

Enquiries

C Schliemann

Contact details

044 501 3324

E-mail

cschliemann@plett.gov.za

File ref: 18/33/437

24 AUGUST 2021

By E-mail: info@vreken.co.za
marike@vreken.co.za

Marike Vreken Urban and Environmental Planners
P.O Box 2180
Knysna
6570

Dear Madam

PROPOSED SUBDIVION AND REZONING: PORTION 33 OF THE FARM HILL VIEW NO 437, DIVISION OF KNYSNA (PLETTENBERG BAY), BITOU MUNICIPALITY

1. The Bitou Municipal Planning Tribunal at the meeting held on 15 July 2021 resolved as follows:
2. **That approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1 Rezoning of Portion 33 of Farm Hill View Nr.437 from Agriculture Zone I to Subdivisional Area.
 - 2.2 Subdivision of Ptn 33/473 into five portions to be used as Open Space II, Open Space II for a cemetery and related uses), Industrial Zone I (limited to crematorium and chapel) and Transport Zone II for a public road as reflected on subdivision plan Bitou Cemeteries Sub 01 and generally in accordance the SDP BITOU CEMETERIES (Annexure "4")
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - 3.1 That a storm water management plan be submitted for approval prior to construction taking place, addressing inter alia how storm water will be managed and directed to appropriate sites, management of the graves sites in this context, etc;
 - 3.2 That a no go exclusion buffer of 200m should be placed around existing boreholes and should the borehole BH_New_Horizon not be considered for future production, then the borehole should be converted to a monitoring station for water level and background water quality.
 - 3.3 That a groundwater and surface water monitoring plan is to be created and approved._____
 - 3.4 That an Environmental Management Plan be submitted for approval which addresses amongst others Archaeological monitoring during excavations, phasing of grave preparation, and general environmental management during the lifespan of the cemetery.

- 3.5 That services be provided to the satisfaction on the Municipal Engineering Services Directorate
- 3.6 That the conditions laid down by SANRAL in their letter W11/4/3-2/8-85 dated 26 January 2018 be complied with
- 3.7 That application for formal subdivision be submitted to the Department of Agriculture, Forestry and Fisheries based on the Tribunal approval
- 3.8 That approval by the Breede-Gouritz Catchment Management Agency be obtained through the NEMA process
- 3.9 That the conditions laid down by Heritage: Western Cape HM/EDEN/Bitou/Knysna?PTN33Farm 437 dated 16 August 2017 be complied to
- 3.10 That the conditions contained in the exemption to the Management of Human Regulations as supported by Garden Route District Municipality in their letter 18/3/4/1 dated 3 October 2019 be complied to
- 3.11 That the Industrial zoned erf be used for a crematorium and ancillary uses only, (ie chapel and parking) and that the eventual use thereof as crematorium must comply to all applicable legislation
- 3.12 That the Environmental Authorisation be presented to the Tribunal for comment

4. Reasons for the above decision are as follows:

- 4.1 The low-impact development is located within the urban edge but is located on the outskirts thereof and will be physically segregated from the residential areas by the existing N2 bypass, especially once it should be built.
- 4.2 Numerous sites were investigated with Portion 33/437 being found to be the most suitable based and numerous criteria used in the evaluation.
- 4.3 Many in-depth studies were undertaken in respect of the site, such as Geology and groundwater, Heritage and Archaeology, loss of vegetation, etc. These studies all indicated that the property was suitable for a cemetery.
- 4.4 The required municipal services, including good accessibility, can be provided with minimum costs.
- 4.5 The cemetery is a much needed community facility to serve the residents of the entire Bitou area. Covid has accelerated the need for a new cemetery as the existing cemeteries are nearing capacity if not already full.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of registration of this letter.
7. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of notification of this decision together with proof of payment of the appeal fee.
8. If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
9. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of registration of this letter.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days of registration of this letter.

Yours faithfully



Chris Schliemann
Manager: Land Use Management

SUBDIVISION PLAN

**REMAINDER OF PORTION 33
OF THE FARM HILLVIEW NO 437**

LEGEND

Property	ZONING
141 Open Space Zone II	1 x Open Space Zone II - 33.779 ha
3 x Open Space Zone II (Cemetery)	9.979 ha
Total	43.758ha
111 Transitional Zone II	1 x Public Road - 1.218ha
Total	1.218ha
Total	44.976ha

