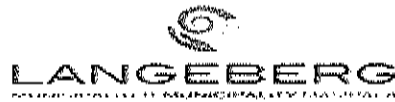


Item 1/2021



GRONDGEBRUIKBEPLANNING EVALUERINGSVERSLAG

(Ingevolge Artikels 56, 65 & 66 van die Langeberg Verordening op Grondgebruikbeplanning, 2015 (PK 264/2015, 30 Julie 2015))

AANSOEK: VOORGESTELDE HERSONERING EN VERGUNNINGSGEBRUIK : PLAAS GOREE 158/71, (BEGRAAFPLAAS) MONTAGU (ASHTON AREA)

Verwysingsnr	15/4/9/9/1	Aansoekdatum	29.01.2020	Verslagdatum	24.11.20
DEEL A: SKRYWER SE BESONDERHEDE					
Naam en van	Jack van Zyl				
Werkstitel	Assistent Bestuurder: Stadsbeplanning				
SACPLAN registrasienommer	AJ1170/2000				
DEEL B: BESONDERHEDE VAN EIENDOM					
Eiendomsbeskrywing (volgens Titelakte)	Plaas Goree 158/71 Montagu (Ashton)				
Fisiese adres		Dorp	Ashton		
Huidige sonering	Nywerheidsone I	Grootte (m2 /ha)	71.46ha (6.7ha)	Is daar bestaande geboue op die eiendom?	J N
Toepaslike soneringskema	Tans: Langeberg Munisipaliteit Geïntegreerde Soneringskema Verordening, 2018				
Huidige grondgebruik	Vakant			Titelaktenommer en -datum	T6170/1999
Is daar beperkende titelvoorwaardes van toepassing?	J	N	Indien JA, lys voorwaarde nommer(s)		
Is daar enige derdeparty voorwaardes van toepassing?	J	N	Indien ja, noem		
Is daar enige ongemagtigde grondgebruik/bouwerk?	J	N	Indien ja, verduidelik		

DEEL C: BESKRYWING VAN AANSOEK

Aansoek ingevolge Artikel 15(2) van die Munisipaliteit Langeberg: Verordening op Grondgebruikbeplanning, 2015 vir 'n hersonering van gedeelte (±6.7ha) van Gedeelte 71 van die Plaas Goree Nr 158, Montagu vanaf Nywerheidsone I na Oopruimte sone I met vergunning vir Begraafplaas, om die bestaande begraafplaas te vergroot.

DEEL D: AGTERGROND EN OPSOMMING VAN AANSOEKER SE MOTIVERING

Die aansoek spruit uit 'n behoefte van die Langeberg Munisipaliteit om die begraafplaas in Ashton uit te brei. Die aansoeker is deur die munisipaliteit aangestel om die grondgebruikregte vir die uitbreiding te bekom. Die voorstel is om 'n addisionele area van ±6.7ha te hersoneer en as uitbreiding van die bestaande gesoneerde begraafplaas-area te gebruik.

Die voorstel word aan die hand van die volgende motiveer:

- Behoefte aan begraafplaasruimte
- Gunstige ligging ten opsigte van die bevolking waarvoor dit bedoel is.
- Goeie bestaande toegang en min impak op verkeer.
- Terreingesteldheid is ideaal vir die doel
- Stormwater kan effektief hanteer word en natuurlike dreineringskanale sal verbeter word.
- Versoenbaar met Langeberg SDF & IDP.
- Voldoen aan beginsels voorgeskryf in SPLUMA (Wet 16 van 2013) en LUPA (Wet 4 van 2014)
- Dienste is beskikbaar.
- Omgewingsimpak is aanvaarbaar en omgewingsmagtiging is uitgereik.

DEEL E: OPSOMMING VAN PUBLIEKE DEELNAME

Word publieke deelname vereis ingevolge Artikels 45- 49 van die Verordening?				J	N
Indien deelname vereis word, dui die manier van advertering aan	Pers	Kennisgewings	Wykraadslid	Ander	

DEEL F: OPSOMMING VAN KOMMENTAAR ONTVANG GEDURENDE PUBLIEKE DEELNAME (indien van toepassing)

Geen kommentaar ontvang

DEEL G: OPSOMMING VAN KOMMENTAAR VANAF STAATS- EN MUNISIPALE DEPARTEMENTE (indien van toepassing)
Kommentaar : Siviele Ingenieursdienste

Rioolpomplyn loop al langs die spoorlyn op. Genoegsame spasie moet oopgelaat word sodat die rioollyn nie binne die area van die beraafplaas sal wees nie. Water beskikbaar vanaf bestaande begraaftaas.

Kommentaar : Boubeheerbeampte

Geen

Kommentaar : Hoof Verkeer

Geen kommentaar.

Kommentaar : Assistent Hoof Elektriese Ingenieursdienste

Die Elektriese Departement het geen beswaar teen die aansoek nie. Geen grafte mag onder die 11kV lyn gemaak word nie. Daar moet 'n 3m oopruimte weerskante van die lyn gelaat word sodat instandhoudingsvoertuie daar kan ry.

Kommentaar : Brandweerdienste

Geen kommentaar.

Kommentaar : Wyksraadslid

Geen kommentaar.

Kommentaar : Senior Omgewingsgesondheidspraktisyn – Kaapse Wynland Distriksmunisipaliteit

Hierdie kantoor het geen beswaar teen die bogenoemde aansoek nie.

Kommentaar : DEADP

Omgewingsmagtiging vir die uitbreiding van die begraaftaas is uitgereik op 14-2-2020.

DEEL H: MUNISIPALE BEPLANNINGSEVALUERING (VERWYS NA RIGLYNE VIR TERSAAKLIKE OORWEGINGS)

Die voorstel voldoen aan wenslikheidsvereistes ten opsigte van oorhoofse beplanning, ligging, versoenbaarheid met omliggende gebuie en toeganklikheid en sal na verwagting nie negatiewe impakte op die karakter van die omgewing, sosio-ekonomie van die gemeenskap, privaatheid van bure of lewering van munisipale dienste hê nie.

Die hersonering sal 'n groot gedeelte en ontwikkelde nywerheidsgrond in beslag neem. Die uitleg/vorm van die gedeelte is ook sodanig dat dit die uitleg en ontwikkeling van toekomstige nywerheidserwe in die oorblywende nywerheidsgebied in 'n mate kan belemmer. Daar is egter steeds voldoende ruimte vir 'n werkbare uitleg van nywerheidserwe in die toekoms. Ten einde al die potensiële nywerheidsontwikkeling toeganklik te maak, word voorgestel dat die buitefiguur van die begraafplaas effens aangepas word om te verseker dat daar voldoende ruimte is om 'n pad (met 16m reserwe) tussen die oostelike hoek van die begraafplaas en die munisipale rioolsuiweringswerke te kan maak (sien aantekening op Liggingsplan en Terreinuitlegplan in Bylae 1).

