering your interest so that you can review the reports when they are available, please can you send me an email with your name, surname and contact details. My email address is [vanessa@prismems.co.za](mailto:vanessa@prismems.co.za).

11:53 ✓



PDF 22052-BID\_1.pdf

6 pages • PDF

11:55 ✓

I have also attached the background information document above which explains more information on the process.

Kind regards,  
Vanessa Stippel  
Prism EMS

11:56 ✓

Type a message



## Vanessa Stippel

---

**From:** Lindan Mhlongo [REDACTED] >  
**Sent:** Monday, May 10, 2021 12:39 PM  
**To:** Vanessa Stippel  
**Subject:** Kengies development

Hi Venessa, please find below my details

Name: Simphiwe Mhlongo  
Contact: [REDACTED]

Sent from my iPhone

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Monday, May 10, 2021 1:30 PM  
**To:** Lindan Mhlongo  
**Subject:** RE: Kengies development

Good day,

Thank you for your email. I will register your interest and contact email and cell number.

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

-----Original Message-----

From: Lindan Mhlongo <[REDACTED]>  
Sent: Monday, May 10, 2021 12:39 PM  
To: Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
Subject: Kengies development

Hi Venessa, please find below my details

Name: Simphiwe Mhlongo  
Contact: [REDACTED]

## Vanessa Stippel

---

**From:** Etienne Allers <EtienneA@joburg.org.za>  
**Sent:** Tuesday, May 11, 2021 1:24 PM  
**To:** Vanessa Stippel  
**Subject:** FW: 22052 | Notice of Application for Environmental Authorisation | The Proposed Development of Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, City Of Johannesburg (GAUT 002/20-21/E2803)  
**Attachments:** 22052-BID\_1.pdf  
**Importance:** High



www.joburg.org.za

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[Click Here](#)

Hi Vanessa

May you please register the City of Johannesburg as an I&AP.

Kind regards

Etienne Allers  
EISD

Sent from my Galaxy

---

----- Original message -----

From: [REDACTED]

Date: 2021/05/11 13:17 (GMT+02:00)

To: [REDACTED] >

Subject: FW: 22052 | Notice of Application for Environmental Authorisation | The Proposed Development of Portion 565 (a Portion 19) of the Farm Zevenfontein 407 JR, City Of Johannesburg (GAUT 002/20-21/E2803)

Please see notice.

Regards

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Wednesday, May 19, 2021 1:20 PM  
**To:** Etienne Allers  
**Subject:** RE: 22052 | Notice of Application for Environmental Authorisation | The Proposed Development of Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, City Of Johannesburg (GAUT 002/20-21/E2803)

Good day Etienne,

Thank you for your email. The City of Johannesburg has been registered and your details added to the I&AP Database.

We look forward to your contribution to the Basic Assessment 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



---

**From:** [REDACTED]  
**Sent:** Tuesday, May 11, 2021 1:24 PM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Subject:** FW: 22052 | Notice of Application for Environmental Authorisation | The Proposed Development of Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, City Of Johannesburg (GAUT 002/20-21/E2803)  
**Importance:** High



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Turning the Inner City into a construction site.



[Click Here](#)

## Vanessa Stippel

---

**From:** Marieke de Groen <[REDACTED]>  
**Sent:** Tuesday, May 11, 2021 9:21 AM  
**To:** Vanessa Stippel  
**Subject:** Frederick Road Portion 565

Dear Vanessa,

Your notice on the plot has been noticed.

I would like to express my interest in the Basic Assessment Report for the application for Portion 565 on Frederick Road Kengies, both for the WULA/general authorisation as per the Water Act as for the EIA.

- Could you kindly explain if the stormwater plan is developed as one plan with the Kingfisher development upstream, which does not seem to have any retention itself.
- Please be aware many cane rats died in the area with the building of the Kingfisher complex and they seemed poisoned.

Best regards,

Marieke de Groen

aqualinks 

[REDACTED]

[REDACTED]

Skype: [REDACTED]

[REDACTED]

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Tuesday, May 11, 2021 9:36 AM  
**To:** [REDACTED]  
**Subject:** RE: 22052: Frederick Road Portion 565  
**Attachments:** 22052-BID\_1.pdf

Further to my email below, please find a copy of the Background Information Document for your information.

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



---

**From:** Vanessa Stippel  
**Sent:** Tuesday, May 11, 2021 9:31 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha <[dewet@prismems.co.za](mailto:dewet@prismems.co.za)>; Daniel | Prismems <[daniel@prismems.co.za](mailto:daniel@prismems.co.za)>  
**Subject:** 22052: Frederick Road Portion 565

Good day Marieke,

Thank you for your email and your comments. We have registered you on the Interested and Affected Party (I&AP) Database and have noted your comments in the Comments and Responses Report.