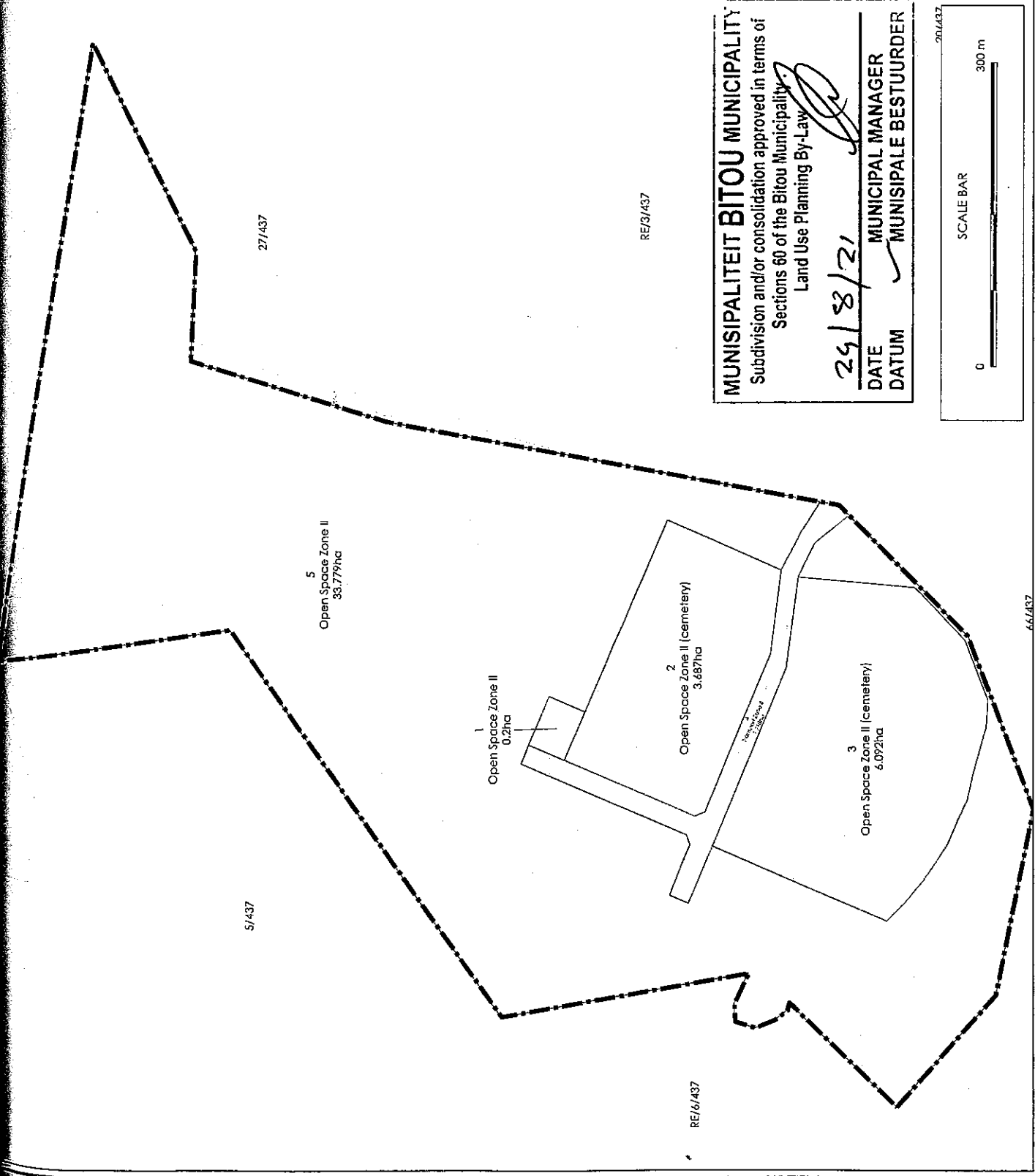
PLAN NO: Bitou Cemeteries Sub G1

Projection: Transverse Mercator
 Centre Lat: 23°19'52" E
 Centre Lon: 34°02'28" S
 Created: 2017/11/23
 Scale: 1:3800
 Plan No: Sub and Con Knysna
 RE/4932 and 20321
 Street: Y668 Appanant Puketla P125 - Bitou Cemeteries Suburban Man - 31/11 - U6



21 Truter Street, P.O. Box 2160
 KNYSNA, 6570
 Tel: (044) 382 0420
 Fax: (044) 382 0438
 e-mail: info@vrekken.co.za
 web: www.vrekken.co.za

Mantke Vrekken
 Urban & Environmental Planners
 Sids & Omgewingsakekundiges

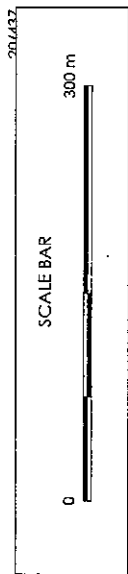


MUNISIPALITEIT BITOU MUNICIPALITY
 Subdivision and/or consolidation approved in terms of
 Sections 60 of the Bitou Municipality
 Land Use Planning By-Law

29/08/21

DATE
 DATUM

MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER



RE/3/437

RE/6/437

66/437

