



**Our Ref.**

91/304 Matjies

**Enquiries**

A. Mgoqi

**Tel**

044- 501 3264

**email address**

[amgoqi@plett.gov.za](mailto:amgoqi@plett.gov.za)

**Planning Space**

**P O Box 2029**

**Knysna**

**6570**

[lizemarie@planningspace.co.za](mailto:lizemarie@planningspace.co.za)

23 July 2024

Dear Madam

**CONFIRMATION OF BULK SERVICES: PORTION 91 OF 304 MATJIESFONTEIN**

We confirm that Bitou Municipality has bulk infrastructure capacity in its networks and can accommodate the proposed development, subject to the following conditions.

1. That the developer enters into and sign a Service Level Agreement with Bitou Municipality,
2. That the developer makes payment of the prescribed Augmentation contributions in order for the municipality to implement the bulk upgrade of services as detailed and required.
3. That the developer implements and maintain a temporary wastewater treatment plant until the upgrades to the Ganzevallei WWTW has been completed. The temporary wastewater treatment plant must be approved by the relevant authorities as part of the civil engineering services for the development. A bulk connection to the Bitou sewer network must be commissioned once the Ganzevallei WWTW has been upgraded and the temporary WWTP must be decommissioned and removed from site. All costs for construction, operation, maintenance and decommission will be for the account of the developer.
4. That the developer duly communicate point 3 above with all future owners/Homeowners Associates and or Body corporate.

Please contact the official dealing with this project for any further information in this regard.

Yours faithfully

**MR. VW. FELTON**

**HEAD OF DEPARTMENT: ENGINEERING SERVICES**

Official dealing with this;

Miss Asiphe Mgoqi: Engineering Services: Project Manager: Planning & Development



municipaliteit umasipala municipality

to be the best together

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Planning Space  
P O Box 2029  
Knysna  
6570  
lizemarie@planningspace.co.za

03 November 2023

**Attention: Lizemarie Botha**

Dear Sirs/Madam

**Proposed New Development: Portion 91 of 304 : Matjiesfontein: Provision of Sewerage and Water Supply Services**

We acknowledge receipt of your notification of intent to proceed with an application for the Development of Portion 91 of the Farm Matjiesfontein 304.

The current status relating to the capacity for the provision of bulk sewerage and water services for the proposed development is as follows:

Bulk Sewerage Services:

Gansevallei Wastewater Treatment Plant is at full capacity and requires upgrading.

The GLS report confirms that the Keurbooms, Matjiesfontein and Aventura pump stations have sufficient capacity to accommodate the development.

However, Aventura rising main requires upgrading to accommodate all future developments.

The Matjiesfontein rising main has sufficient capacity but is in poor condition and requires replacement.

Bulk Water Supply:

Water Treatment Plant: The water treatment plant currently has sufficient capacity.

The GLS report confirms The Matjiesfontein reservoir currently has sufficient capacity to accommodate the development.

The bulk water supply to the reservoir is however inadequate and, to meet current demand and that of projected future developments, upgrades are required to the bulk watermains over the full length from the Town Reservoirs to the Matjiesfontein Reservoir.

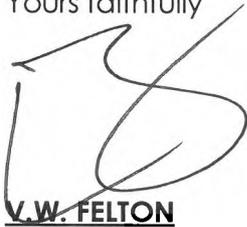
Implementation of partial upgrade of the bulk watermains is in the planning stage.

We confirm that Master planning is in place for all aspects of the abovementioned upgrading requirements.

However, the implementation of upgrades is entirely dependent on the availability of funding (developer contributions, as well as Council funding where applicable), and no time frame can be guaranteed for such implementation.

The implementation of the proposed development and the conclusion of a services agreement can only occur subject to upgrades having taken place and the availability of capacity at that time.

Yours faithfully

A handwritten signature in black ink, appearing to be 'V.W. Felton', written over a horizontal line.

**V.W. FELTON**

**HEAD OF DEPARTMENT: ENGINEERING SERVICES**



munisipaliteit umasipala municipality

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Enquiries: Miss N. Xakata

Supp.: Electrical: Planning (044-5013267)

14 November 2024

Portion 91 of Farm Matjiesfontein 304  
Keurbooms  
Plettenberg Bay  
6600

**Erf: Ptn 91/304**

**Revised Quote: Estimated Cost for 220 kVA New Development Application**

Required kVA	=	220.00 kVA
ERU		10.35kVA
N.F		0.5
D.F		0.3
Augmentation Fees (per ERU)		27 004.50

<b>1. Augmentation fee</b>	=	$\frac{220 \times 0.5 \times 27\ 004.50}{10.35 \times 0.3}$
	=	R 956 681.16 Excl. VAT
	=	<u>R 1 100 183.33 Incl. VAT</u>

**2. Labour fee** = R 1 263.10 Incl. VAT

**3. Bulk Meter CT/VT** = 4 142.72 Incl. VAT

**Total** = R 1 100 183.33 + R 1 263.10 + 4 142.72 = **R 1 105 589.15 Incl. VAT**

**Please note:**

Applicant's Electrician must supply all Material and Labour required for the complete installation of the electrical service, including a Mini-Substation, Metering Unit, RMU, Cabling etc

Kindly submit this estimated cost document to the Enquiries Office at Finance Department upon acceptance and when doing the required payment.