Gegewe die ligging van die voorgestelde begraafplaas by (rondom) die bestaande begraafplaas en die groot behoefte aan addisionele begraafplaasruimte, kan die aansoek aanbeveel word vir goedkeuring.

DEEL I: BYKOMENDE BEPLANNINGSEVALUERING VIR OPHEFFING VAN BEPERKINGS (VERWYS NA OVB RIGLYNE)

NVT

DEEL J: AANBEVELING

Dat die aansoek om hersonering van 'n gedeelte van ongeveer 6.7ha van Gedeelte 71 van die Plaas Goree Nr 158, Montagu (Ashton gebied) vanaf Nywerheidsone I na Oopruimtesone I met vergunning vir Begraafplaas, ingevolge Artikel 60 van die Langeberg Munisipaliteit : Verordening op Grondgebruikbeplanning, goedgekeur word, onderhewig aan die volgende:

1. Die ligging, omvang en terreinuitleg van die hersoneerde gedeelte is soos aangedui op terreinplan gemerk ASH158-71-LBM-TP, met die uitsondering van 'n aanpassing van die buitefiguur om voorsiening te maak vir 'n 16m breë padreserwe tussen die begraafplaas en die munisipale rioolsuiweringswerke..
2. Ingevolge Artikel 17 van die bg Verordening, verval die hersoneringsgoedkeuring en daarmee saam die toegestane vergunningsgebruik indien dit nie binne 'n periode van 5 jaar vanaf die datum van hierdie goedkeuring uitgeoefen word nie.
3. Genoegsame spasie moet oopgelaat word sodat die rioollyn wat langs die spoorlyn lê nie binne die area van die begraafplaas sal wees nie.
4. Geen grafte mag onder die 11kV lyn gemaak word nie. Daar moet 'n 3m oopruimte weerskante van die lyn gelaat word sodat instandhoudingsvoertuie daar kan ry.

DEEL K: BYLAES

Bylae 1 - Planne

Bylae 2 – Motivering

5

DEEL L: SKRYWER HANDTEKENING

.....
J L E R VAN ZYL
ASSISTENT BESTUURDER: STADSBEPLANNING
GEREGISTREERDE PROFESSIONELE BEPLANNER – NR. A/1170/2000

.....
DATUM

Identification of New Cemetery site Fender CA2016

CREATED BY

— 100 —

□

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L

Langeberg Municipality

Identification of New Cemetery site Tenser 09/2016

Expansion of Sib's cemetery

CREATED BY

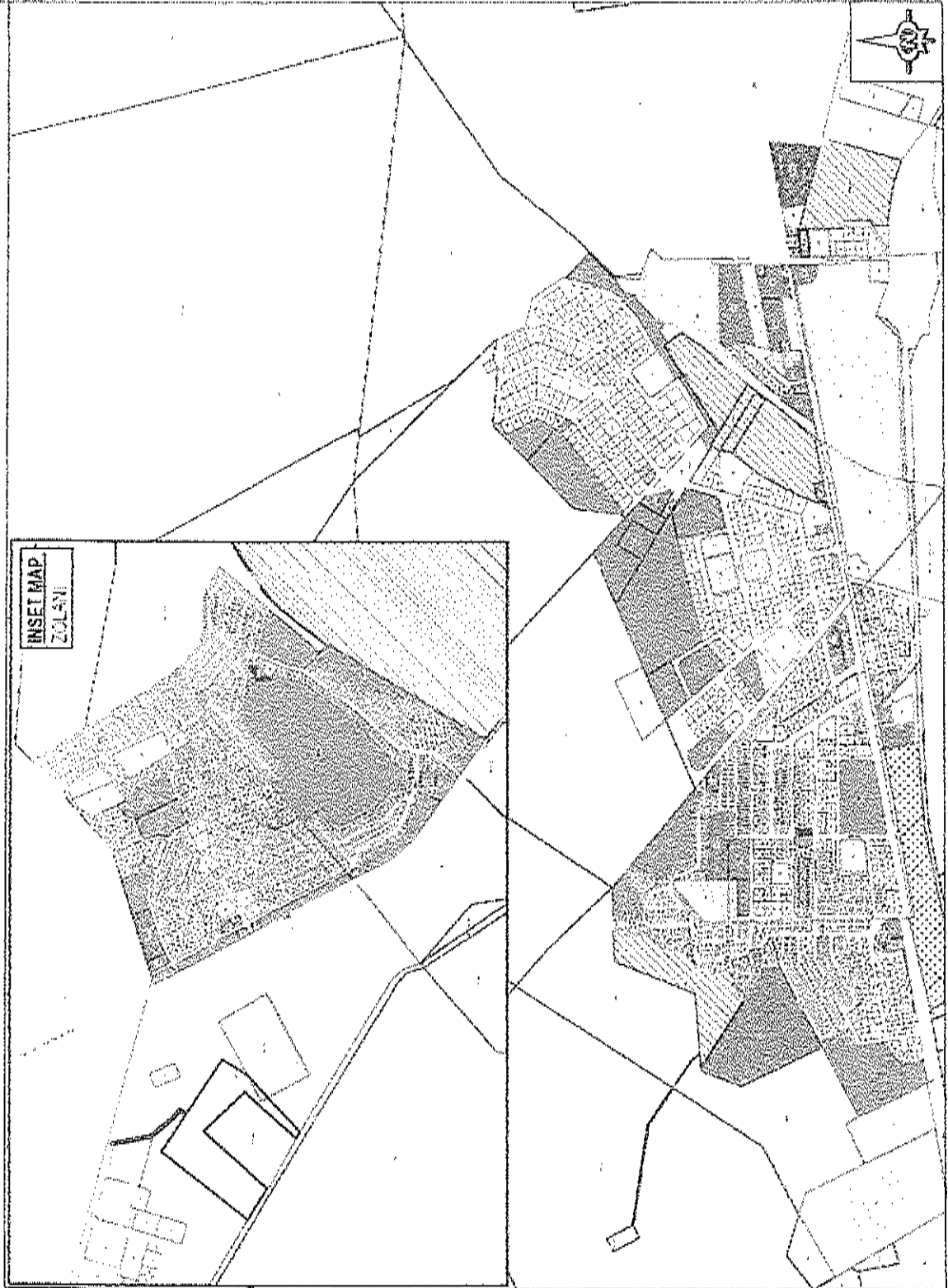


C.K. RUMBOLDT & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
14 RABIER STREET, MALMESBURY

LEGEND:

	Proposed area of expansion
	Access road
	Agricultural Zone (Agriculture)
	Business Zone I (Business Premises)
	Business Zone II (Shop)
	Business Zone V (V & S Shop Retail)
	Business Zone VI (Service Station)
	Community Zone (Places of Recreation)
	Community Zone II (Place of Recreation)
	General Residential Zone (Group Housing)
	General Residential Zone II (Place)
	General Residential Zone III (Place)
	Industrial Zone I (Industry)
	Open Space Zone I (Open Space)
	Open Space Zone II (Open Space)
	Single Residential Zone (Dwelling Houses)
	Transport Zone I (Transport Use)
	Transport Zone II (Public Transport)
	Unclassified Use Zone (Other)
	Utility Zone (Utility Service)

ZONING PLAN



Langeberg Municipality

Identification of New Cemetery site Tender 09/2016

Expansion of Silo's cemetery

CREATED BY

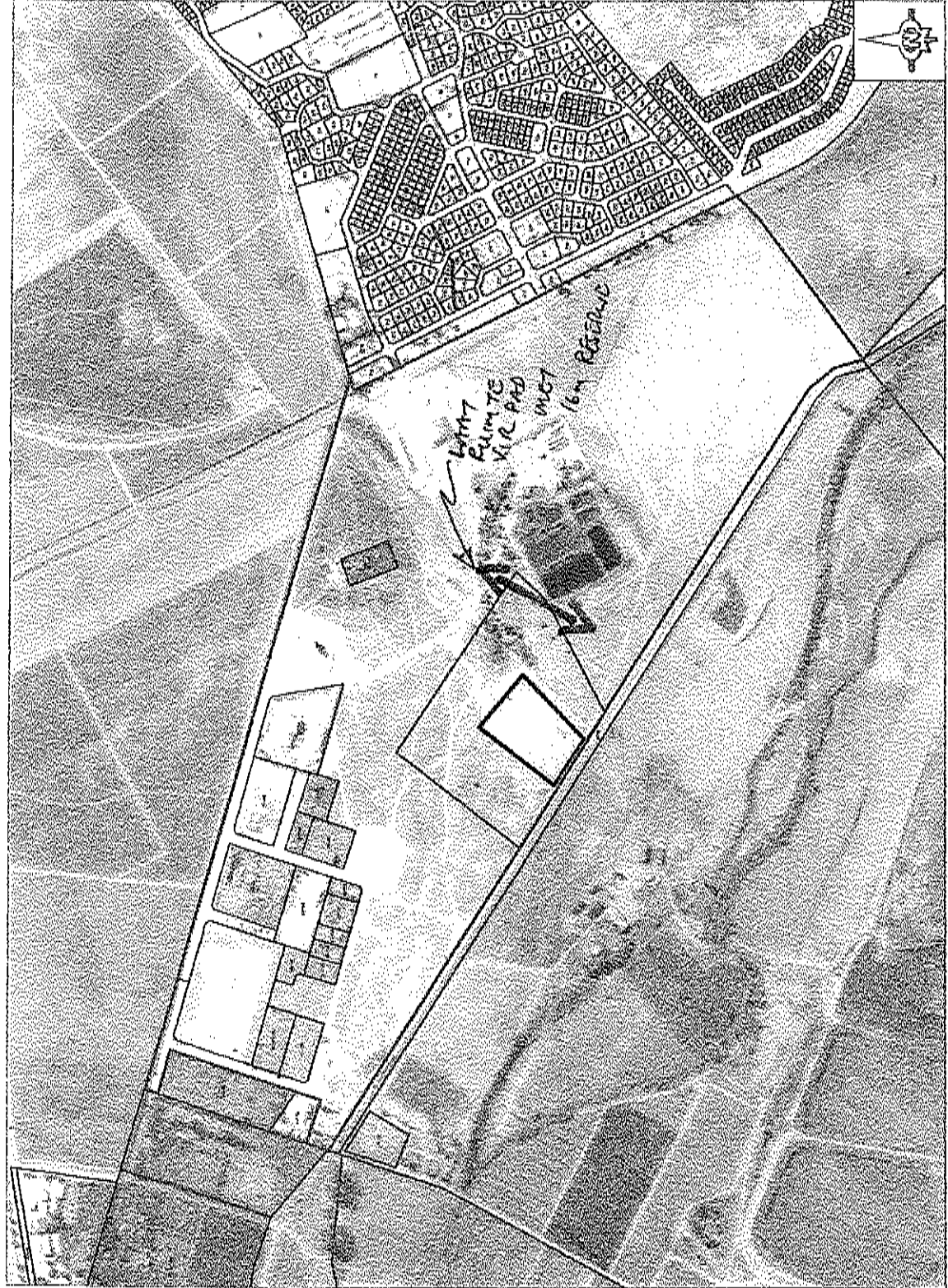


C.K. RUMBOLD & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAUBER STREET, JALLESBURG

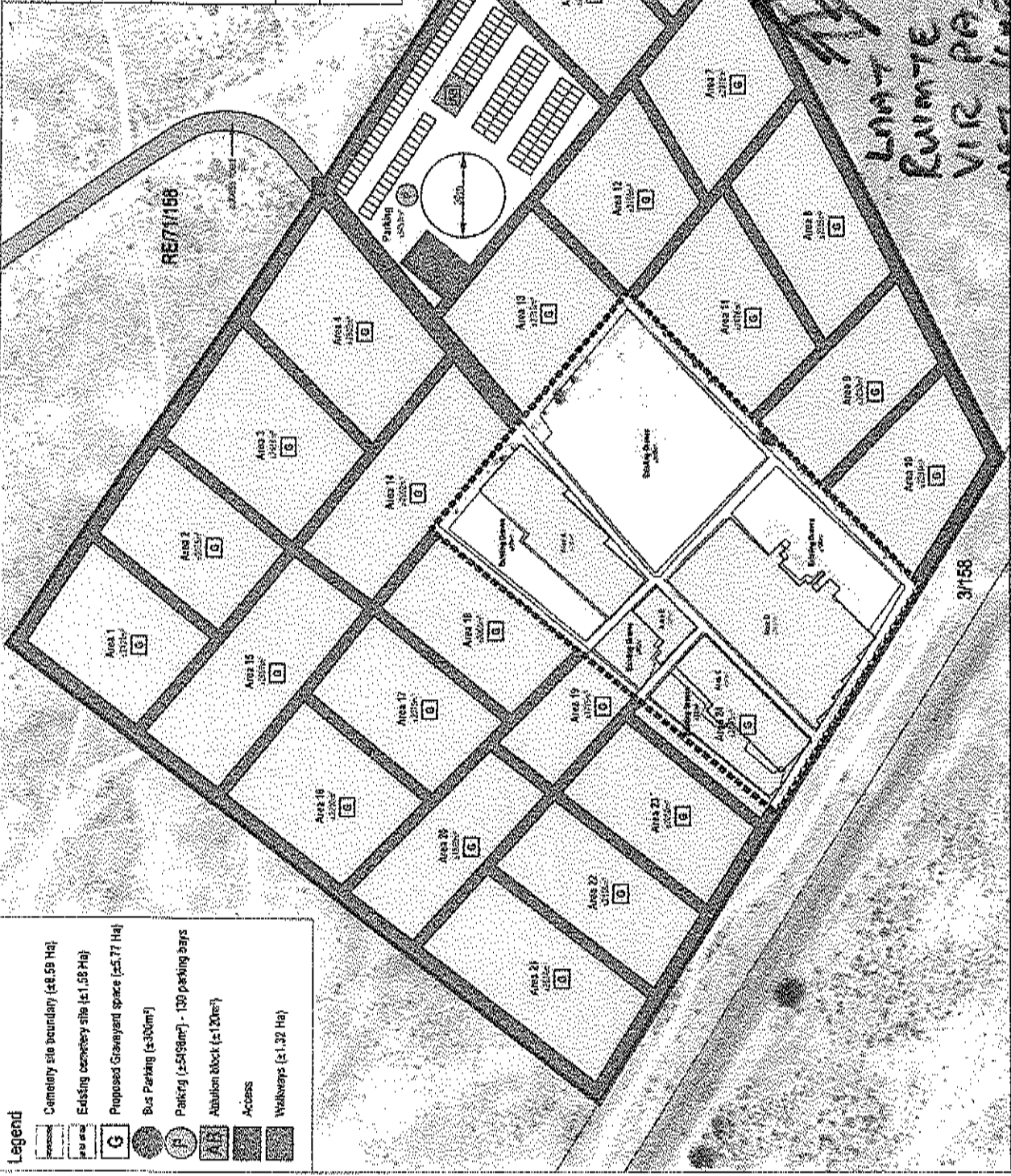
LEGEND:

	CPL Maintenance camp
	Auto Repair/ Workshop & Bus parking
	Post Office
	Freight Company
	Municipal Depot
	SPCA
	Truck Depot
	Municipal Traffic Department and Fire Department
	Storage and repair of cranes
	Offices
	Agencies
	Warehouses and offices
	24hrs residential neighbourhood
	Security firm offices
	Vacant
	Vacant open space
	Solid waste transfer station
	Existing cemetery
	Sewerage works

LAND USE PLAN



SITE DEVELOPMENT PLAN PTN 71 OF THE FARM GOREE NO 182, ASHTON MONTAGU REGISTRATION DIVISION	
NOTE ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY	CREATED BY  C.K. RUMBOLD & PARTNERS TOWN & REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 16 RANNER STREET, MOUNTAINEERSBURG TEL: 022 - 4825645 FAX: 022 - 4871661 E-MAIL: les@ckr.co.za
DATE: JUNE 2019	SCALE: 1:2 000 (A4 Page)
REF: ASH9752/ACMA	



- Legend**
- Cemetery site boundary (±6.59 Ha)
 - Existing cemetery site (±1.58 Ha)
 - Proposed Gateway space (±5.77 Ha)
 - Bus Parking (±300m²)
 - Parking (±5400m²) - 130 parking bays
 - Abolition Block (±120m²)
 - Access
 - Walkways (±1.32 Ha)

BYLAE 2

Motivering

MOTIVATION REPORT

APPLICATION FOR EXPANSION OF SILO'S CEMETERY- PROPOSED
REZONING OF PORTION 71 OF FARM GOREE NO. 158, MONTAGU
RD



CK RUMBOLL & / PARTNERS

PROFESSIONAL LAND SURVEYORS ~ ENGINEERING AND MINE SURVEYORS ~

TOWN AND REGIONAL PLANNERS ~ SECTIONAL TITLE CONSULTANTS

REF: LANG/9752/AC/MH

DATE: August 2019

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1. INTRODUCTION & BACKGROUND

One of the future needs of the growing and urbanising populations is cemeteries. In the last 20 years or so, South Africa has experienced rapid urbanisation and an increase in deaths resulting from pandemics, such as HIV/AIDS and TB. This has led to the need for new ways of disposing of human remains. In South Africa, the bulk of the population is Christians, whose preferred method of interment is burial. However, the downside to conventional burial is that it requires a considerable amount of land. The shortage of land for the development of cemeteries has long been one of the major challenges facing many South African Municipalities.

Langeberg Municipality appointed CK Rumboll and Partners by means of Tender 09/2016 to identify and assess two alternative sites within each of the 5 towns and two alternative sites within the Langeberg municipal boundaries to serve all towns. The tender required that the identification and assessment be done within the context of the Langeberg IDP and SDF, and in liaison with relevant officials from the Langeberg Municipality. Such sites must preferably be presently owned Municipal land, but are not limited to only such sites. Recommendations must be made regarding the preferred sites. The tender consists of two phases, of which the first phase to identify cemetery sites has been completed. Appointment Letter is attached as Annexure A.

The existing cemeteries serving the Langeberg Municipal Area are nearing capacity and there is an urgent need for additional burial space within the Langeberg region. Due to the important role that cemeteries play in a community; it is imperative that cemeteries should be located within an acceptable distance to the community it serves. The identification of land for cemetery sites has been identified as SDF proposal 33. The Langeberg Municipality SDF also identified that the Robertson area specifically has a real shortage of cemetery space and that suitable new cemetery space areas must be created urgently. The Langeberg Municipality IDP also identified that there is a shortage of cemetery space in all towns under Strategic Objective 2. Therefore, the proposed cemetery expansion is in line with the objectives and needs identified within the local SDF and IDP.

2. PURPOSE

The application entails the following:

- 4 Rezoning of a portion (6.7ha) of Portion 71 of Farm Goree nr. 158, Montagu RD in terms of Section 15(2)(a) of the Langeberg Municipality Land use Planning By-Law from Industrial Zone I to Open Space Zone I.

- 4- Consent Use in terms of Section 15(2)(o) of the Langeberg Municipality Land Use Planning By-Law under the proposed zoning in order to expand the existing cemetery on the property with 6.7ha.

The property is registered in the name of Langeberg Municipality. Application Form is attached as Annexure B.

3. PROPERTY DESCRIPTION

3.1 Location and surrounding land use

The proposed site is located west of the R60 road and Zolani residential area near Ashton, and south of Abattoir Street. The area proposed for development is situated adjacent to the waste water treatment works and existing cemetery on Portion 71 of Farm Goree no. 158, Montagu RD.

Locality Plan attached as Annexure C.

Surrounding neighbour: Portion 71 of Farm Goree no. 158, Montagu RD	
NORTH	Farm Goree no. 197
EAST	R60 Provincial road
SOUTH	Portion 3 of Farm Goree no. 158
WEST	Erf 2201

3.2 Property details

Portion 71 of Farm Goree no. 158, Montagu RD	
Title Deed No.:	T6170/1999
Ownership:	Langeberg Municipality
Extent:	71.46 ha
Registration Division:	Montagu
Servitudes	Powerline servitudes, to the west, are registered over the property
Zoning	Open Space Zone II, Industrial Zone I and Utility Zone
Current land use	Cemetery, municipal sewerage works
Lease areas	There are currently no lease areas on the property which could have an effect on the expansion area.

