



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

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Greengate Ext 127

WATER USE LICENCE APPLICATION SUMMARY REPORT

WU42665

NAME OF APPLICANT:

Casalinga Properties (Pty) Ltd

Compiled by:



Prism Environmental Management Services

12A Beacon Road,

Poortview AH, Roodepoort

Contact: DeWet Botha

Email: prism@prismems.co.za

Signature:

Date: July 2026

1. Applicant Details

Name of applicant: Casalinga Properties (Pty) Ltd
Postal address: Unit 1, The Ridge Shopping Centre, Corner Mozart & Paul Kruger Avenue,
Honeydew Ridge, Roodepoort, Gauteng Province, 2170.

2. Person submitting application

Mr Botha has extensive experience in conducting a broad range of applications related to authorisation from the various authorities managing Environmental Legislation in South Africa. Mr Botha has completed numerous Environmental Impact Assessments (EIA) and Basic Assessment Report applications and Audits. He has conducted EIA reviews and has acted in a specialist advisory role to other consultants/applicants. Management plans compiled include Environmental Management Plans, Open Space (EMPs), Wetland (EMP's), Ecological Management Plans and Waste Management Plans. Mr Botha is a Registered Environmental Assessment Practitioner (EAP) (2019/1209) with the Environmental Assessment Practitioners Association of South Africa (EAPASA).

The practitioner has extensive and specialised experience in biodiversity, wetland and aquatic assessment and delineation, as well as applications for Water Use Licenses. He is registered as a Professional Natural Scientist (Pr.Sci.Nat. Reg No. 119979) with the Scientific Council of Natural Scientific Professions (SACNASP).

Mr Botha is a highly experienced Auditor and Environmental Control Officer with a strong track record in environmental compliance and regulatory auditing. He is a Certified Green Drop Auditor and was a contributing member of the 2025 National Green Drop Audit team. Mr Botha possesses extensive expertise in legal compliance audits and has conducted numerous evaluations related to court orders, focusing on compliance and performance assessment in environmental and municipal contexts.

3. Background and Purpose

Casalinga Properties (Pty) Ltd, is applying for a Water Use Licence (WUL) in terms of Section 40 of the National Water Act 1998 (No. 36 of 1998) for Section 21 (c) and (i) water uses. The water uses relate to the development of "Residential 1", "Residential 3", "Private Open Space and "Special" erven within the 500m regulated area of a wetland (**Error! Reference source not found.**). The mixed-use development will be known as Greengate Ext 127. The development's entire footprint will be 33.66 hectares. An external sewer line is also planned to be constructed from the northern boundary of the proposed Greengate Ext. 127 flowing in a westerly direction towards the existing municipal sewer network, over Portions 133 and 374, Remainder of Portion 556 and Portion 669 of

the farm Rietfontein 189 IQ. The Water Use Licence Application will be lodged with the Department of Water and Sanitation (DWS).

The development, which is located adjacent to Beyers Naude Drive, aims to serve the growing population as well as the surrounding residential areas within the Mogale City Local Municipality. The development is in line with the Muldersdrift Precinct Plan (Mogale City Local Municipality, 2011) as it falls within the mixed-use zone area. The mixed land use district will invest in and strengthen existing communities and achieve more balanced regional development and facilitate the provision of a variety of transportation choices.

The proposed site has been historically zoned as an agricultural holding but has been vacant for more than 15 years and has been exposed to erosion and illegal dumping. The development site is regarded as low sensitivity. Based on the Wetland Assessment, the construction activities will, in all probability, impact slightly on the wetland systems but can be mitigated to satisfactory standards if all mitigatory actions are implemented with due care.

The applicant does not have any Water Use Licenses awarded to them for the Remainder of portion 1, Remainder of Portion 117, Portion of Portion 328 and Portion 718 of Farm Rietfontein 189 IQ, nor for the property to be affected by the sewerline; Portions 133 and 374, Remainder of Portion 556 and Portion 669 of the farm Rietfontein 189 IQ. The applicant, in addition to the Water Use License Application, is also in the process of obtaining Environmental Authorisation from GDEnv for the proposed development (GAUT 002/25-26/E0058).

Prism Environmental Management services (PRISM EMS) have been appointed to undertake the requisite Water Use Licence Application (WULA) and Environmental Authorization processes.

