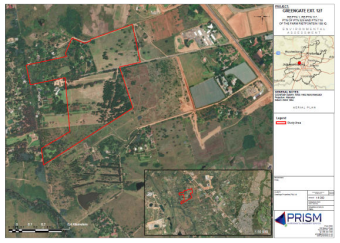


**Casalinga Properties
(Pty) Ltd.**



BACKGROUND INFORMATION DOCUMENT

**NOTICE OF APPLICATION FOR ENVIRONMENTAL
AUTHORISATION (EA) IN TERMS OF
THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA),
1998 (ACT NO. 107 OF 1998), AS AMENDED,
THE NATIONAL WATER ACT (NWA), 1998 (ACT NO. 36 OF 1998)
AND
THE NATIONAL HERITAGE RESOURCES (ACT NO. 25 OF 1999) AS
AMENDED, FOR THE PROPOSED DEVELOPMENT OF
GREENGATE EXT. 127**

Purpose of Document:

The purpose of this document is to:

- Provide all potential Interested and Affected Parties (I&APs) with information about the proposed development; and
- 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 related to the proposed development;
- The proposed Public Participation Process (PPP) to be followed;
- The proposed authorisation process being followed; and
- Any other suggestions and/or recommendations.

Date of Publication: 17 July 2026

Applicant: Casalinga Properties (Pty) Ltd

Environmental Practitioners: Prism Environmental Management Services (Prism EMS)

GDEnv Ref No.: GAUT 002/25-26/E0058; DWS Ref No.: WU42665

Project Location:

The proposed development will be established on the Remainder of Portion 1, Remainder of Portion 117, Ptn of Portion 328 and Portion 718 of the farm Rietfontein 189 IQ, Mogale City Local Municipality, Gauteng Province. Connection of sewage services is planned over Portions 133 and 374, Remainder of Portion 556 and Portion 669 of the farm Rietfontein 189 IQ. The site is located within quaternary catchment A21E, in the Limpopo-Olifants Water Management Area.

The site coordinates are: 26° 2'32.80"S; 27°52'27.63"E.

Project Description:

The development involves the development of the township Greengate Ext 127 with residential uses and Private Open Space to accommodate sensitive portions of the site. Necessary roads and services (water, sewer, and stormwater) will also be put in place. The following primary rights are being applied for:

- Erf 2 – 88: **“Residential 1”**
- Erf 1,89,90,98-102: **“Residential 3”**
- Erf 91-96,103: **“Private Open Space”**
- Erf 97: for **Access purposes**

Necessary roads and services will also be put in place and include:

- Water
 - The required water will be supplied from the Greengate Extension 75 reservoir. However, due to capacity requirements, additional water storage and upgrades of pipelines will be required. These do not trigger an Environmental Authorisation process and are thus not included in the scope of this application. Instead, the existing 160mm diameter line will be extended to the proposed Greengate Ext 127 and is assessed as part of this Scoping and EIA process.
- Sewer
 - The proposed sewer will connect to the existing municipal outfall sewer (Wilgespruit outfall sewer) which has sufficient capacity to accommodate the proposed township. A new 200mm external sewer line is planned to be constructed from the northern boundary of Greengate Ext 127, flowing in a westerly direction towards the existing municipal sewer network to drain the northern parts of Greengate Ext. 127. As an alternative, the township can connect to the southern connection.
- Stormwater
 - No existing municipal stormwater infrastructure exists in the vicinity of the proposed township. Stormwater management was designed with the overall development context in mind with stormwater runoff being safely channelled from higher lying areas to lower lying areas. The Wilgespruit is located along the western boundary of Greengate Ext. 101. Two tributaries are also located in the vicinity of Greengate Ext.'s 100, 101,104 and one in the northern direction of Greengate Ext 127. The stormwater

drainage of the proposed township will be in accordance with the natural topography of the site, allowing stormwater runoff to be channelled towards the nearest natural drainage courses. Stormwater attenuation will be provided to ensure that pre-development run-off is not exceeded.

- Electricity
 - The proposed development will require approximately 2848.8 kVA electrical capacity.
 - Preliminary information suggests that the township will be supplied by Eskom from the existing 88 KV Sandpit Substation. The substation has spare capacity.
 - Internal services will consist of an 11KV underground cable supplying miniature substations.
- Roads
 - Rocky Ridge Road will be upgraded to a two-lane road, to allow access to the proposed development.
 - Internal roads will be constructed to allow access to the residential developments on either side of Rocky Ridge Road.
- Overall Construction Footprint
 - The proposed development will occur within the regulated area of a wetland and riparian area, thereby requiring water use authorisation from the Department of Water and Sanitation in terms of Section 21 (c) and (i) of the National Water Act (Act 36 of 1998). This is assessed as part of the Water Use License Application (WULA) process.

Figure 1 below provides an overview of the project location.