Title Deed and SG Diagram is attached as Annexure D.

#9752.....Proposed expansion of Silo's cemetery, Portion 71 of Farm Goree no. 158, Montagu RD

4. CURRENT ZONING AND LAND USES

Portion 71 of Farm Goree no. 158, Montagu RD	
Zoning	Open Space Zone II, Industrial Zone I and Utility Zone
Land uses	Cemetery and municipal sewer works

Zoning Map is attached as Annexure E.

5. SURROUNDING LAND USES

The property is approximately 71.46 ha, of which 6.7ha is proposed for the expansion of the existing cemetery. The site is immediately bordered by the municipal waste water treatment works to the east, existing cemetery and railway line to the southwest and undeveloped cattle grazing areas along the rest of the borders. Within a 500m radius of the proposed development site lies the R60 road and Zolani residential area to the east, agricultural lands to the south and west and industrial erven to the northwest. Land Use Map is attached as Annexure F.



6. DEVELOPMENT PROPOSAL

Introduction

As per Phase I of Tender 09/2016 it was recommended that the existing cemetery on Portion 71 of Farm Goree no. 158 be developed further since it has the capacity to expand. The subject property is registered in the name of Langeberg Municipality (See **Annexure D** for title deed and diagram). The said portion of land is zoned for industrial purposes and requires to be rezoned to Open Space Zone I. Application is made for the rezoning of a portion (±6.7ha) of the property to facilitate the expansion of the cemetery.

Description of application

The purpose of this motivation report is to apply for the expansion of the existing cemetery on Portion 71 of Farm Goree no. 158.

Footprint:

The development footprint for the proposed development is approximately 6.7ha of the 70ha site as surveyed as shown in the figure below.

The following elements will form part of the expansion of Silo's cemetery:

- Approximately 10000 grave sites.
- Parking area which includes a space for a bus to park
- Entrance gate and diamond mesh boundary fencing – 1100m of 1.8m high.
- Internal gravel roads with a width of 3-5m.
- Appropriate landscaping including indigenous trees and other applicable indigenous vegetation for shade and screening where appropriate with cleared, unmade pathways inbetween.
- Ablution facilities with a 200m long 160mm sewer pipeline and pump station; and 40m long 110mm water pipeline.
- Effluent detention pond to manage effluent overflow from the adjacent sewerage treatment works in order to prevent entrance to the site. The detention facility with an overflow to an existing stream will be constructed in the north eastern corner of the site.
- Subsoil-and cut off drains are to be constructed upstream and throughout the site to divert surface water and near surface water around the site and to eliminate the lateral groundwater movement through the site. These drains are to be of adequate depth to intercept near surface groundwater. Indigenous vegetation is also to be planted throughout the site to lower the water table which may occur from time to time. A stormwater detention pond for the management of stormwater from the cemetery site is to be constructed in the south western corner of the site.

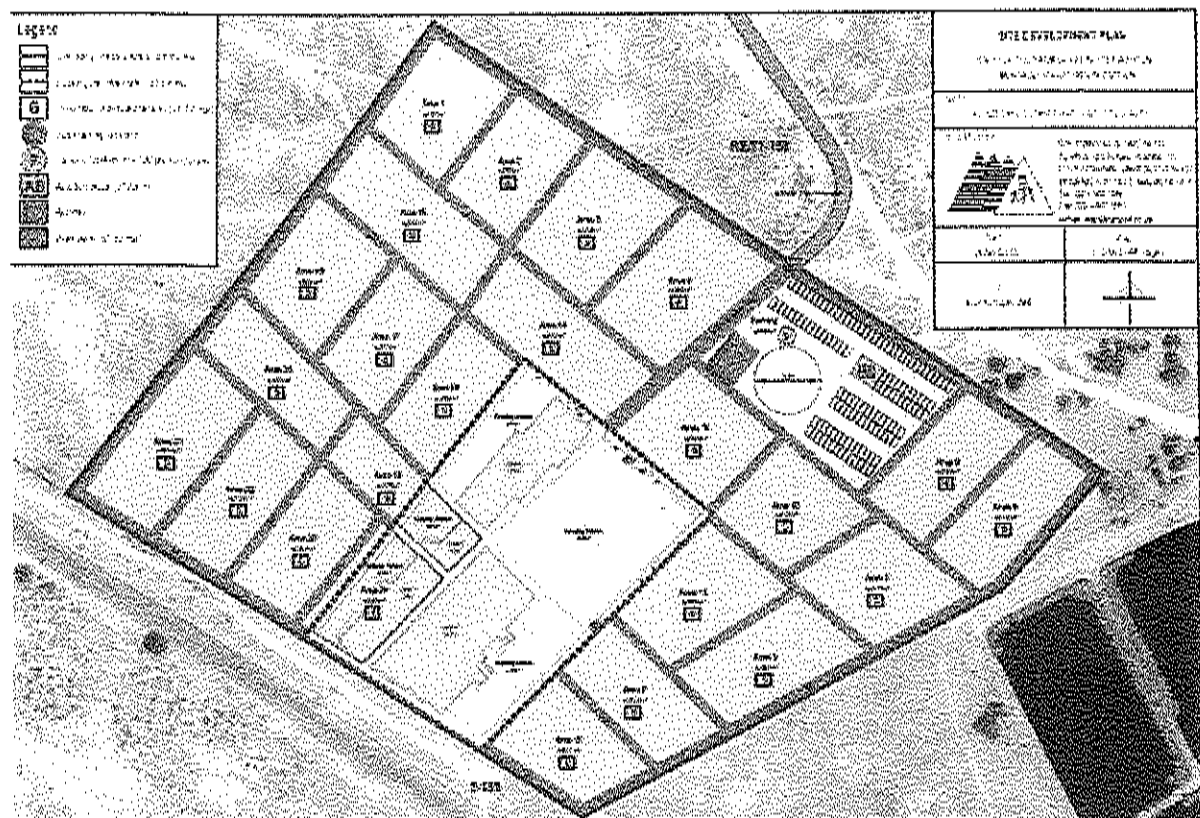


Figure 1: Site Development Plan for expansion of Silo's cemetery

7. NEED AND DESIRABILITY

Factors that need to be taken into consideration when developing a cemetery site as per *Guidelines for Human Settlement Planning and Design*, CSIR Building and Construction Technology, 2000 are as follows;

- The size and nature of the cemetery site.
- Accessibility to the population being served and the impact on the transportation system.
- The effect of the cemetery on the adjacent resources and land-uses.
- The provision of a cemetery facility taking into account the local and micro environment and amenities.
- The spatial integration of a cemetery facility as part of an open space network and the provision of an appropriate buffer zone.