4. Location of Water Uses

The proposed development site is situated on the Remainder of Portion 1, Remainder of Portion 117, Portion of Portion 328 and Portion 718 of the Farm Rietfontein 189 IQ Mogale City Local Municipality, Gauteng Province. An external sewer line is planned to be constructed from the northern boundary flowing in a westerly direction towards the existing municipal sewer network, over Portions 133 and 374, Remainder of Portion 556 and Portion 669 of the farm Rietfontein 189 IQ. The development site is located in the vicinity of Beyers Naude Drive (M5) in Krugersdorp (**Error! Reference source not found.**). The development site is located within the A21E quaternary catchment within the Limpopo-Olifants Water Management Area (WMA). The general geographic location of the development site is 26°02'40.02"S, 27°52'27.09"E. The property owner is the applicant, **Casalinga Properties (Pty) Ltd.**



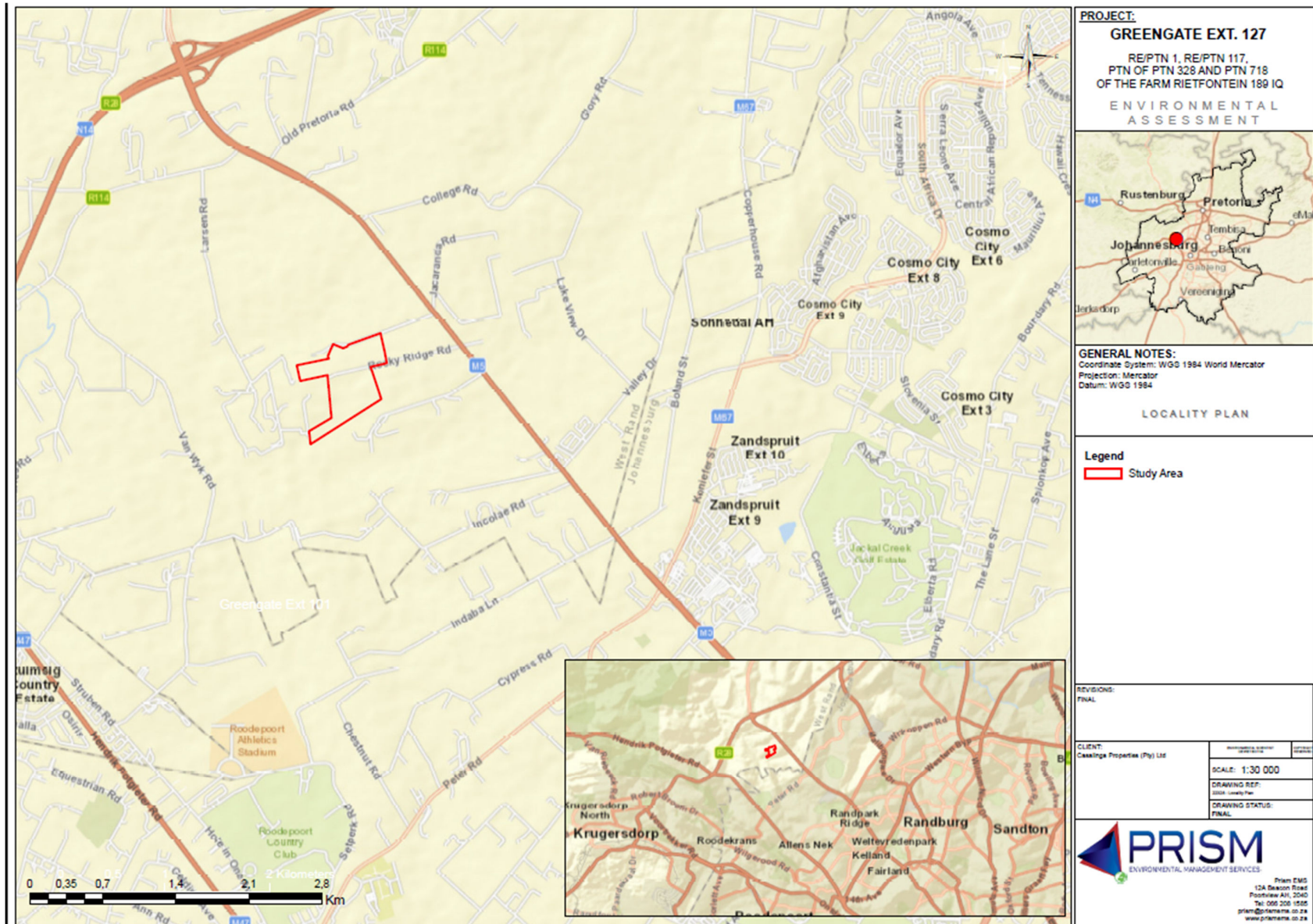


Figure 4 1: Locality Map

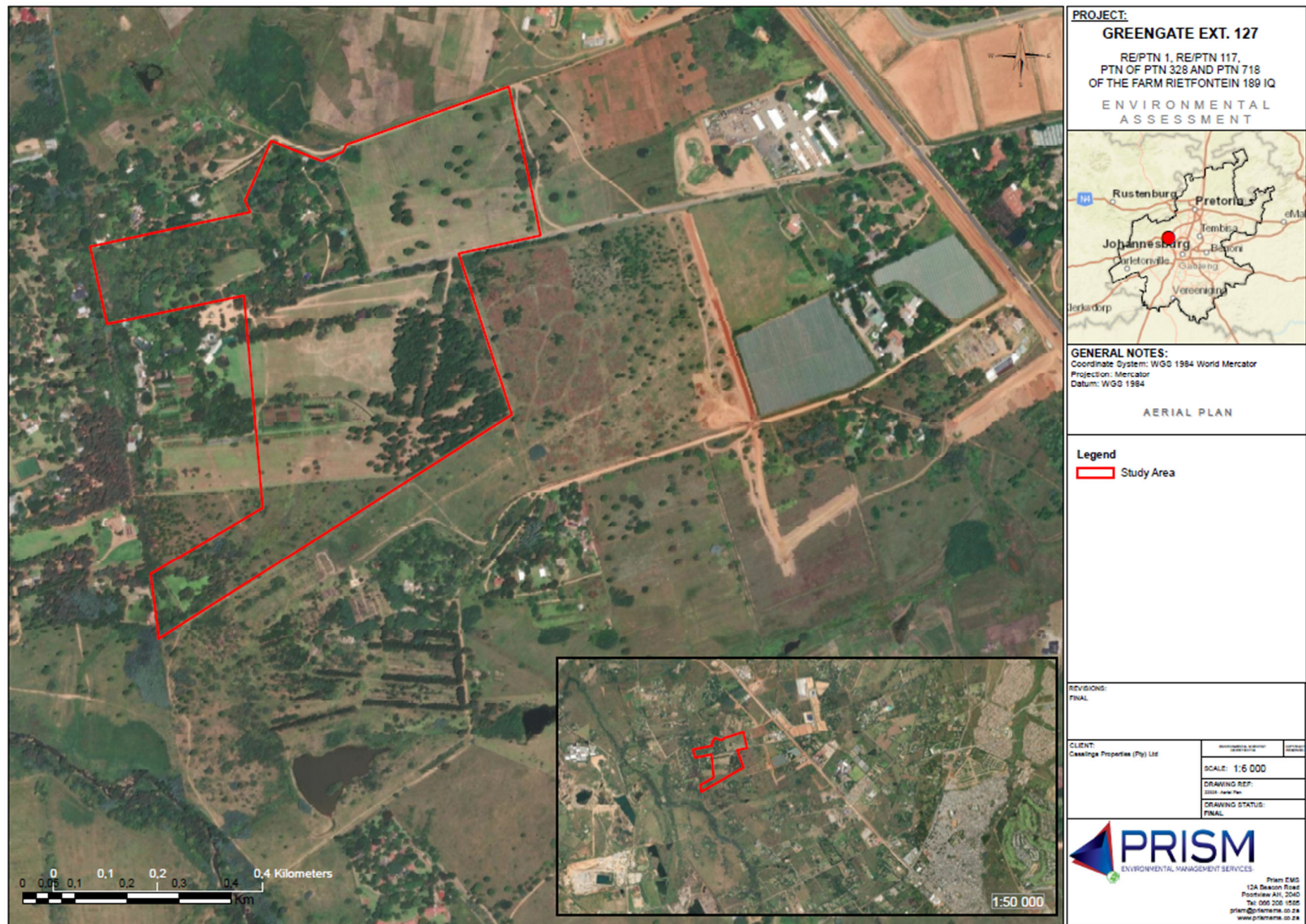


Figure 4.2: Aerial Map

5. Administrative Documents and Technical Reports Submitted by Applicants

5.1 Administrative documents

To be issued by the Department of Water and Sanitation once the formal on-site meeting has been held.

5.2 Reports and other technical documents

The following technical documents have been / are being prepared in accordance with applicable regulations. More documents will be compiled as the application processes proceed.

