



Your REFERENCE: 16/3/3/1/D1/6/0024/26

08 OCTOBER 2026

HEAD OF COMPONENT:

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Att: Francois Naude

COMMENT ON THE DRAFT BASIC ASSESSMENT FOR THE PROPOSED DEVELOPMENT
OF GROUP DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE ON ERF 1180
KEURBOOMSTRAND, BITOU MUNICIPALITY, WESTERN CAPE

In reference to your comment on the Draft Basic Assessment for the development of erf 1180 Keurboomstrand, dated 3 July 2026, for two dwelling units we comment as follows.

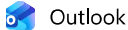
We confirm that there are adequate municipal water and sewage services for the proposed two dwellings.

The confirmation is based on and subject to the following:

1. The site is within the Keurbooms township and bulk water services run adjacent to the property.
2. The site is within the Matjiesfontein Reservoir supply zone.
3. Two house connections will have a negligible impact on the supply system.
4. The conservancy tank system will not affect the sewer network and have a negligible effect on the Sewer purification works.
5. We have also taken into account that a nearby long-standing development on erf 154 was reduced from 15 to 4 units – see documentation attached.
6. The proposed two dwelling units must install rainwater tanks, with a minimum capacity of 10 000lt each, to augment supply.

Yours Faithfully

V.W.FELTON
DIRECTOR: ENGINEERING SERVICES



Fwd: Erf 155 Keurboomstranstrand

From Louis van der Watt <louis@atterbury.co.za>

Date Wed 22 Apr 2026 11:27

To Samantha Teeluckdhari <samantha@ecoroute.co.za>; Janet <janet@ecoroute.co.za>

Samantha

Here are the email trial between the electrical department of Bitou and my engineer.

Louis

Sent from my iPad

You don't often get email from engineer@tuiniqua.co.za. [Learn why this is important](#)



Louis van der Watt
Group CEO

Tel: 012 471 1600
Email: louis@atterbury.co.za

Die Klubhuis, 2nd Floor, cnr 18th Street and Pinaster Ave, Hazelwood, 0081
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From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>

Sent: Wednesday, 01 April 2026 10:49

To: 'Jannie Fourie' <jfourie@plett.gov.za>; 'Edward Charles Oosthuizen' <eoosthuizen@plett.gov.za>; 'Zola Mputa' <zmputa@plett.gov.za>; 'Randall Bower' <rbower@plett.gov.za>

Cc: 'louis@atterbury.co.za' <louis@atterbury.co.za>

Subject: RE: Erf 155 Keurboomstranstrand

Hi Jannie

Thank you for getting back to me.

I therefore take it that there is spare capacity for two units but a single metered connection will be applicable.

Regards

Francois

From: Jannie Fourie <jfourie@plett.gov.za>

Sent: Monday, 30 March 2026 13:59

To: engineer@tuiniqua.co.za; Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>; Zola Mputa <zmputa@plett.gov.za>; Randall Bower <rbower@plett.gov.za>

Subject: RE: Erf 155 Keurboomstranstrand

Francois

The stand can only be supplied with one electrical connection. The split of the consumption of the 2 houses must be done internally.

Augmentation fees will apply if the capacity of the stand is exceeded.

Regards,

Jannie Fourie

Manager | Electrical & Mechanical Engineering | Engineering Services | Bitou Municipality
Mobile: 082 888 1317 | Work: 082 888 1317 | Email: jfourie@plett.gov.za | Website: www.bitou.gov.za

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From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>
Sent: Monday, 30 March 2026 10:06
To: Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>; Jannie Fourie <jfourie@plett.gov.za>; Zola Mputa <zmputa@plett.gov.za>; Randall Bower <rbower@plett.gov.za>
Subject: FW: Erf 155 Keurboomstranstrand

Good day Gentlemen
I trust all is well.

We require a letter confirming that services are available for the 2 erven on erf 155 Keurboomstrand.

Water and sewer:

As stated before the owner wants to develop 2 houses on the site and requires a letter that services mainly water and sewer is available. We are aware that there is no spare capacity in Keurboomstrand as per GLS. This being said we proposed previously, and this was accepted by Bitou (Mr Roode and Asiphe), to provide an on site sewer pumpstation and pump sewer to a conservancy tank for private removal from the site. The conservancy tank would be within the site.

It was also agreed that two houses could connect to the water network in Main street.

Electricity: The houses will require 2 x 60 Amp connections but if not available will use solar systems.

Access: Access is as shown from Main street through the park [area.Final](#) route to be approved by Bitou following the environmental process.

Refuse: Refuse will be deposited in bins along Main street for collection by Bitou Municipality in a similar manner as neighbouring properties.

We have been through a lengthy process to date and a letter confirming that the water and sewer is available is required for the environmental process.

Could you advise and assist in this regard.