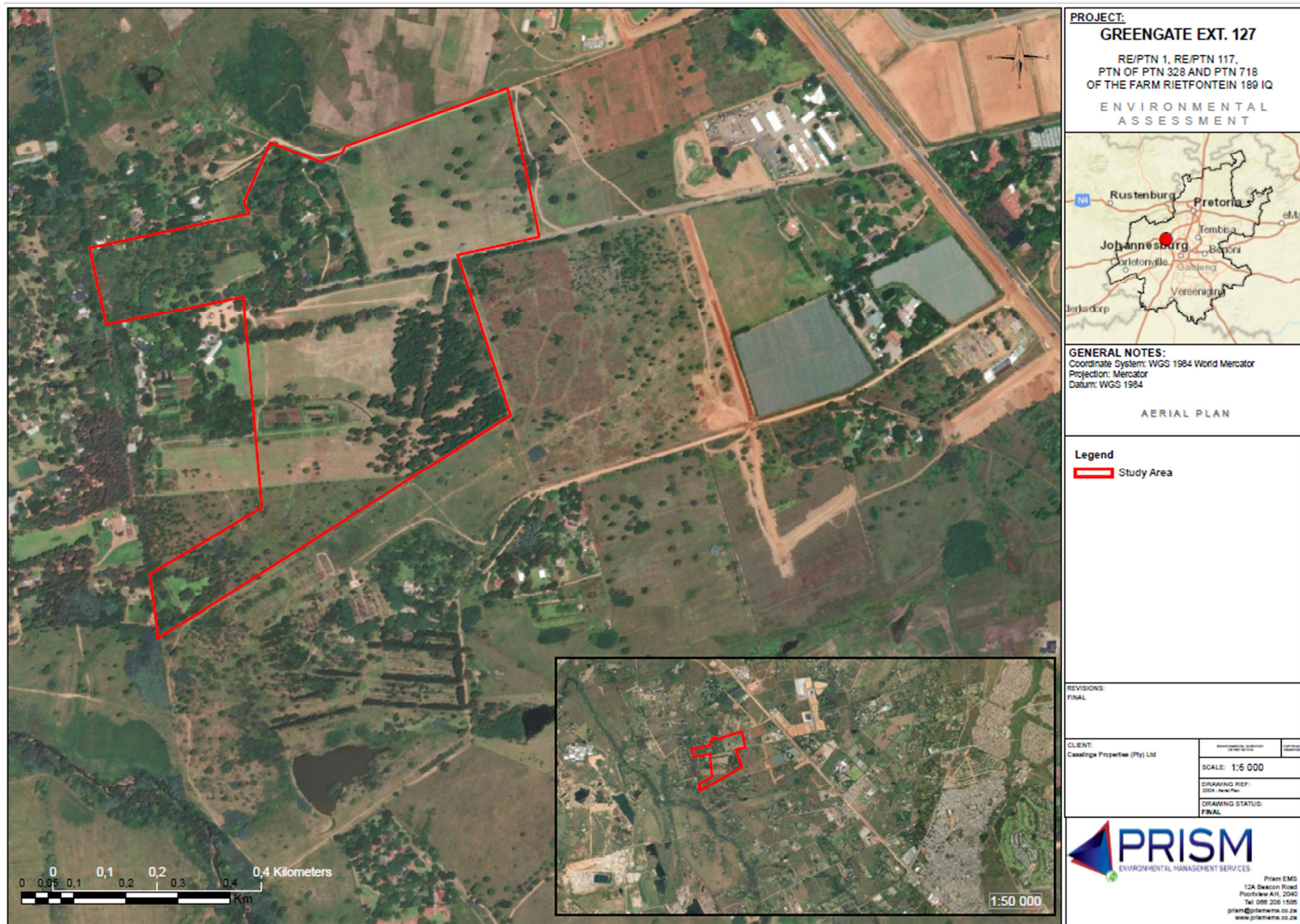


Figure 1: Locality Map

Environmental Assessment Practitioner: Prism EMS is a multi-disciplinary Environmental Management consulting firm which has 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 Environmental Authorisation process is as follows:

Table 1: Project Team

Project Director, Principal EAP and Quality Control	EAP
De Wet Botha (<i>Pr.Sci.Nat.</i>) (<i>Reg. EAP</i>) M.A. Env. Man. PHED. 22+ years' experience	Elizmarie Bester (<i>Pr.Sci.Nat.</i>) (<i>Reg.EAP</i>) M.Sc. Environmental Sciences 6 years' experience

Legal Requirements:

1. 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 Environment (GDEnv)	Listing Notice 1: GN R 327 of 7 April 2017 (as amended)	9, 12, 19, 24, 28 and 56	Scoping and Environmental Impact Report	GAUT 002/25-26/E0058
	Listing Notice 2: GN R 325 of 7 April 2017 (as amended)	15		
	Listing Notice 3: GN R 324 of 7 April 2017 (as amended):	4, 12, 14 and 18		

2. 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	Section 21 (c) Section 21 (i)

3. 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.