Table 5-1: Technical Documents Compiled

No.	Report Title	Compiled By	Date of Report
1	Engineering Geological Investigation Report	J. Arkert Engineering Geologist	July 2022
2	Traffic Impact Assessment	Techworld Consulting Engineers	May 2024
3	Proposed Township Establishments Drawings	Victor & Partners	March 2025
4	Design Drawings	Ilifa Africa Engineers	March 2025
5	Outline Services Scheme Report	Ilifa Africa Engineers	March 2025
6	Hydropedological Assessment	Prism EMS	Sep 2024
7	Wetland Assessment Report	Prism EMS	<i>In Progress</i>
8	EIA Report	Prism EMS	<i>In Progress</i>
9	Environmental Management Programme Report	Prism EMS	<i>In Progress</i>
10	Public Participation Report (including Comments & Response Report)	Prism EMS	<i>In Progress</i>
11	WULA Summary Report (this report)	Prism EMS	<i>In Progress</i>

6. Project Description

Casalinga Properties (Pty) Ltd (the applicant) is applying for a WUL in terms of the National Water Act (No. 36 of 1998) for Section 21 (c) and (i) water uses. The water uses relate to the development of “Residential 1”, “Residential 3”, “Private Open Space” and “Special” erven within the 500m regulated area of a wetland, and the installation of services to service the residential development.

The development, which is located adjacent to Beyers Naude Drive, aims to serve the growing population as well as the surrounding residential areas within the Mogale City Local Municipality. The development is in line with the Muldersdrift Precinct Plan (Mogale City Local Municipality, 2011) as it falls within the mixed-use zone area. All the necessary roads and services (water, sewer and stormwater) will be put in place. Water services and sewer services will be connected to the municipal and/or existing systems.

7. Methods Statement (only for c and i activity) and Mining Method/ Industrial Process

As this application relates to Section 21(c) and (i) activities in terms of the National Water Act (No. 36 of 1998), appropriate / applicable method statements will be developed in due course.

8. Stormwater Management Plan

No existing municipal stormwater infrastructure exists in the vicinity of the proposed townships. However, the Wilgespruit is located along the western boundary of Ext. 101. Two tributaries are also located in the vicinity of Ext.'s 100, 101,104 and one in the northern direction of Ext 127. The stormwater drainage of the proposed townships will be designed 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 at a rate of approximately 350 m³/ha to ensure that the pre-development runoff is not exceeded for the 1:25 year storm event. (See Figure 8-1).