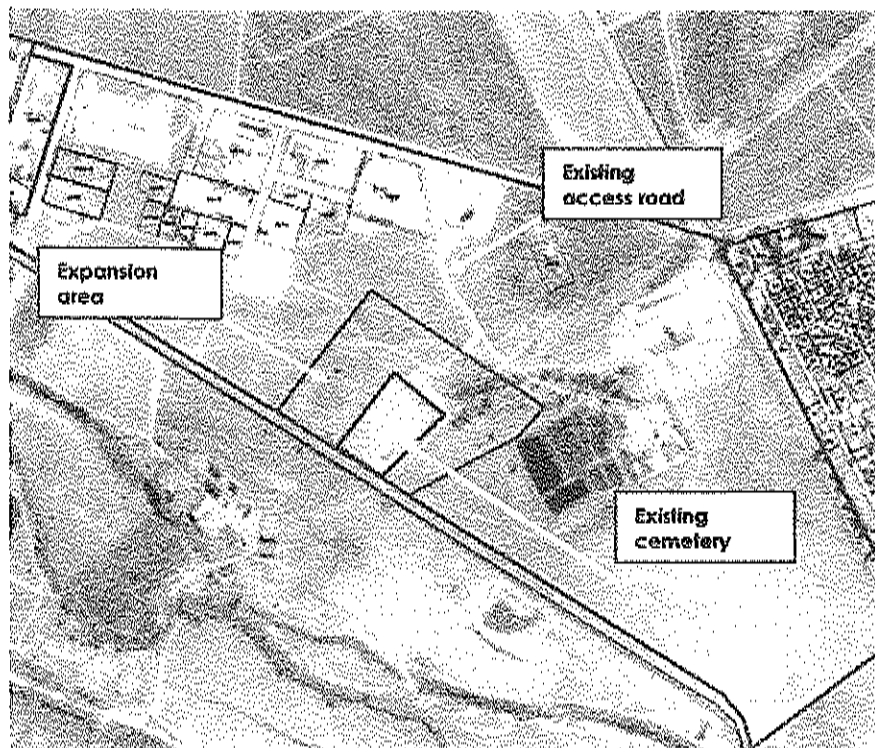
7.1 Size and nature of the cemetery

Taking into account the provision of roads and walkways (amounts to $\pm 7\%$ of the total area) approximately 12000 graves can be accommodated on the relevant available portion of land taking a grave density of 2000 graves per hectare as the norm.

$$67000\text{m}^2 - 7\% \approx 6.23\text{ha} \times 2000 \text{ graves/ha} = 12460 \text{ graves.}$$

7.2 Access and public transport

The proposed development will make use of the existing access road to the existing cemetery. It is not expected that the proposed development will have a significant negative impact on current low traffic conditions of the site and surrounds. The development will make provision for a parking area which includes space for a bus to park.



7.3 Terrain characteristics

7.3.1 Physical aspects/topography

The slope of the ground is predominantly to the south, with a near constant slope of approximately 1.7°. Water ponding on the site should not be problematic, as the slope is ideal for the use as cemetery.



7.3.2 Soil formation and permeability

Based on the Geological Series Map 3320 (Ladismith) and Cape Farm Mapper, the soils in the area are soils with minimal development, usually shallow on hard weathering rock, with or without intermittent diverse soils. Lime generally present in part or most of the landscape. Soils samples were not subjected to permeability testing. Due to the location beside the existing cemetery site, it was deemed not to be required. The anticipated deep water table and the arid conditions (low rainfall of 234mm annually) also nullify the need for permeability testing. Refer to Geotechnical report attached as Annexure K.

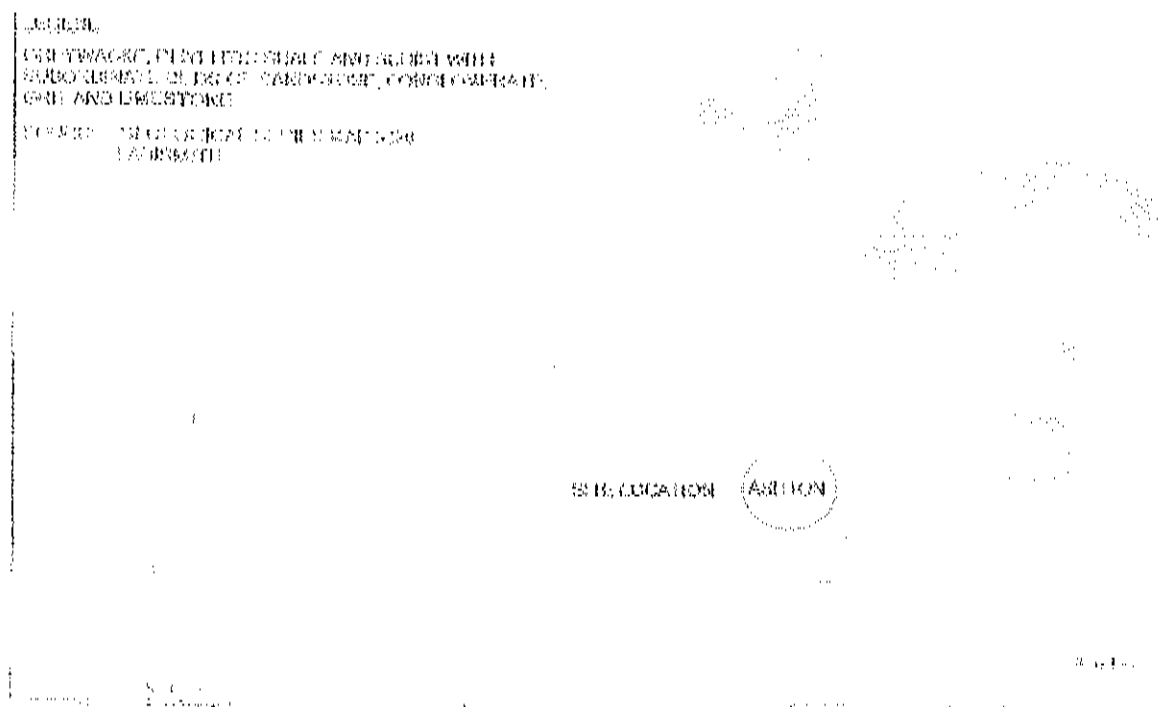


Figure 2: Geological Series Map (Extract of Geotechnical report)

7.3.3 Hydrology

Surface water drainage from the site will be over land flow discharging into the existing intermittent stream approximately 280m south-west of the proposed site. Limited surface water originating upland of the proposed extension of cemetery will be cut off by the existing drainage channel, and also the proposed new drainage channels, as indicated on the site layout. Little erosion was noticed on site. Due to the relatively flat gradient of the site, erosion is unlikely to occur, even if vegetation is removed from the proposed site. The proposed drainage channels will further curb possible erosion around the site. Surface water penetrates the top alluvium soil layers, occasionally accumulating in the underlying phylitic shale layers and draining on top of this layer in the same direction as the prevailing ground slopes. Due to the relatively high permeability of the alluvium layers and the infrequent water accumulation, the rear surface water will not penetrate the weathered rock layers to significant depth.

