

## Vanessa Stippel

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, May 21, 2021 3:34 PM  
**To:** Vanessa Stippel  
**Cc:** [REDACTED]  
**Subject:** Erf 1327 and 1328 Strubensvalley ex.24

Dear Vanessa,

Kindly provide more information regarding the SMS notification I received today concerning the environmental authorization and Water Use Licence Application process for the proposed development of the Erf's listed above.

Regards,

[REDACTED]

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Monday, May 24, 2021 1:15 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; De Wet Botha  
**Subject:** 22040 | Erf 1327 and 1328 Strubensvalley ex.24  
**Attachments:** 22040-BID\_1.pdf

Good day [REDACTED],

Thank you for your email. I have registered you as an Interested and Affected Party and will ensure you are notified of the process as it unfolds.

Further, attached, please find the Background Information Document (BID) that provides a summary of the proposed development and associated Basic Assessment and Water Use Licence Application Process.

Please note that we are in the initial notification phase of the process and as such, more detailed information will be made available in due course as part of the review of the Basic Assessment Report. As a registered I&AP, you will be notified of this review period for this document and associated annexures.

Please do feel free to contact me should you require any further information. We look forward to your input into the 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)

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---

**From:** [REDACTED] >  
**Sent:** Friday, May 21, 2021 3:34 PM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Cc:** [REDACTED]  
**Subject:** Erf 1327 and 1328 Strubensvalley ex.24

Dear Vanessa,

Kindly provide more information regarding the SMS notification I received today concerning the environmental authorization and Water Use Licence Application process for the proposed development of the Erf's listed above.

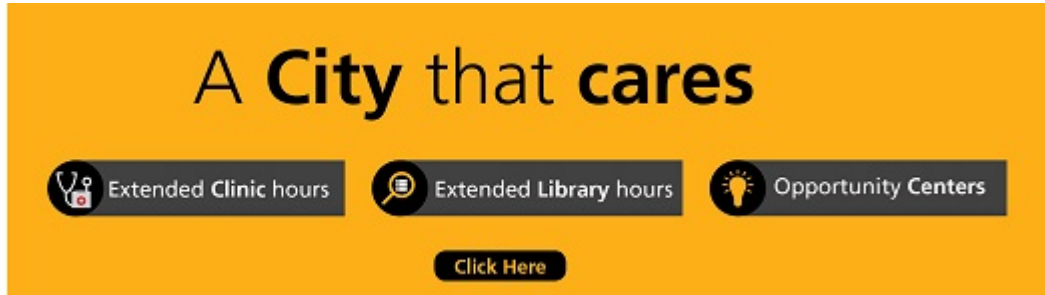
Regards,



## Vanessa Stippel

---

**From:** [REDACTED] >  
**Sent:** Monday, May 24, 2021 4:57 PM  
**To:** Vanessa Stippel  
**Subject:** Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)



Good Day Vanessa,

Kindly send the Department a CD and hard copy addressed to Mr Gift Mabasa for review. All associated impacts and specialis studies must be included in the report.

Stay Safe,



**From:** [REDACTED] >  
**Sent:** Monday, 24 May 2021 11:51  
**To:** [REDACTED] >  
**Subject:** FW: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Importance:** High

Good day.

Please kindly see notice.

Kind Regards

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Tuesday, May 25, 2021 8:08 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** 22040 Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Good day [REDACTED],

Thank you for your email. We will register the City as an I&AP and include your comment in the Comments and Responses Report.

We are currently in the 30 day initial registration period which will end on 22 June 2021. Thereafter, we will make the Basic Assessment Report and associated appendices available for review and comment. As requested, we will provide an electronic copy to the City to facilitate their review and comment.

We look forward to your continued input into the BA 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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Website: [www.prismems.co.za](http://www.prismems.co.za)  
Level 2 B-BBEE Certified



---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, May 24, 2021 4:57 PM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Subject:** Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)



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## Vanessa Stippel

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**From:** Vanessa Stippel  
**Sent:** Monday, May 24, 2021 1:31 PM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** FW: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Attachments:** 22040-BID\_1.pdf  
**Importance:** High

Good day Ms [REDACTED],

Our telephonic discussion has reference:

As requested, please find the attached soft copy of the Background Information Document (BID) which was hand delivered to the complex on 21 May 2021.