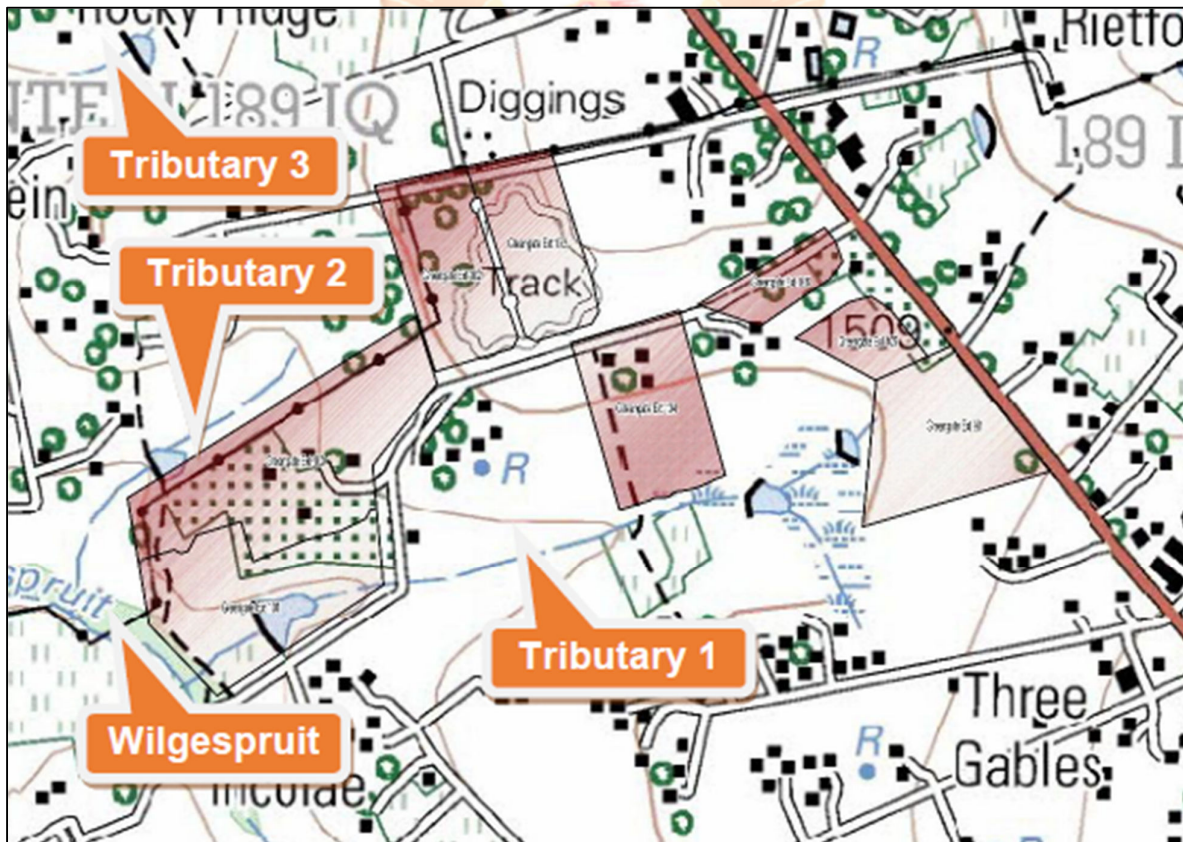


Figure 8-1: Topographical Map

9. Rehabilitation Plan

A wetland assessment is being conducted on site to determine the Present Ecological State (PES), Ecological Importance and Sensitivity (EIS) as well as the Recommended Ecological Category (REC) of the aquatic resource. Based on that assessment, rehabilitation / mitigation measures / plans will be put in place to ensure sustainability and preservation of environmental resources for future generations. Some examples of rehabilitation measures may include:

- Alien and invasive plant species are to be removed during the construction and operational phases.
- Gullies / drainage lines / excavations are to be stabilized to prevent erosion.
- Topsoil management (e.g., stockpiling, topography shaping) and erosion control (e.g., berms, geotextiling, silt fences, hay bales, and/or gabion structures) need to be implemented.

An Environmental Management Programme (EMPr) will also be compiled according to the prescribed minimum legal requirements contained in Appendix 4 of the EIA Regulations, 2014 (as amended). The EMPr will provide performance criteria required to address potential environmental impacts during the construction and operational phases of the proposed development.

10. Water Uses Applied For (Only put water uses applied for)

The application includes the following water uses as summarised below in Table 10-1.

Table 10-1: Water Uses Applied For

Water use(s) activities	Purpose	Capacity/ Volume (m3, tonnes and/or m3/annum)/ dimension	Property Description	Co-ordinates
Section 21 c & i				
Development within 500m of a delineated wetland, including roads, services (water, sewer, stormwater), buildings and infrastructure.	The purpose of the development is to create a residential development with water services / infrastructure in place.	The development will occur within the 500m regulated area of a wetland.	Remainder of Portion 1, Remainder of Portion 117, portion of Portion 328 and Portion 718 of the farm Rietfontein 189 IQ	26° 2'47.49"S 27°52'27.60"E
Disturbing the bed and banks of aquatic	An external sewer line is planned to be		Portions 133 and 374, Remainder of Portion 556	26° 2'47.49"S 27°52'27.60"E

resources – installation of the proposed sewerline will cross aquatic resources and buffer areas, to connect to the existing municipal services.	constructed from the northern boundary of the proposed Greengate Ext. 127 flowing in a westerly direction towards the existing municipal sewer network, over		and Portion 669 of the farm Rietfontein 189 IQ	
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11. Impacts and Mitigation Measures

The potential impacts and mitigation measures that are expected from the proposed activities are presented in Table 11-1.

Table 11-1: Summary of Impacts and Mitigation Measures

Water Use activity	Possible causes of the impacts of the activities Impacts to the water resources	Possible Impacts to the water resource and other water users	Mitigation Measures
Section 21 (c) & (i) Development within 500m of a delineated wetland, including roads, services (water, sewer, stormwater), buildings and infrastructure.	Altering the banks / characteristics of a watercourse and diverting the surface and subsurface flow of water through the soil.	Deterioration of water quality downstream, in the form of siltation and increased turbidity.	• Stormwater management. • Erosion control measures. • Stockpiling according to protocol. • Management of vegetation. • All development activities must stay inside the development footprint. • Rehabilitation according to specifications.

12. Water Demand and Water Supply

12.1 Water demand

The proposed development (Greengate, Extension 127) and surrounding area are / will be supplied from the Honeydew Reservoirs (Johannesburg Water) via existing 160mm diameter uPVC municipal

pipelines (located to the east and south). The average daily demand for the proposed development is calculated as approximately 534 kl/day.

12.2 Water supply

The existing municipal water infrastructure in the vicinity of the proposed development can be described as follows (Figure 12-1):

- a. A reservoir, consisting of 2x 1.2 MI steel tanks, and a new 250 diameter supply line were installed during the development of Greengate Ext 75.
- b. Various 160 diameter pipes are situated in an around the group of townships.