7.4 Local and Micro environment

Due to the important role that cemeteries play in a community, it is imperative that cemeteries be located within an acceptable distance to the community it serves.

7.4.1 Infrastructure (Services)

7.4.1.1 Electricity

A comparison of electricity by means of solar will be compared to the normal installation and maintenance costs of electricity from Eskom. During the design phase, both options will be investigated, and the most cost-effective solution will be followed, considering safety and maintenance of the system.

7.4.1.2 Storm water

All watercourses within the study area were found to be unnatural or extremely transformed. The limited rehabilitation that would occur within the parkland area would allow the three active watercourses of natural origins to achieve their best states.

As part of the proposal for this application, the following mitigation measures will be implemented:

- Adequate surface drainage will be catered for to ensure no ponding on site.
- Cut off drains are to be constructed upstream of the site to divert surface water and near surface water around the site and to eliminate lateral groundwater movement through the site. These drains are to be of adequate depth to intercept near surface groundwater.
- Cut off drains are to be constructed upstream of the site to divert surface water and near surface water around the site and to eliminate lateral groundwater movement through the site. These drains are to be of adequate depth to intercept near surface groundwater.

A detention facility is required to manage effluent overflow from the adjacent Sewerage Treatment Works in order to prevent entrance to the site. The detention facility with an overflow to an existing stream will be constructed in the North Eastern corner of the site. The detail is to be finalised before design phase.

An additional detention pond for the management of stormwater from the cemetery site is to be constructed in the South Western Corner of the site. The detail is to be finalised before the design phase.

7.4.1.3 Street layout

The development will incorporate the existing access road to the existing cemetery. It is proposed that the existing access road be upgraded to a paved road for the full length, up to the existing paved section of the road. The upgrading will be to the same standard as the existing paving.

The walkways between the graveyards are to be hardened and to be level with the surrounding areas between the graves to ensure no stormwater channelling and erosion occurs.

7.4.1.4 Sewer reticulation

There is an existing sewer pipeline running parallel to the train track to the South and connecting to the Sewerage Treatment Works adjacent to the proposed cemetery site.

There is currently a small ablution facility on the existing cemetery site with a proposal for another ablution facility for the new development. In the case of the existing sewer line having additional capacity for the new development, approximately 60m of connecting sewer will be required. If inadequate capacity exists in the existing sewer line, the new development will require approximately 200m of sewer pipe with possibly a small pump station being required due to the topography of the land.

7.4.1.5 Water reticulation

There is an existing water supply in close proximity to the proposed site for development. The ablution facilities can be connected to the existing water feed. Capacity of the line will be verified, minimal water however will be required to provide water to the new cemetery.

7.4.1.6 Telkom services

If connection to the communication network is required, Telkom and other service providers will be approached with a layout of the development and will have the opportunity to provide a distribution system within the development. The necessary sleeves will be provided at street crossings.

Refer to **Annexure H** for copy of services report.

7.4.2 **Architecture and Future Heritage**

The cemetery site will be fenced and maintained as stipulated in the Regulations relating to Funeral Undertakers' Premises (Reg 237 dated 8 February 1985) promulgated in terms of Sections 33 and 39 of the Health Act, Act 63 of 1977. Buildings relating to an ablution facility will be constructed as part of the proposed expansion.

The design and layout of the proposed development layout considered the following:

- Ensure a safe, accessible and aesthetically pleasing site for the burial of the dead.
- Keep maintenance low and thereby keep costs low.
- Use design elements such as meandering walkways through area, views and vistas, landscaped planting, open spaces, well designed entrances and fencing to create a sense of place and dignity.
- Ensure easy access for vehicles, digging machinery and pedestrians.
- Keep the design of the layout flexible.
- Keep major access roads to cemeteries in good condition.

7.4.3 Impact on the environment

A Basic Assessment in terms of the National Environmental Management Act is in process and running concurrently with the planning process.

7.4.4 Social

The proposed expansion will provide the much needed burial space required. The expansion will enhance the community memory and experience of the existing cemetery which is a positive experience.

8 SPECIALIST ASSESSMENTS

Specialist consultants were appointed to inform the Planning- and Environmental processes. Below is a summary of findings:

8.1 Botanical Impact Assessment

Specialist:

Nicolaas Hanekom (Eco Impact)

Results:

The small sections (less than 10%/7ha) of the overall site which falls within the vegetation areas delineated as critically endangered Muscadel Riviere (northwestern corner) and endangered Breede Alluvium Renosterveld (southern border) does not show any characteristics of these vegetation types and no plant species of conservation concern were recorded within these areas. The Muscadel Riviere area has also been isolated by existing industrial developments and the railway line, similarly the Breede Alluvium Renosterveld area has been isolated by the railway

line not allowing feasible ecological connectivity between the site and any adjacent natural habitats. Most of the site is mapped as Breede Shale Renosterveld (Least Threatened). Due to the limited indigenous terrestrial vegetation diversity; low ecological connectivity; previous and ongoing impacts i.e. livestock overgrazing and developments and current significantly degraded and transformed state of the ± 70 ha site the overall terrestrial botanical sensitivity of the site is rated as low. The terrestrial vegetation remaining on the proposed development site is characterised as Breede Shale Renosterveld (Least Threatened). The overall state of indigenous vegetation on these areas is significantly degraded, transformed and with limited diversity. No species of conservation concern were recorded on the site. The overall terrestrial botanical sensitivity of the site and surrounds is therefore rated as low.

The specialist are of the opinion, that the cemetery expansion; if designed and implemented according to the recommendations will not impact significantly on the biodiversity, or adversely affect the ecological functioning of the area. Refer to **Annexure I** for Botanical Impact Assessment report.

8.2 Freshwater Impact Assessment

Specialist:

Joshua Gericke (EnviroSwift)

Results:

Five watercourses were identified and delineated including a recently excavated artificial drainage channel (A), a formal stormwater canal system (B), a remnant portion of a natural drainage line (C), now fed almost entirely by a sewage works and continuously overflowing cattle trough, a remnant portion of natural drainage line (D) that has been cut off from its catchment, partially infilled and no longer function as a drainage line, and one artificial wetland area (E) that is, in the opinion of the specialist, entirely unnatural. Watercourse D was found to no longer function as a watercourse and cannot in the opinion of the specialist be reinstated given the scale of the changes in the catchment and watercourse and is therefore, in the opinion of the specialist, no longer a watercourse. According to aerial imagery, the watercourse appeared during 2013 and is in the opinion of the specialist, likely the result of a burst pipe.