We are currently in the process of reviewing all technical information and compiling the Basic Assessment Report which will provide more information on the development and associated stormwater. The Basic Assessment Report will also include the Stormwater Management Plan so that you can review that document. As a registered I&AP, you will be notified of the review when the reports are available.

I will also note your comment in regard to the Cane Rats and will ensure that the Environmental Management Programme (EMPr) includes specific mitigation measures to ensure that fauna is not poisoned and to minimise impacts to these species.

I look forward to your contribution to the Basic Assessment process.

Kind regards,

**THE PROPOSED DEVELOPMENT OF PORTION 565 (A PORTION OF PORTION 19) OF THE FARM ZEVENFONTEIN  
407 JR, CITY OF JOHANNESBURG**

**Application for Environmental Authorisation and General Authorisation  
I&AP Comment and Registration Form**

**GDARD Ref No: GAUT 002/20-21/E2803**

**Prism EMS Ref No: 22052**



Name:	Wilma		Surname	SWART	
Title	MRS		Initials	W	
Organisation / interest:	Evergreen lifestyle Village Broadsides		Capacity (e.g. Chairperson):	Village Manager	
Postal / Residential Address:					
	Area:	[REDACTED]		Code:	2055
Contact Details:	Tel:	[REDACTED]			
	Fax:	( )			
	Mobile:	[REDACTED]			
	Email:	[REDACTED]			
Please mark with an X to indicate whether you would like to participate in the process:					Yes
					No
Preferred Method of Communication	Email	X	Fax		Post
Date of Comment	18 May 2021				
<b>What is your main area of interest with regard to the proposed project?</b>					
Environmental impact this will have on the storm water drainage channel that leads into our Village					
<b>What are your points of concern or support for this project?</b>					
Direct impact on our Village storm water system.					
<b>Please indicate in which aspects you would require more information.</b>					
EIA - storm water system.					
<b>Please provide details of any person you feel we should notify of this development.</b>					
Name:			Surname:		
Tel:			Fax:		
Mobile:			Email:		
In order to be registered as an I&AP for this project, fax, mail, or e-mail the completed registration form to Prism EMS: <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> PO Box 1401, Wilgeheuwel, 1736 <b>Thank you for your participation.</b>					

*\*Please note you are not restricted to use this template to provide written comments on the Environmental Authorisation process. All written comments will be accepted and taken into account.*



## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Tuesday, May 18, 2021 9:47 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** 22052| Development of portion 565 of the farm Zevenfontein 407 JR

Good day Wilma,

Thank you for your commented comment form. You have been registered as an Interested and Affected Party (I&AP) and your comment noted in the Comments and Responses Report.

We are in the process of compiling the Basic Assessment Report which will contain information on the proposed development including stormwater management. As part of this, a detailed Stormwater Management Plan has been compiled and will be included as an appendix to the report. It should also be noted that Stormwater for the area has been designed as a whole and this development slots into the existing system.

As a registered I&AP, you will be notified once this report is available for review. We look forward to your continued contribution to the authorisation 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



---

**From:** Wilma Swart [REDACTED] >  
**Sent:** Tuesday, May 18, 2021 8:35 AM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Subject:** Development of portion 565 of the farm Zevenfontein 407 JR



Wilma Swart Village Manager - Broadacres

Tel: + [REDACTED] Fax: [REDACTED]  
Cell: + [REDACTED] Email: [REDACTED] a  
Postal: [REDACTED]  
Website: [REDACTED]



[CLICK HERE](#) to view  
the full Evergreen  
Lifestyle portfolio

Evergreen Retirement Holdings is owned jointly by the Amdec Group and PSG Alpha

---

**From:** Scanners <[scanners@amdec.co.za](mailto:scanners@amdec.co.za)>  
**Sent:** Tuesday, 18 May 2021 08:24  
**To:** Wilma Swart [REDACTED] >  
**Subject:** Your scan (My Email)

**Authority to Contract**

No agreement binding the company will come into effect unless reduced to writing and signed by a duly authorised director of the company.

**Confidentiality Notice**

This is a legally privileged and confidential communication intended only for the addressee. If you are not the intended recipient or you have received this communication in error, you are hereby strictly prohibited from using, disseminating, distributing, modifying, varying or copying this e-mail or any of the attachments or parts thereof, and you are kindly requested to notify us and delete the erroneous communication. Neither Amdec, its directors, officers, employees, agents, independent contractors, representatives, subsidiaries, affiliates, associated-, controlling- and/or holding companies and insurers, past and present, shall be liable for any direct, indirect, special, consequential or other damage or loss of any kind whatsoever and howsoever suffered or incurred, arising from this email and/or from the accessing of any attachments, including but not necessarily limited to loss or damage/s caused by any type of malicious software.