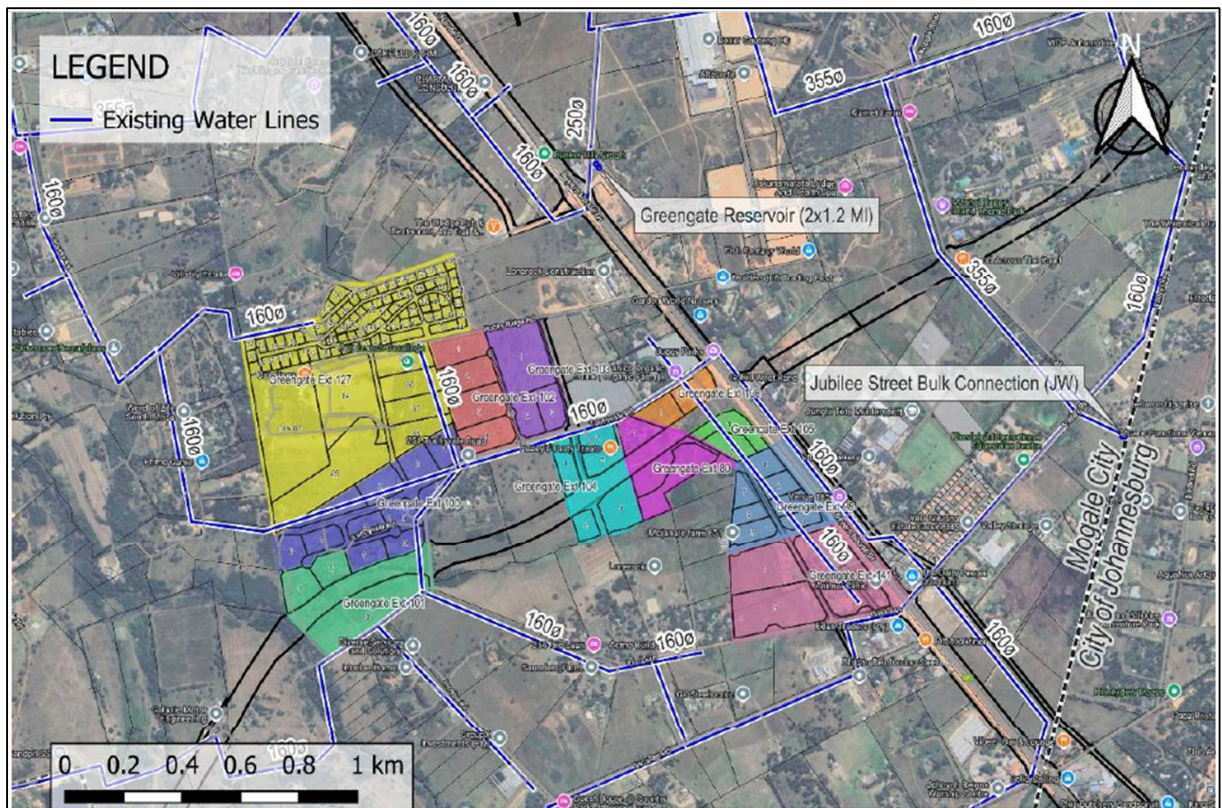


Figure 12-1: Existing municipal water pipelines

13. Public Participation

The public participation process is being done in terms of Section 41 (4) of the National Water Act, (No 36 of 1998) as well as in terms of the Environmental Impact Assessment (EIA) regulations, 2014 (as amended). The outcome of the process will be summarised in Table 13-1.

As part of the identification of landowners and tenants on the project site and surrounding areas, Prism Environmental Management Services is in the process of providing Background Information

Documents (BID) (i.e., written notices) to all potential and registered Interested and/or Affected Party/ies (I&APs) to notify them of the WUL application process via hand delivery and/or email delivery. The BID provides the I&APs with background information on the proposed project.

Table 13-1: Outcome of the Public Participation

Person who commented	Comments (support or object)	Reasons for objection	Applicant's response to the objection / support
To be completed after Public Participation has concluded			

14. Other authorisations applicable to the activity

Presently, an Environmental Authorisation process with GDEnv for the proposed development is underway (Ref: GAUT 002/25-26/E0058). All other required authorisations will be applied for in due course as the project proceeds.