Thank you
Francois Scholtz

From: Marinus Meiring <mmeiring@plett.gov.za>
Sent: Monday, 23 March 2026 13:50
To: engineer@tuiniqua.co.za
Cc: Asiphe Masivuye Mafanga <amafanga@plett.gov.za>; Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>; Zola Mputa <zmputa@plett.gov.za>; Jannie Fourie <jfourie@plett.gov.za>; Randall Bower <rbower@plett.gov.za>
Subject: RE: Erf 155 Keurboomstranstrand

Good day Francois

At this stage please liaise directly with the various managers w.r.t. to services.

Once the development application has been approved by Council we can discuss the Services Agreement.

Regards,

Marinus Meiring

Manager | Project Management Unit | Engineering Services | Bitou Municipality
Mobile: 082 898 3935 | Work: 044 501 3264 | Email: mmeiring@plett.gov.za | Website: www.bitou.gov.za

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From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>
Sent: Saturday, 21 March 2026 14:23
To: Marinus Meiring <mmeiring@plett.gov.za>
Cc: Asiphe Masivuye Mafanga <amafanga@plett.gov.za>; Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>
Subject: RE: Erf 155 Keurboomstranstrand

Good day Marinus
I am following up on my email of 17 March on a possible meeting or a confirmation of services availability for two residential units.

Thank you for your assistance.
Regards
Francois

From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>
Sent: Tuesday, 17 March 2026 10:08
To: 'Marinus Meiring Pr Tech Eng' <mmeiring@plett.gov.za>
Cc: 'Asiphe Masivuye Mgoqi' <amgoqi@plett.gov.za>
Subject: Erf 155 Keurboomstranstrand

Good day Marinus

Attached find documentation regarding erf 155 in Keurboomstrand.

The GIs report indicated that there was no spare capacity but at a meeting held with Asiphe and Michael Roode and the client at our offices,
Mr Roode confirmed that the owner will be given services-water and sewer for two properties.

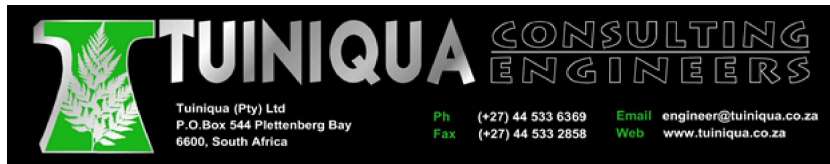
The owner is prepared to do an on site conservancy tank for the properties with private tanker and as such only requires 2 x water house connections.

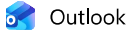
We did not ever receive confirmation from Bitou but Asiphe should still be clear on this.

The client requires a confirmation of services for the two houses from Bitou for the environmental process.

Your assistance in this regard is required. I am available to meet at your earliest convenience.

Francois Scholtz Pr.Eng.





Fwd: Erf 155 Keurboomstranstrand

From Louis van der Watt <louis@atterbury.co.za>

Date Wed 22 Apr 2026 11:14

To Janet <janet@ecoroute.co.za>; Samantha Teeluckdhari <samantha@ecoroute.co.za>

Sent from my iPad

H Samantha

Included please find email trail between my engineer and Bitou Municipality for water and sewerage.

Louis



Louis van der Watt
Group CEO

Tel: 012 471 1600
Email: louis@atterbury.co.za

Die Klubhuis, 2nd Floor, cnr 18th Street and Pinaster Ave, Hazelwood, 0081
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From: Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>

