
REFERENCE: 15/3/2/12/BC3

The Municipal Manager
Cederberg Municipality
2A Voortrekker Street
Private Bag X2
Clanwilliam
8135

Attention: Adriaan Neethling

Via email: adriaann@cederbergraad.co.za

CEDERBERG MUNICIPALITY: APPLICATION FOR THE REZONING OF PORTION 103 OF THE FARM GROOT VALLEY NO. 451, CLANWILLIAM

1. Your request for comment, received by this Directorate on 19 January 2022, refers.
2. CK Rumboll and Partners (on behalf of the Cederberg Municipality) submitted a rezoning application of a portion ($\pm 2490\text{m}^2$) of Portion 103 of the farm Groot Valley No. 451 (measuring approximately 5,9817ha), from Agriculture Zone I to Open Space Zone I to establish a section of the larger planned cemetery to provide in the urgent need for more burial space.
3. Citrusdal has one cemetery serving the town and surrounding rural areas and is nearing full capacity, hence land was identified north and east of the existing sewage works and the necessary processes were followed to acquire the land for this purpose. The land has been transferred to the Cederberg Municipality and is known as Portion 103 and Portion 104 of the Farm Groot Valley No. 451, Clanwilliam. This application will only be dealing with Portion 103 of the Farm Groot Valley No. 451, Clanwilliam.
4. The property is located in Ward 1 of the Cederberg Municipal Area, known as "Elandskloof and Citrusdal Farms". This ward has a rural character and accommodates farms, the Cederberg Wilderness Area and Elandskloof, a restitution settlement area. This vacant property is located approximately 1,6 km north of Citrusdal and access to the property is obtained via a right of way servitude that connects with Main Road 539.
5. Surrounding uses include mainly intensive agriculture and related uses which includes citrus orchards, and the sewage works of Citrusdal located towards the south of the subject property and rural community facilities south-west of the subject property.
6. The subject property is located outside of the demarcated urban edge and is zoned as Agricultural Zone I. The property has never been used for productive farming purposes. According to Cape Farm Mapper, the application area has a low land capacity and is not considered as land with a high agricultural capacity or value.

7. According to the Cederberg Spatial Development Framework, Ward 1 is identified as an area where provision should be made for adequate cemetery expansion. Considering this, the proposed development is regarded as being consistent with Cederberg SDF albeit not at the schematic location as proposed in the SDF.
8. Amended Site Development Plans and Rezoning Plans were received from CK Rumboll and Partners via the Municipality on 11 March 2022. The consultants motivate that the plans show the proposed rezoned area away from the overhead power line and will also provide for the most efficient use of the land, as the cemetery will be laid out from north to south. The size of the proposed area to be rezoned remains the same as initially applied for i.e. $\pm 2490 \text{ m}^2$. The cemetery was proposed right on the south-western portion of the property in terms of the amended plan the cemetery is now proposed at the far north-western portion of the property. The Municipality should, therefore, determine whether this would require the re-advertising of the rezoning and subdivision plan. Other factors, such as access, must also be taken in consideration by the Municipality.
9. The comment of this Department's environmental section has also been obtained and is attached for your convenience. Note that this comment was based on the original application prior to the amended location.
10. This Directorate reserves the right to submit contradictory and/or amended comment should any additional or new information be submitted.

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)