15. Section 27 (1)

The requirements contained in Section 27(1) of the National Water Act, 1998 (Act 36 of 1998) have been considered and are discussed further below.

a) Existing lawful water uses

The applicant is not in possession of any water use authorization / license for the proposed mixed-use development and associated services.

b) Need to redress the results of past racial and gender discrimination

The proposed development will assist in the redress of past racial and gender discrimination in the following ways:

- The proposed development will have an economic impact in the area with the CAPEX of R20 million. This will have economic multiplier effects. The economic sectors that will benefit the most from the construction inherent to the development (in terms of new business sales) are the building, construction and manufacturing sectors.
- The proposed development will also provide approximately 3500 jobs during construction and 125 operational jobs.

- During construction, approximately R7 million will be spent on employment. 95% of this will accrue to previously disadvantaged individuals.
- During operation, approximately R10 million will be spent on employment over ten years and of this, 95% will accrue to previously disadvantaged individuals.
- In terms of GDP output, the development will, once again, primarily stimulate the building and construction sector as well as the manufacturing sector.
- The majority of jobs created by the development will be in the real estate, business and educational services sector of the economy, followed by the building and construction sector.
- In terms of income generation, the sectors that will benefit the most from the construction inherent to the development are the building, construction, and manufacturing sectors.
- In addition to the quantified economic impact of the proposed development, additional dynamic economic effects will be felt including:
 - Unlocking property development opportunities: Road infrastructure provision – unlocks property development opportunities in areas approximate the development site.
 - Increased infrastructure capacity for sustained spatial expansion: Increased infrastructure capacity also allows for sustained spatial expansion (sewer, water and roads).
 - Increased access for transient traffic: Increase access facilitates mobility of production factors and fosters increased productivity in transport activities.
 - Increase property values: The proposed road development has the potential to increase adjacent land values – inherent to the value-adding component of infrastructure provision.

c) Efficient and beneficial use of water in the public interest

As mentioned above, the proposed development will result in capital investments in the area. It will provide for approximately 3500 construction-related and 125 operational-related jobs and have a significant economic benefit to the area. In addition, to ensure that there are no significant negative impacts to the water resources in the area, a number of specialist reports are being undertaken including:

- Wetland Impact Assessment
- Hydrogeological Assessment
- Ecological Habitat Assessment
- Stormwater Management Plan
- Heritage Impact Assessment

These studies will provide a number of mitigation measures to minimize impacts to water resources which will be included in the project specific Environmental Management Programme (EMPr).

The proposed development is a mixed-use development which includes Residential and Open Space zonings. This is in line with the Muldersdrift Precinct Plan (Mogale City Local Municipality, 2011) as it falls within the mixed-use zone area. The mixed land use district will invest in, and strengthen, existing communities and achieve a more balanced regional development which will, in turn, facilitate the provision of a variety of transportation choices.

The development is located near Beyers Naude Drive which is a major arterial and will allow access to necessary transportation services to and from work for employees. This is in line with the Transit Oriented Development (TOD) Principles. This is especially pertinent in that there are current and future residential components planned in the area and thus there will be a demand for residential and business orientated land uses that can provide for the needs of these communities.

From a town planning point of view and in terms of good urban design, it is desirable to have a mixture of use in the area not only to buffer the existing agricultural holdings and farm portions but to support other residential neighbourhoods both existing and upcoming also to grow certain areas where the need for alternative land use is wanted. The site is also currently vacant and degraded and thus development thereon is in line with the Local Municipality's plans for the area which will be beneficial and allow the full potential of the area to be met.

In summary, the proposed development will provide numerous economic benefits. Firstly, during construction, where there will be a direct CAPEX of R20 million. Secondly, 3500 construction related employment opportunities will be created. During operation, 125 permanent positions will be created. This will also have a number of economic multiplier effects for the local economy.

d) Socio-economic impact –

i) Of water use or uses if authorised:

Should the water use be authorised, a number of positive socio-economic impacts will be felt by the local community as well as the country as a whole. These include:

- The proposed development will have an economic impact in the area with the CAPEX of R20 million. This will have an economic multiplier effect of which the building, construction, and manufacturing sectors will benefit the most from the construction inherent to the development (in terms of new business sales)
- During construction, approximately R7 million will be spent on employment.
- During operation, approximately R10 million will be spent on employment over ten years.

Furthermore, the proposed development will have the following additional benefits to the local and wider community of the area:

- Unlocking property development opportunities: Sewer, Water and Road infrastructure provision in the area will allow for additional property development in the area.
- Increase property values: The proposed development and extension have the potential to increase adjacent land values – inherent to the value-adding component of infrastructure provision.