Sent: Tuesday, 21 April 2026 16:22

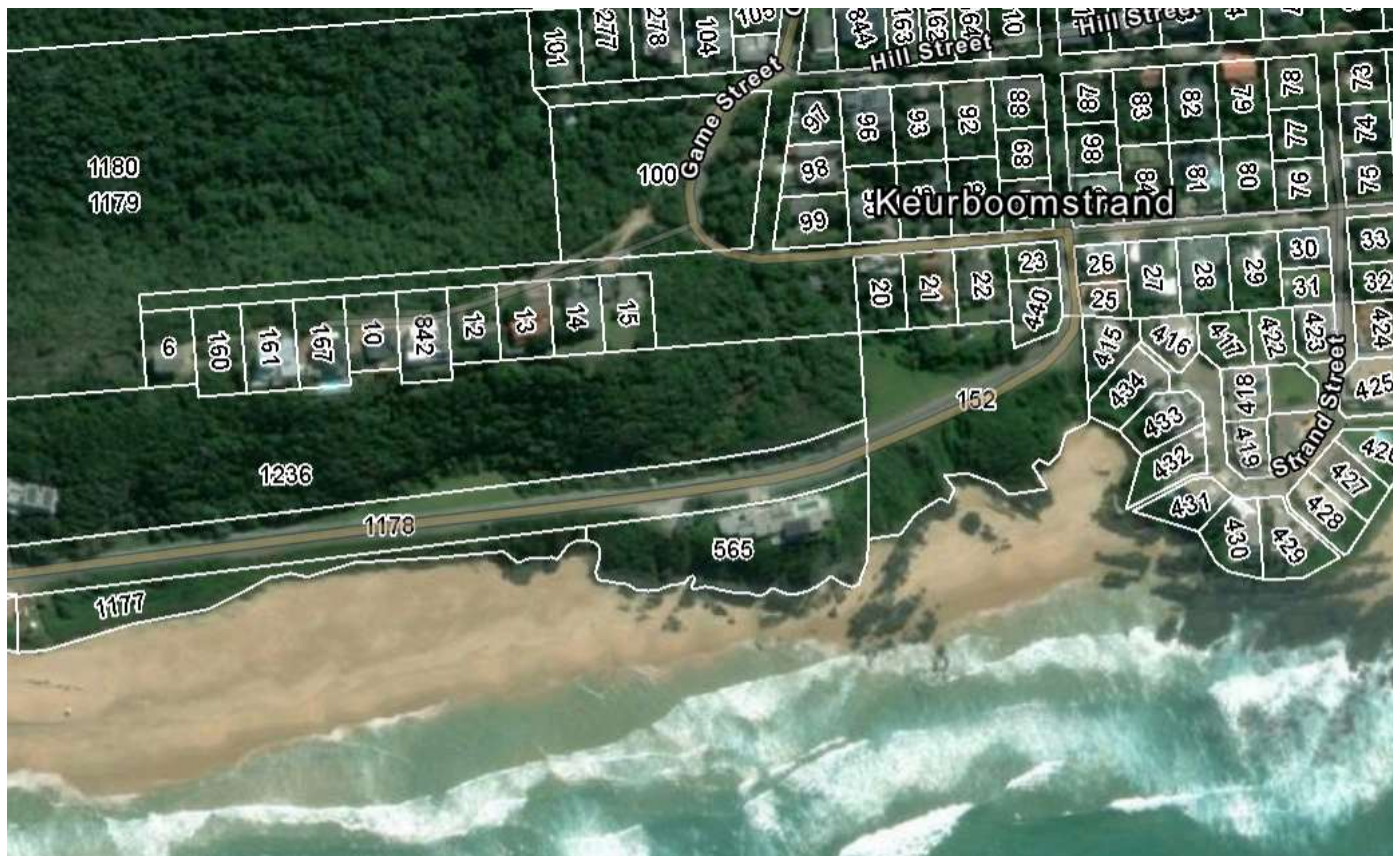
To: engineer@tuiniqua.co.za

Subject: RE: Erf 155 Keurboomstranstrand

Hi Francois

As per our telephonic conversation the following

- Not sure if Erf 155 is registered as I cannot find the said erf og Cape Farm Mapper
- We have capacity to accommodate 2 housing units as applied for.
- We can only provide 1 municipal water connections for Erf 155, any sub metering on site needs to be done by the owners internally.
- Rainwater harvesting need to be implemented and where possible used for watering of gardens
- Sewer removal by private contractor can be accommodated at the Gansevallei WWTW. Please take note that said private contractor need to apply and be in possession of a valid Sewer Discharge permit and disposal fees are applicable per load.
- Once internal reticulation/bulk upgrades have been completed, the erf will be required to connect to such services. It may require that effluent is pumped to the nearest connection point



Regards,

Edward Charles Oosthuizen

Senior Manager: Water and Wastewater Services | Water and Wastewater Services | Engineering Services | Bitou Municipality
 Mobile: 0648565030 | Work: 044 501 3382 | Email: eoosthuizen@plett.gov.za | Website: www.bitou.gov.za

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From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>

Sent: Tuesday, April 21, 2026 2:24 PM

To: Edward Charles Oosthuizen <eoosthuizen@plett.gov.za>

Cc: louis@atterbury.co.za

Subject: RE: Erf 155 Keurboomstranstrand

Hi Eddie

My follow up call in this regard refers.

Kindly advise if the two water connections will be in order. As explained previously the sewer will be removed by private contractor.

Regards

Francois

From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>

Sent: Wednesday, 15 April 2026 13:48

To: 'Edward Charles Oosthuizen' <eoosthuizen@plett.gov.za>

Cc: 'louis@atterbury.co.za' <louis@atterbury.co.za>

Subject: FW: Erf 155 Keurboomstranstrand

Hi Eddie

Marinus has requested that we get confirmation from the departments regarding capacity.

We require an overall capacity declaration for sewer for two houses as there will be a conservancy tank on site serviced by private tanker.

We also need overall confirmation that there is water available for two house units.

In the light of recent improvements and considering the 200 mm line installed from the Matjiesfontein reservoir to Dolphins Wave, that was connected to the Bitou Mainline, that will only be used after June 2027 due to registration issues, can you confirm that spare capacity exists for the two proposed erven?

The request is for the environmental process and actual water demand will probably only be required in 2028.

Regards

Francois Scholtz

From: engineer@tuiniqua.co.za <engineer@tuiniqua.co.za>
Sent: Tuesday, 17 March 2026 10:08
To: 'Marinus Meiring Pr Tech Eng' <mmeiring@plett.gov.za>
Cc: 'Asiphe Masivuye Mgoqi' <amgogi@plett.gov.za>
Subject: Erf 155 Keurboomstranstrand

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Francois Scholtz Pr.Eng.