Just a note that we are in the initial stages of the Basic Assessment (BA) and Water Use Licence Application (WULA) process and as such are still compiling the necessary reports. Once finalized, these reports will be made available for public review and all registered I&APs will be notified and provided 30 days to review and comment on the documents. The Basic Assessment Report will include information on services as well as traffic.

Please do feel free to contact me should you require any further information. We do look forward to your input into the BA 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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---

**From:** Vanessa Stippel  
**Sent:** Friday, May 21, 2021 2:32 PM  
**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:** 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Importance:** High

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Monday, May 24, 2021 1:31 PM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** FW: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Attachments:** 22040-BID\_1.pdf  
**Importance:** High

Good day [REDACTED],

Our telephonic discussion has reference:

I have updated your details on our database (I had [REDACTED]) and have registered you as an Interested and Affected Party (I&AP). I will also note your general comments in the Comments and Response Report but would appreciate written comments/completed registration form for our records.

As discussed, the proposed development of Erf 1327 and 1328, Strubensvallei Ext 24 involves the development of 72 units in total comprised of 3 bedroom, 2 bathroom units and in line with the requirements for a Residential 3 zoning.

As requested, please find the attached soft copy of the Background Information Document (BID) which was hand delivered to the complex on 21 May 2021. We did also email this to the property owners within Morgan's Creek that adjoin the affected property but you are most welcome to circulate it again.

Lastly, just a note that we are in the initial stages of the Basic Assessment (BA) and Water Use Licence Application (WULA) process and as such are still compiling the necessary reports. Once finalized, these reports will be made available for public review and all registered I&APs will be notified and provided 30 days to review and comment on the documents. The Basic Assessment Report will include information on services as well as traffic.

Please do feel free to contact me should you require any further information. We do look forward to your input into the BA 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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Website: [www.prismems.co.za](http://www.prismems.co.za)

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## Vanessa Stippel

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, May 24, 2021 11:26 PM  
**To:** Vanessa Stippel  
**Cc:** De Wet Botha  
**Subject:** RE: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Thanks Vanessa, we will respond officially as there is some unhappiness with this proposal.  
Regards  
[REDACTED]

---

**From:** Vanessa Stippel <vanessa@prismems.co.za>  
**Sent:** Monday, 24 May 2021 13:29  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** De Wet Botha <dewet@prismems.co.za>  
**Subject:** FW: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Importance:** High

Good day [REDACTED],

Our telephonic discussion has reference:

I have updated your details on our database (I had [REDACTED]) and have registered you as an Interested and Affected Party (I&AP). I will also note your general comments in the Comments and Response Report but would appreciate written comments/completed registration form for our records.

As discussed, the proposed development of Erf 1327 and 1328, Strubensvallei Ext 24 involves the development of 72 units in total comprised of 3 bedroom, 2 bathroom units and in line with the requirements for a Residential 3 zoning.

As requested, please find the attached soft copy of the Background Information Document (BID) which was hand delivered to the complex on 21 May 2021. We did also email this to the property owners within Morgan's Creek that adjoin the affected property but you are most welcome to circulate it again.

Lastly, just a note that we are in the initial stages of the Basic Assessment (BA) and Water Use Licence Application (WULA) process and as such are still compiling the necessary reports. Once finalized, these reports will be made available for public review and all registered I&APs will be notified and provided 30 days to review and comment on the documents. The Basic Assessment Report will include information on services as well as traffic.

Please do feel free to contact me should you require any further information. We do look forward to your input into the BA 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



## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Tuesday, May 25, 2021 8:07 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** RE: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Good day [REDACTED],

Thank you for your email. We look forward to your continued input.

Just a reminder that there will be more detailed information available as part of the review of the Basic Assessment and Water Use Licence Application.

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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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:** Monday, May 24, 2021 11:26 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:** RE: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Thanks Vanessa, we will respond officially as there is some unhappiness with this proposal.

Regards  
[REDACTED]

---

**From:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Sent:** Monday, 24 May 2021 13:29  
**To:** Penny Langton [REDACTED] >  
**Cc:** De Wet Botha <[dewet@prismems.co.za](mailto:dewet@prismems.co.za)>  
**Subject:** FW: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf

## Vanessa Stippel

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Wednesday, May 26, 2021 10:58 AM  
**To:** Vanessa Stippel  
**Subject:** Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Hi Vanessa,

I hope you are well. Thank you for the email. Please can you register me as an interested party for both Strubensvallei Ext 24 and Strubensvallei Ext 21.