Table 15-1: Direct and Indirect Job Opportunities

Job Opportunities	Number of Job Opportunities	Type of employment	Affected sectors of the economy
Construction (Direct)	3500	Temporary during construction	• Design & Development • Construction
Operation (Both Direct & Indirect)	125	Both Permanent and Temporary depending on sector	• Training • Business and public garage • Investment • Transport
TOTAL	≥ 3600		

ii) Of the failure to authorise water use or uses:

If the proposed water uses are not authorised, the proposed development will not proceed. The implications of this are as follows:

- The positive impacts related to the CAPEX spend of the project will not be felt. In particular, there will be a loss of the R20 million in increased production and new business sales.
- Job creation associated with construction and the multiplier effects of the CAPEX spend (construction and operational jobs) will not occur.
- The proposed development is in line with Muldersdrift Precinct Plan and thus, should the development not go ahead, the land use will not be in line with the planning of the area.
- The mixed land use district will invest in and strengthen existing communities and achieve more balanced regional development and facilitate the provision of a variety of transportation choices. Should the development not go ahead, the strengthening will not take place.

e) Any catchment management strategy applicable to the relevant water resource

DWS has a mandate to manage water resources in a sustainable manner and therefore realises that in its pursuit to stimulate development and social-economic growth, that there will be a negative

water quality impact on the environment. The main objective is therefore to ensure a sound and reasonable balance between development impacts and the protection of the resource.

Fitness for use by all users (especially downstream users) and protection of the natural ecosystems must be used as the basis for strategy development. Equitable availability of water to all users forms the basis for the entire water management strategy. This requires that the water resources are available to all users and utilised for the benefit of all. These principles will be under scribed to during the construction phase of the project.

The site falls within Quaternary Catchment area A21E and is part of the new Limpopo-Olifants WMA (previously Crocodile (West) and Marico WMA). This area is managed by the Limpopo-Olifants Catchment Management Agency (CMA).

f) Likely effect of the water use to be authorized on the water resource and on other water users.

The proposed development is within 500m of a wetland. However, the wetland has been delineated and the wetland's 32m buffer excluded from the development footprint. No development or external services will traverse the wetland itself nor its 32m wetland buffer; however, the development and services will transverse the wetland's 500m buffer and will thus result in impacts to this wetland. The Wetland Assessment that is being undertaken will provide recommendations and mitigation measures to allow the project to, hopefully, proceed in a sustainable manner and not negatively impact on surrounding water uses. Further, an EMP, and Stormwater Management Plan will be included as part of the WUL application submissions to assist in mitigating the impacts.

g) Class and the resource quality objectives of the water resource

As mentioned above, an on-site wetland assessment is being undertaken for the proposed project. The field investigation identified a Southern and Northern Wetland system on the borders of the proposed project. The Present Ecological State (PES), Ecological Importance and Sensitivity (EIS) as well as Recommended Ecological Condition (REC) results will be made available in due course.

h) Investments already made and to be made by the water user in respect of the water use in question

Significant investments have been made by the applicant who has invested significant capital in the conceptual design of the development and services. Purchasing of the property has also taken place already.

i) Strategic importance of the water use to be authorised

The proposed development will create local economic and social opportunities / benefits through the implementation, installation, and development of several services related to different sectors (e.g. manufacturing, building, maintenance, engineering, etc.). In addition, several temporary and permanent jobs will be created and therefore the development will significantly contribute to the local economy and revenue through the purchase of goods and services and the creation of employment. This can, however, only occur if the proposed water use is authorized.

j) The quality of water in the water resource which may be required for the Reserve and for meeting international obligations

There are no international obligations reliant on the water resource in question.

k) Probable duration of any undertaking for which a water use is to be authorised

Maximum duration of the WUL is applied for as the duration is long term, according to the lifespan of the infrastructure. Routine maintenance on infrastructure will be undertaken, as and when required.



16. Declaration by the EAP with signature confirming that the information submitted is correct

EAP Name	Mr D. Botha
Declaration of Independence	I declare, as an Environmental Assessment Practitioner, appointed in terms of the National Water Act, 1998 (No. 36 of 1998) that: • I act as the independent specialist in this application. • I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant. • I declare that there are no circumstances that may compromise my objectivity in performing such work. • I have experience in conducting the specialist reports relevant to this application, including knowledge of applicable Acts, Regulations and any guidelines that have relevance to the proposed activity. • I will comply with the Act, Regulations, and all other applicable legislations. • I have no, and will not engage in, conflicting interests in the undertaking of the activity. • I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing – any decision to be taken with respect to the application by the competent authority; and – the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority. • All the particulars furnished by me in this form are true and correct; and • I realise that a false declaration is an offence and punishable by law.
Signature	
Date	14 July 2026

[END OF WATER USE LICENCE APPLICATION SUMMARY]