## Vanessa Stippel

---

**From:** Shannon-Lee Newman <[REDACTED]>  
**Sent:** Friday, June 4, 2021 3:17 PM  
**To:** Vanessa Stippel  
**Cc:** De Wet Botha  
**Subject:** EPI - I&AP Registration - 22052 | Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, (GAUT 002/20-21/E2803)  
**Attachments:** Evergreen Property Investments - I&AP Comment & Registration Form.pdf



### EPI - I&AP Registration - 22052 | Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, (GAUT 002/20-21/E2803)

Dear Vanessa

Please find attached completed I&AP registration form.

Kind confirm receipt of this email.

Kind regards

Shannon-Lee Newman Town Planner

Tel: +[REDACTED] Fax: [REDACTED]  
Cell: [REDACTED] Email: [REDACTED]  
Postal: [REDACTED]  
Website: [REDACTED]



[CLICK HERE](#) to view the full Evergreen Lifestyle portfolio

Evergreen Retirement Holdings is owned jointly by the Amdec Group and PSG Alpha

#### Authority to Contract

No agreement binding the company will come into effect unless reduced to writing and signed by a duly authorised director of the company.

#### Confidentiality Notice

This is a legally privileged and confidential communication intended only for the addressee. If you are not the intended recipient or you have received this communication in error, you are hereby strictly prohibited from using, disseminating, distributing, modifying, varying or copying this e-mail or any of the attachments or parts thereof, and you are kindly requested to notify us and delete the erroneous communication. Neither Amdec, its directors, officers, employees, agents, independent contractors, representatives, subsidiaries, affiliates, associated-, controlling- and/or holding companies and insurers, past and present, shall be liable for any direct, indirect, special, consequential or other damage or loss of any kind whatsoever and howsoever suffered or incurred, arising from this email and/or from the accessing of any attachments, including but not necessarily limited to loss or damage/s caused by any type of malicious software.

**THE PROPOSED DEVELOPMENT OF PORTION 565 (A PORTION OF PORTION 19) OF THE FARM ZEVENFONTEIN 407 JR, CITY OF JOHANNESBURG**  
**Application for Environmental Authorisation and General Authorisation**  
**I&AP Comment and Registration Form**  
**GDARD Ref No: GAUT 002/20-21/E2803**



**Prism EMS Ref No: 22052**

Name:	Cobus Bedeker authorised on behalf of Evergreen Property Investments (Pty) Ltd		Surname	Bedeker		
Title	Mr		Initials	C.B		
Organisation / interest:			Capacity (e.g. Chairperson):	Managing Director		
Postal / Residential Address:	[REDACTED]					
	Area:	[REDACTED]			Code:	[REDACTED]
Contact Details:	Tel:	[REDACTED]				
	Fax:	[REDACTED]				
	Mobile:	[REDACTED]				
	Email:	[REDACTED]				
Please mark with an X to indicate whether you would like to participate in the process:						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Preferred Method of Communication	Email	<input checked="" type="checkbox"/>	Fax	<input type="checkbox"/>	Post	<input type="checkbox"/>
Date of Comment	04 June 2021					
<b>What is your main area of interest with regard to the proposed project?</b>						
The subject property is situated directly opposite our Retirement Village and stormwater from the subject property will be channelled through stormwater attenuation ponds situated on our site.						
<b>What are your points of concern or support for this project?</b>						
Stormwater management, floodlines and stormwater volumes.						
<b>Please indicate in which aspects you would require more information.</b>						
The Site Development Plan, Stormwater Management Plan, stormwater volumes, floodlines and information as to how the watercourse will be maintained.						
<b>Please provide details of any person you feel we should notify of this development.</b>						
Name:			Surname:			
Tel:			Fax:			
Mobile:			Email:			
In order to be registered as an I&AP for this project, fax, mail, or e-mail the completed registration form to Prism EMS: <b>Attention: Vanessa Stippel • Tel: (087) 985 0951 • Fax: (086) 601 4800 • Email: <a href="mailto:vanessa@prismems.co.za">vanessa@prismems.co.za</a> • Post: PO Box 1401, Wilgeheuwel, 1736</b> <b>Thank you for your participation.</b>						

*\*Please note you are not restricted to use this template to provide written comments on the Environmental Authorisation process. All written comments will be accepted and taken into account.*

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Tuesday, June 8, 2021 9:11 PM  
**To:** 'Shannon-Lee Newman'  
**Cc:** De Wet Botha  
**Subject:** RE: EPI - I&AP Registration - 22052 | Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, (GAUT 002/20-21/E2803)

Good day Shannon,

Thank you for your completed comment form. You and Mr. Cobus Bedeker have been registered as Interested and Affected Parties (I&APs) and your comment noted in the Comments and Responses Report.