Please can you email me a copy of the BAR and any motivating memorandums or documents for both extensions.

Thank you.

Kind regards,

[REDACTED]

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---

**From:** Vanessa Stippel ([vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)) <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Sent:** Friday, 21 May 2021 14:32  
**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:** 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)  
**Importance:** High

**CAUTION:** This email originated from outside of Leads 2 Business. Do not click links or open attachments unless you recognise the sender and know that the content is safe.

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Wednesday, May 26, 2021 11:17 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** 22040: Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Good day [REDACTED],

Thank you for your email. In regards to Erf 1327 and 1328 Strubensvallei Ext 24 EA and WULA, I will register you as an Interested and Affected Party (I&AP) and will note your request for information in the Comments and Responses Report.

We are currently in the initial registration phase whereby potential I&APs can register their interest and raise any comments/concerns by 22 June 2021. I see from the emails below that you received a copy of the Background Information Document (BID) which provides a summary of the proposed development and EA/WULA process. We are in the process of finalising the necessary Basic Assessment Report and as a registered I&AP, you will be notified of the 30 day public review period and provided a copy to download once this report and associated appendices are available.

We do appreciate your input and look forward to your continued contribution. We would, however, like to request that going forward, you provide comments on these developments separately as they are separate processes and as such we have to record and reply to comments received for each process separately (hence my two replies).

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] <[REDACTED]>  
**Sent:** Wednesday, May 26, 2021 10:58 AM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Subject:** Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Hi Vanessa,

## Vanessa Stippel

---

**From:** [REDACTED] >  
**Sent:** Wednesday, May 26, 2021 11:46 AM  
**To:** Vanessa Stippel  
**Subject:** Re: 22040: Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Thank you so much for your response Vanessa.

Much appreciated

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[www.L2B.co.za](http://www.L2B.co.za)



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This e-mail is for the intended addressee only. If you have received it in error, please notify the sender by e-mail. View our Privacy Policy [here](#).

On 2021/05/26 11:16, Vanessa Stippel ([vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)) wrote:

**CAUTION:** This email originated from outside of Leads 2 Business. Do not click links or open attachments unless you recognise the sender and know that the content is safe.

Good day [REDACTED]

Thank you for your email. In regards to Erf 1327 and 1328 Strubensvallei Ext 24 EA and WULA, I will register you as an Interested and Affected Party (I&AP) and will note your request for information in the Comments and Responses Report.

## Vanessa Stippel

---

**From:** [REDACTED]  
**Sent:** Tuesday, June 1, 2021 4:14 PM  
**To:** Vanessa Stippel  
**Subject:** 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Dear Vanessa,

I reside at Morgan's Creek and therefore am a person affected by the proposed development.

My areas of concerns are,

- Road infrastructure 1: The current exit from Morgan's Creek and surrounding complexes all the way up to Charterhouse school has only one exit via Elsie Road. Pre-covid a traffic bottleneck is created at Charter house school. The increase in housing will subsequently exacerbate the traffic congestion.
- Road infrastructure 2: If additional exits are created this could result in the area being used as a thoroughfare that could reduce general security including that of pedestrians.

I'm hoping you have a solution that can address my concerns above.

Regards

[REDACTED]

## Vanessa Stippel

---

**From:** Vanessa Stippel  
**Sent:** Friday, June 4, 2021 9:37 AM  
**To:** [REDACTED]  
**Cc:** De Wet Botha  
**Subject:** RE: 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Good day [REDACTED]

Thank you for your email. I have added your details to the I&AP database and your comments to the Comments and Responses Report.

We are in the process of compiling a Basic Assessment Report which will provide more information on roads and traffic. As a registered I&AP, you will be notified when this report is available for review. We will also provide a more detailed response to your query once we have had an opportunity to consider it in more detail.

We look forward to your continued input into the 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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Website: [www.prismems.co.za](http://www.prismems.co.za)  
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**From:** [REDACTED] >  
**Sent:** Tuesday, June 1, 2021 4:14 PM  
**To:** Vanessa Stippel <[vanessa@prismems.co.za](mailto:vanessa@prismems.co.za)>  
**Subject:** 22040 | Notification of Environmental Authorisation and WULA Process | Proposed Development of Erf 1327 and 1328 Strubensvallei Ext 24; City of Johannesburg (GAUT 002/21-22/E2896)

Dear Vanessa,

I reside at Morgan's Creek and therefore am a person affected by the proposed development.

My areas of concerns are,