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 **19 August 2026**. I&AP's will be added to the I&AP Register for final submission to the Competent Authority. Personal information will be handled in terms of the POPI Act, 2013

All comments received or requests for registration will be captured, considered and incorporated into the relevant reports.

Scoping and WULA Reports Commenting Period: The Scoping Report is currently available for review, and comment by **19 August 2026 (30-days)**. The WULA Technical Report is available for review, and comment by **18 September 2026 (60-days)**.

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 and water use licence process, and associated public participation is provided below (the WULA process run concurrent with the EA application process).

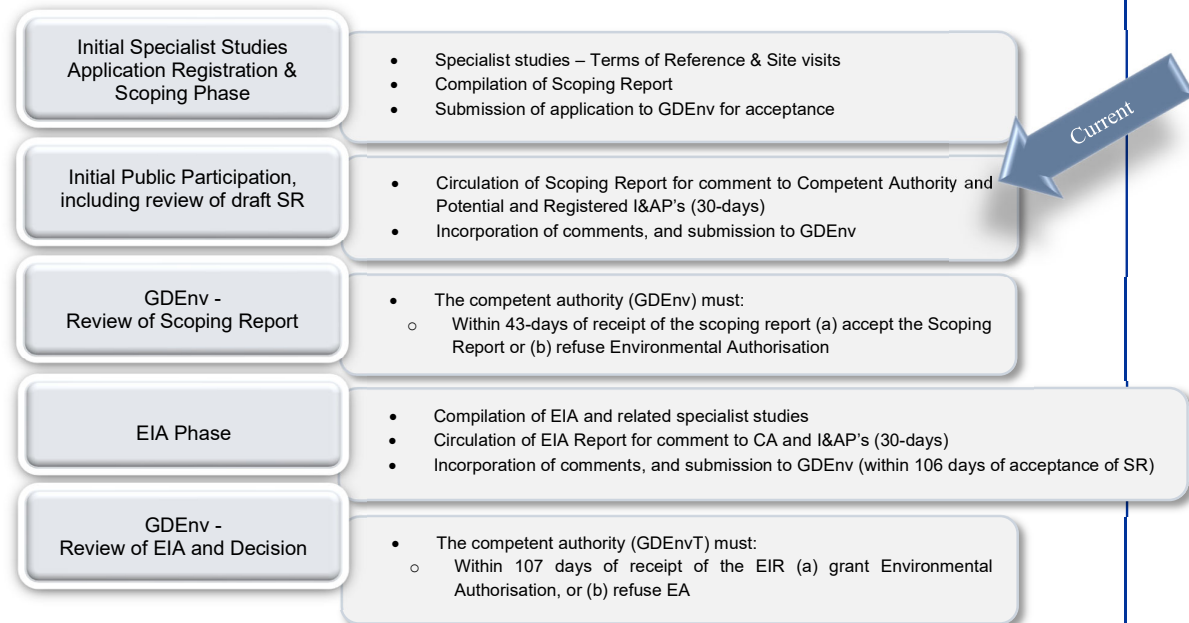


Figure 1: Environmental Authorisation Process

**PROPOSED DEVELOPMENT GREENGATE EXT. 127
ON THE RE/1, RE/117, PORTION 328, AND PORTION 718 OF THE
FARM RIETFontein 189 IQ, MOGALE CITY LOCAL MUNICIPALITY,
GAUTENG PROVINCE.**



Application for Environmental Authorisation and Water Use Licence

I&AP Comment and Registration Form

GDEnv Ref No: GAUT 002/25-26/E0058

DWS Ref No: WU42665

Prism EMS Ref No: 22328

Name:		Surname:	
Organisation/interest:		Capacity (e.g. Chairperson):	
Contact Details:	Tel:	()	
	Mobile:	()	
	Email:		
Protection of Personal Information Act, 2013 (Act No. 14 of 2013) (POPIA) Requirements	Please mark with X to indicate whether you consent for your details to be included in the I&AP Database for final submission to the Competent Authority (not circulated for public review).	Yes	No
	Please mark with X to indicate whether you consent for your name to be included together with your comment in the Comments and Responses Report for final submission to the Competent Authority (not circulated for public review).	Yes	No
	Please mark with an X to indicate whether you would like to participate in the public participation process anonymously (no personal details will be included in any document).	Yes	No
Preferred Method of Contact:	Email		WhatsApp
What is your main area of interest regarding the proposed project?			
What are your points of concern or support for this project?			
Please indicate in which aspects you would require more information, if any.			
Date:		Signature:	
Please e-mail the completed registration form to Prism EMS: Attention: De Wet Botha • Tel: (066) 208 1585 • Email: prism@prismems.co.za Website: https://prismems.co.za/current-projects/ Thank you for your valued participation.			