Watercourse D was found to no longer function as a watercourse and cannot in the opinion of the specialist be reinstated given the scale of the changes in the catchment and watercourse and is therefore, in the opinion of the specialist, no longer a watercourse. According to aerial imagery, the watercourse appeared during 2013 and is in the opinion of the specialist, likely the result of a burst pipe. Only watercourses A, B and C were assessed further.

Watercourses B and C were therefore evaluated by best practice methods to determine current (predevelopment) Present Ecological State (PES). Watercourse C fell within the IHIA Category F, while watercourse B was found to fall within a category E.

The degree of transformation of the two watercourses and their catchments was such that neither can practically achieve a higher category than the present state and were therefore assigned an REC equal to their current PES. Application of the best practice method for determination of an appropriate minimum buffer found that a buffer of 15m would be appropriate for watercourses A, B, and C. Refer to **Annexure J** for Freshwater Impact Assessment report.

3.3 Geotechnical Investigation

Specialist:

Zane Fourie (SKCMasakhizwe Engineers)

Results:

Soil excavatability and workability

Excavations will be difficult by excavator due to the hardness of the underlying rock layers and the gravelly nature of the soils closer to the surface. A 20 tonne excavator (min.) is proposed. Once excavated, the soil will be suitable for use as backfilling of the graves, provided that large boulders and cobbles be removed prior to backfilling.

Grave stability

Suitable edge protection to the alluvium layers will be required after excavation to prevent the sides collapsing during the burial ceremony.

Site topography

The maximum natural slope of the site is approximately 2°. Water ponding on the site should not be problematic, as the slope is ideal for the use as cemetery.

Site drainage

Surface water drainage must be observed to prevent ponding of water, but we do not foresee this to be required as the slope is in the ideal range. Surface water originating upstream of the site must be diverted around the site using maintained drains (see drawing W1920-03-TP) of new cut-off drains to be constructed. These drains must be deep enough to penetrate the weathered rock layers to prevent near surface water from flowing through the site. Internal roads must be utilised to channel stormwater to suitable discharge points. These discharge points must be protected against scouring and erosion by providing stone masonry or other suitable erosion control measures.

Soil permeability and basal buffer area

Occasional water logging of the near surface alluvium layers will be greatly reduced with the implementation of the proposed on site storm water drains as well as the perimeter drains diverting surface water around the site. Both these measures will reduce the possibility of groundwater pollution.

Position in respect of domestic water sources and drainage features

Potable water is supplied to the town of Ashton via Municipal pipelines. The nearest registered borehole to the proposed site is unknown but is assumed to be further away than the min distance of 150m (for permeability of 1×10^{-7} cm/s). The closest drainage feature to the proposed site is the non-perennial stream (Sarahs River) approximately 280m south-west of the site. The river is further than the minimum recommended safe distance of 150m (for permeability of 1×10^{-7} cm/s), and as this stream is not flowing throughout the year, it is not perceived as problematic.

Refer to **Annexure K** for Geotechnical report.

9 LAND USE PLANNING PRINCIPLES

The *Spatial Planning and Land Use Management Act* (SPLUMA), Act 16 of 2013 and *Land Use Planning Act* (LUPA), Act 3 of 2014 provides for spatial planning and land use management on national level. This act includes five development principles for spatial planning. This application supports these principles as follows:

Spatial Justice: The property in question will be put to better use to provide a needed social service to Langeberg Municipality and its inhabitants. The expansion area is highly accessible, and will the development create much needed grave space (social amenity need) as the current cemetery are reaching capacity.

Spatial Sustainability: The proposed development promotes spatial compactness and sustainable resource use. The proposed rezoning will not affect any natural habitat, ecological corridors or high potential agricultural land. This proposed development attempts to ensure that citizen's needs are met in an affordable way and to promote viable cities.

Efficiency: The proposed development will optimise the use of existing resources and infrastructure. Due to the important role that cemeteries play in a community, it is imperative that cemeteries be located within an acceptable distance to the community it serves.

Spatial Resilience: The proposed development does not limit future benefits that the property may have.

Good Administration: The proposed application will be taken through the public process by Langeberg Municipality and all relevant departments will be contacted. The decision making process will be guided by statutory land use planning systems.

10 LANGEBERG SPATIAL DEVELOPMENT FRAMEWORK AND INTEGRATED DEVELOPMENT PLAN

The identification of land for cemetery sites has been identified as SDF proposal 33. The Langeberg Municipality SDF also identified that the Robertson area specifically has a real shortage of cemetery space and that suitable new cemetery space areas must be created urgently.

The Langeberg Municipality IDP also identified that there is a shortage of cemetery space in all towns under Strategic Objective 2. Therefore, the proposed cemetery expansion is consistent with the objectives and needs identified within the municipal SDF and IDP.

11 MOTIVATION

- Due to the important role that cemeteries play in a community, it is imperative that cemeteries be located within an acceptable distance to the community it serves.
- The cemetery establishment aims to cater for the cultural needs within the municipal area.
- The development proposal is consistent with the Langeberg SDF and IDP.
- Local cemeteries are fast reaching capacity, with only a few graves that are left.
- The subject property, on which the development is proposed, is owned by Langeberg Municipality.
- Since the proposal entails an expansion of the existing cemetery, it will not be in contradiction with the surrounding environment.
- The expansion area does not affect any servitudes that are registered over the property.
- Sufficient access is provided to the new expansion area.
- The proposed expansion will provide the much needed burial space required.

12 CONCLUSION

South Africa is home to a rich variety of cultural and religious belief systems, in which cemeteries play a crucial role in people's lives. This is visible on important holidays such as Easter and Christmas Day when families and friends visit cemeteries, and gather by gravesites to remember and pray for their dead.

Due to their land-consuming nature, cemeteries occupy significant areas. Cemeteries are under immense pressure from urban growth and development. Like most basic services, they are susceptible to impacts of rapid urbanisation, increasing population growth, environmental changes and illnesses such as HIV/AIDS and TB.

Generally, people are uncomfortable with considering the realities of death. Any discussion concerned with the planning, design and management of cemeteries is bound to be sensitive. Eventually change will have to be effected, given the number of pressures facing government. These concern the diminishing availability of suitable land for burial, fiscal constraints, environmental concerns and the reluctance to move away from conventional planning practices.

In addition to preserving and promoting the introduction of indigenous vegetation in the area, the proposed public cemetery will preserve the cultural heritage of the regions Outspan site and provide employment for local individuals, whilst meeting the need for the essential services of a contextualised public cemetery.

This office supports the proposed development of the cemetery on the proposed site and request Langeberg Local Authority to consider the application favourably.

Anelia Coetzee/Momay Herling

For CK Rumboll and Partners