We are in the process of compiling the Basic Assessment Report which will contain information on the proposed development including stormwater management. As part of this, a detailed Stormwater Management Plan has been compiled and will be included as an appendix to the report. It should also be noted that Stormwater for the area has been designed as a whole and this development slots into the existing system.

As a registered I&AP, you will be notified once this report is available for review. We look forward to your continued contribution to the authorisation 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



---

**From:** Shannon-Lee Newman <[REDACTED]>  
**Sent:** Friday, June 4, 2021 3:17 PM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Cc:** De Wet Botha <[dewet@prismems.co.za](mailto:dewet@prismems.co.za)>  
**Subject:** EPI - I&AP Registration - 22052 | Portion 565 (a Portion of Portion 19) of the Farm Zevenfontein 407 JR, (GAUT 002/20-21/E2803)

## Vanessa Stippel

---

**From:** Ernst Reyneke <[REDACTED]>  
**Sent:** Monday, June 7, 2021 7:29 AM  
**To:** Vanessa Stippel  
**Cc:** [REDACTED]  
**Subject:** FW: Broadacres - Development of Portion 565 Farm Zevenfontein 407  
**Attachments:** VID-20210201-WA0042.mp4  
**Importance:** High

Good Evening Venessa

I trust you are well?

Please kindly note that I am emailing you from Willows Estate/Complex (complex across the open field where I found your contact details on the poster).

I, a trustee of Willows Complex am emailing you to inform you that we as a complex object that the development continue with so many units as the Willows Complex is at the bottom of where all the storm water flow and we recently had an incident where our boundary wall has collapsed. (Please see videos attached).

Please feel free to contact me should you need to discuss further.

Thank you.

Kind regards,

*Ernst Reyneke*

Professional Practitioner in Real Estate (PPRE)  
Residential & Commercial Rentals



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 <p>ESTATE AGENCY AFFAIRS BOARD OF SOUTH AFRICA</p>	<p>ERNST REYNEKE ESTATE AGENT 25/08/2016 - 17h15</p> <p><a href="#">VIEW DETAILS</a></p>	 <p>P PRIVY SEAL</p>
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## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Monday, June 7, 2021 8:07 AM  
**To:** Ernst Reyneke  
**Cc:** [REDACTED]; De Wet Botha  
**Subject:** 22052 Broadacres - Development of Portion 565 Farm Zevenfontein 407  
**Attachments:** 22052-BID\_1.pdf

Good day Ernst,

Thank you for email. I have added your details to the I&AP Database and will include your concerns in the Comments and Responses Report. We will provide a more detailed response once we have had an opportunity to consider your comment properly.

I have also attached the Background Information Document (BID) which provides more information on the project. Please note that the development is on Frederick Road (across from Evergreen Lifestyle Village and next to Chateau de Provence).

Please also note that we are in the process of compiling the Basic Assessment Report which will contain information on the proposed development including stormwater management. As part of this, a detailed Stormwater Management Plan has been compiled and will be included as an appendix to the report. As a registered I&AP, you will be notified once this report is available for review.

We look forward to your continued contribution to the authorisation 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



---

**From:** Ernst Reyneke [REDACTED]  
**Sent:** Monday, June 7, 2021 7:29 AM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Cc:** [REDACTED]

## Vanessa Stippel

---

**From:** Ernst Reyneke [REDACTED] >  
**Sent:** Monday, June 7, 2021 9:32 AM  
**To:** Vanessa Stippel  
**Cc:** [REDACTED] De Wet Botha  
**Subject:** RE: 22052 Broadacres - Development of Portion 565 Farm Zevenfontein 407

Good Day Vanessa

I trust you are well?

Thank you so much.

Looking forward to your response with the completed report.

I do appreciate it. 😊

Kind regards,

*Ernst Reyneke*

Professional Practitioner in Real Estate (PPRE)  
Residential & Commercial Rentals



**We Manage your Investment Property Like it's our Own**

[REDACTED]

[REDACTED]

 <p>ESTATE AGENCY AFFAIRS BOARD OF SOUTH AFRICA</p>	<p>ERNST REYNEKE ESTATE AGENT 25/08/2016 - 17h15</p> <p><a href="#">VIEW DETAILS</a></p>	 <p>PRIVY SEAL</p>
--	--	---

---

**From:** Vanessa Stippel [mailto:vanessa@prismems.co.za]

**Sent:** 07 June 2021 08:07 AM

**To:** Ernst Reyneke <[REDACTED]>

**Cc:** [REDACTED]

De Wet Botha <dewet@prismems.co.za>

**Subject:** 22052 Broadacres - Development of Portion 565 Farm Zevenfontein 407