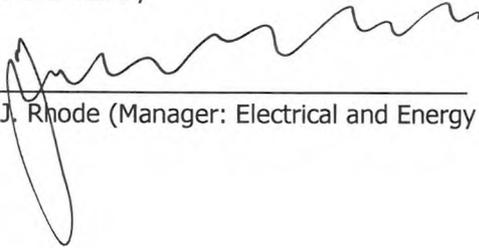
**This estimated cost is valid up to 30 June 2025.** Beyond that, a new application will have to be submitted. Please note that this cost does not include the deposit for the Municipal account.

Pay at Finance Department in Melville's Corner or Via EFT by searching for Bitou Municipality under registered accounts in your Banking App, use the Reference numbers below, **Authenticate proof of payment** and send it back for approval of the application.

Description	Reference Number	Amount
Augmentation Fee	20220714035446	R 1 100 183.33 Incl. VAT
Labour Fee	20200629984997	R 5 405.82 Incl. VAT

Applicant's electrician is required to do the complete electrical service under the Municipal supervisor. A permit will be issued by the supervisor for this work. A copy of a valid COC must be provided to supervisor prior to switching on the power.

Yours Sincerely



M.J. Rhode (Manager: Electrical and Energy Division)

**From:** Marcel Minne <MMinne@plett.gov.za>  
**Sent:** Friday, 20 December 2024 12:08  
**To:** Phumza Dwashu  
**Cc:** Olwethu Yonke; Marius Buskes; Anjé Minne  
**Subject:** RE: PTN 91 OF 304

Good day Phumza,

Herewith my comments on the abovementioned application for rezoning and subdivision, from a Spatial Planning perspective:

1. The applicant's motivation for the proposed development, as per section 4.2.3 of the motivating memorandum (with respect to forward-planning policy) is thorough, and is agreed with in all respects. Thus, it will serve little purpose to repeat the relevant considerations here.
2. After consideration of the abovementioned, the proposal is considered to be consistent with the relevant forward-planning policy for the area, and is therefore supported from a Spatial Planning perspective (subject to the outcome of any amended/ supplementary aquatic biodiversity and/ or flood line studies that may be carried out as a result of objections received remaining positive/ conducive towards development).

**Regards,**

**Marcel Minne**

Pr. Pln A/1851/2014 | Spatial Planner | Planning & Building Control | Planning & Development | Bitou Municipality

Mobile: 082 341 9736 | Work: 044 501 3319 | Email: [MMinne@plett.gov.za](mailto:MMinne@plett.gov.za) | Website:

[www.bitou.gov.za](http://www.bitou.gov.za)

Physical Address: Office 50, Melville's Corner, 3 Kloof Street, Plettenberg Bay, 6600, Western Cape, South Africa

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**From:** Phumza Dwashu <pdwashu@plett.gov.za>  
**Sent:** Monday, November 11, 2024 14:15  
**To:** Marcel Minne <MMinne@plett.gov.za>; Anjé Minne <aminne@plett.gov.za>  
**Subject:** PTN 91 OF 304

I'm using Mimecast to share large files with you. Please see the attached instructions.

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Good day

Attached please find an application for **PROPOSED REZONING AND SUBDIVISION OF LAND FOR PORTION 91 OF THE FARM MATJESFONTEIN NO.304, BITOU MUNICIPALITY** for your comment

**Regards,**

**Phumza Dwashu**

Senior Clerk | Town Planning | Planning & Development | Bitou Municipality  
Mobile: 065 013 4963 | Work: 044 501 3303 | Email: [pdwashu@plett.gov.za](mailto:pdwashu@plett.gov.za) | Website: [www.bitou.gov.za](http://www.bitou.gov.za)



**Bitou Municipality**  
*To be the best together*

For all service delivery enquiries, please contact:

**Customer Care**

- Email: [customercare@plett.gov.za](mailto:customercare@plett.gov.za)
- Phone: 044 501 3174 / 044 501 3175
- Toll Free: 080 021 2797
- Emergency: 044 533 5000

**Office Hours**

- Monday - Thursday: 07:30 to 16:30
- Friday: 07:30 to 13:30

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