

14 July 2026

Department of Water and Sanitation

Via: Online System

SECTION 27 MOTIVATION | PROPOSED DEVELOPMENT OF THE REMAINDER OF PORTION 1, REMAINDER OF PORTION 117, PORTION OF PORTION 117, PORTION OF PORTION 328 AND PORTION 718 OF THE FARM RIETFontein 189 IQ

1. BACKGROUND

The proposed development entails 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. The proposed development is to be known as Greengate Ext. 127. All the necessary roads and services such as water, sewer and stormwater will also be put in place.

Table 1: Rights Being Applied For

Portion	Ext	Erf	Description	Area
Areas to be disturbed by the proposed development				
Portion 1, Portion 117 and Portion 328 of the farm Rietfontein 189 IQ	127	2 to 88	Residential 1	8,7284 ha
Portion 1, Portion 117 and Portion 328 of the farm Rietfontein 189 IQ	127	1, 89, 90, 98 - 102	Residential 3	13,4832 ha
Portion 718 and Portion 328 of the farm Rietfontein 189 IQ	127	91 – 96, 103	Public Open Space	7,1302 ha
Portion 117 of the farm Rietfontein 189 IQ	127	97	Special for Access	2,5993 ha
			Road	1,714 ha
Total:				33.6551 ha

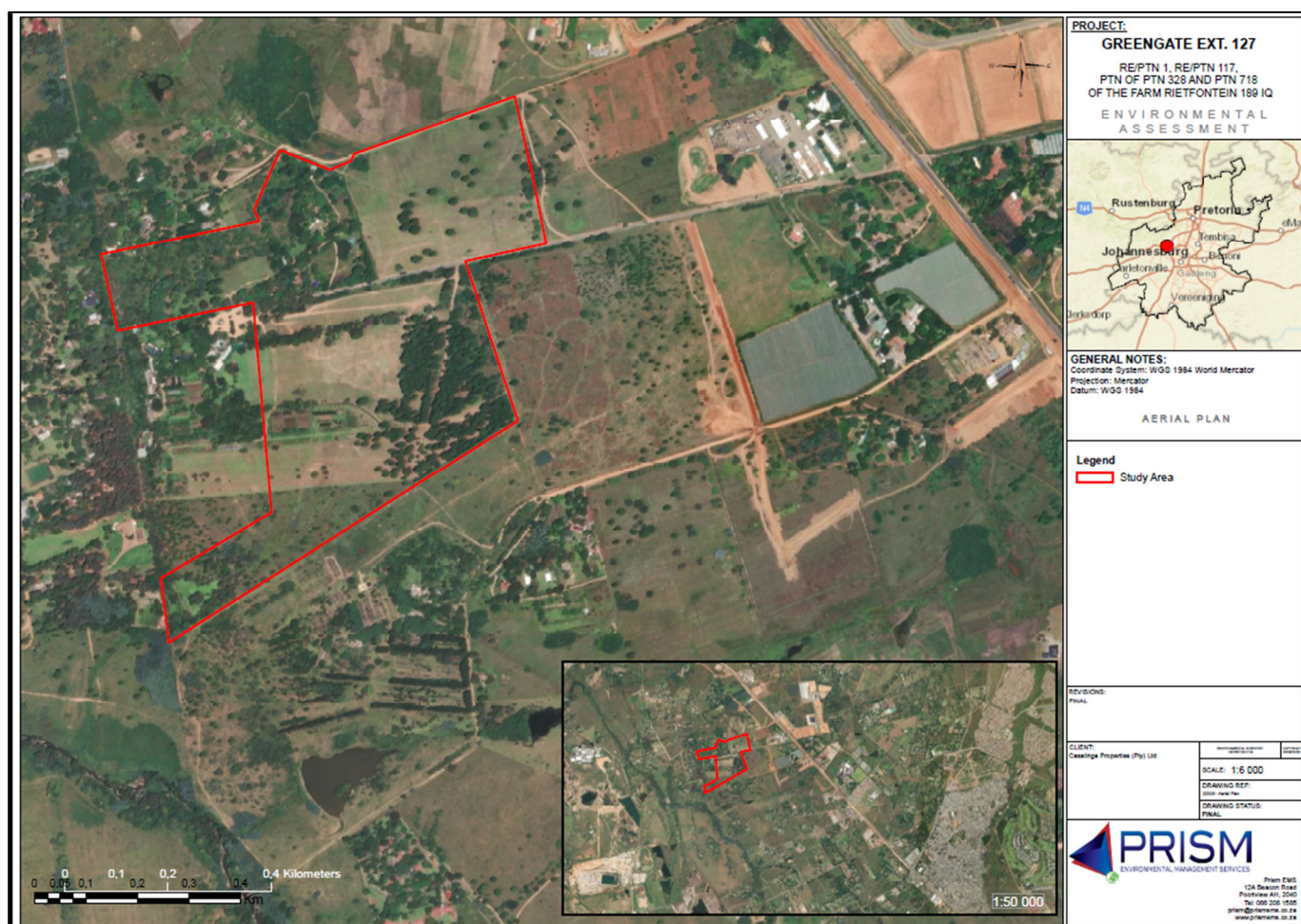


Figure Error! No text of specified style in document.-1: Locality Map

A site visit to delineate and assess the on-site wetland has been conducted and results are being compiled. However, due to the size and complexity of the development within 500m from a wetland, activities are triggered in terms of Section 21 of the National Water Act (NWA) (Act No. 36 of 1998). These include:

- Section 21(c): impeding or diverting the flow of water in a watercourse
- Section 21(i): altering the bed, banks, course or characteristics of a watercourse.

Prism Environmental Management Services (Prism EMS) has been appointed to undertake the requisite Water Use Licence Application (WULA) process for Section 21 (c) and (i) water uses.

An Environmental Authorisation process is being undertaken together with the WULA. The reference number for the application is: **(GAUT 002/25-26/E0058)**.

2. PROJECT LOCATION

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. The development site is located along Beyers Naude Drive (M5) in Krugersdorp (Figure 1). 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.

3. MOTIVATION FOR LICENCE AS PER SECTION 27 (1) OF THE NATIONAL WATER ACT

3.1. Section 27(1)(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.

3.2. Section 27(1)(b) - The 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.

3.3. Section 27(1)(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.

3.4. Section 27(1) (d) (i) - Socio-economic impacts if water use is 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 2 : 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 Training Business and public garage Investment Transport
Operation (Both Direct & Indirect)	125	Both Permanent and Temporary depending on sector	
TOTAL	≥ 3600		

3.5. *Section 27 (1)(d)(ii) - Socio-economic impacts if water use is not authorised*

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.

3.6. *(Section 27(1)(e) - 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).

3.7. *Section 27(1)(f) - Likely effect of water use 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 provider 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 EMPr, and Stormwater Management Plan will be included as part of the WUL application submissions to assist in mitigating the impacts.

3.8. *Section 27(1)(g) - The Class and 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.

3.9. *Section 27(1)(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.

3.10. *Section 27(1)(i) - The 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.

3.11. *Section 27(1)(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.

3.12. *Section 27(1)(k) - The 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.

4. CONCLUSION

We trust that the DWS will see the merit in this application, as well as the best intent of the applicant and their contractors to ensure minimum impact to the water resources, effective rehabilitation following construction activities and stringent monitoring thereof.

Yours Sincerely,



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