

NOTICE OF NEW INTEGRATED ZONING SCHEME BY-LAW FOR CAPE AGULHAS MUNICIPALITY

Notice is hereby given that the Cape Agulhas Municipality intends to adopt an Integrated Zoning Scheme By-Law in terms of Section 12 of the Municipal Systems Act, 2000 (Act 32 of 2000); Section 24(1) of the Spatial Planning and Land Use Management Act, 2013 and Section 22 (1) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and it is hereby released for public participation.

A zoning scheme is a legal document that sets development rules and restrictions to control land use and development of immovable property. The Zoning Scheme affects all property owners as it determines and controls land usage on properties and stipulates development rules (building lines, densities, building height etc). The proposed Integrated Zoning Scheme By-Law (CAMIZSB) will replace the current Integrated Zoning Scheme Regulations applicable to the Cape Agulhas Municipal area.

Copies of the DRAFT CAMIZS can be viewed at the following places:

- a) Planning Department (2 Van Riebeeck Street, Bredasdorp)
- b) At the following Libraries:
Bredasdorp
Welverdiend
Napier
Nuwerus
Waenhuiskrans / Arniston
Struisbaai Noord
- c) On the following Website Link:

<http://www.capeagulhas.org/draft-integrated-zoning-scheme>

The Municipality hereby invites comments from interested and affected parties on the DRAFT CAMIZSB. Any comments and inputs submitted will be considered during the finalization of the final draft CAMIZSB prior to its final approval by the Council of the Cape Agulhas Municipality.

Notice is also given that the draft zoning maps will be available for perusal for a period of 30 days from 4 October 2019 at:

- a) Planning Department on 2 Van Riebeeck Street, Bredasdorp; and
- b) Land owners may also confirm the zoning allocated to their property/ies by visiting the following link: <http://www.capeagulhas.org/draft-integrated-zoning-scheme>

Public open days will be hosted at the following venues on the dates specified in the table below, where property owners can view the zoning maps and obtain more information regarding the proposed by-law. Municipal representatives will be available to address any questions you may have in this regard:

Date	Venue	Time
8 October 2019	Napier Community Hall	9h00 – 13h00
9 October 2019	Glaskasteel Bredasdorp	9h00 – 13h00
10 October 2019	Struisbaai Municipal Offices	9h00 – 13h00
11 October 2019	Waenhuiskrans Community Hall	9h00 – 13h00

Though all precautions have been taken to ensure that the new zoning of a property is in accordance with its current zoning, the responsibility rests with each land owner to confirm that the correct land use rights have been allocated.

Written submissions or disputes concerning the zoning allocated to a property may be lodged to the Municipality, 1 Dirkie Uys Street, Bredasdorp, 7280 on or before 4 November 2019. Any person who is unable to write, can submit their input, verbally to the Council's offices where they will be assisted by a staff member to put their comments in writing. Enquiries can be directed to info@capeaqualhas.gov.za

DGI O'NEILL

MUNICIPAL MANAGER

Municipal Offices,

PO Box 51, Bredasdorp, 7280

Tel: 0284255500

Notice nr.: 15/5/R/2019

Hierdie kennisgewing is ook in Afrikaans beskikbaar op aanvraag.

Esi saziso siyafumaneka ngesiXhosa xa kuceliwe

KENNISGEWING VAN NUWE KONSEP GEÏNTEGREERDE SONERINGSKEMA VERORDENINGE VIR KAAP AGULHAS MUNISIPALITEIT

Kennis word hiermee gegee dat Kaap Agulhas Munisipaliteit van voorneme is om 'n Geïntegreerde Soneringskema Verordening aan te neem in terme van Artikel 12 van die Munisipale Stelselwet, 2000 (Wet 32 van 2000); Artikel 24 (1) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 en Artikel 22 (1) van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014) en word hiermee vrygestel vir publieke deelname.

'n Soneringskema is 'n regsdocument wat ontwikkelingsriglyne en beperkinge daarstel om grondgebruik en die ontwikkeling van onroerende eiendom te beheer. 'n Soneringskema affekteer alle grondeienaars deurdat dit grondgebruik regte op alle eiendomme bepaal en beheer en ook ontwikkelingsreëls oplê (boulyne, digthede en hoogte beperkings ens). Die voorgestelde Kaap Agulhas Geïntegreerde Soneringskema Verordening (KAMGSV) sal alle bestaande Soneringskema Regulasies van toepassing op die Kaap Agulhas Munisipale area, vervang.

Afskrifte van die KONSEP KAMGSV kan besigtig word by die volgende punte:

- a) Die Beplanningsdepartement (Van Riebeeckstraat 2, Bredasdorp).
- b) By die volgende Biblioteke:
 - Bredasdorp
 - Wilverdiend
 - Napier
 - Nuwerus
 - Waenhuiskrans / Arniston
 - Struisbaai Noord
- c) Die volgende webbladsy: <http://www.capeagulhas.org/draft-integrated-zoning-scheme>

Die Munisipaliteit rig hiermee 'n uitnodiging aan alle belanghebbende partye om kommentaar te lewer op die KONSEP KAMGSV. Enige voorstelle en insette wat gelewer word sal oorweeg word tydens die finalisering van die finale konsep. Enige voorstelle en insette wat gelewer word sal oorweeg word tydens die finalisering van die finale konsep KAMGSV alvorens dit finaal deur die Raad van die Kaap Agulhas Munisipaliteit goedgekeur word.

Kennis word hiermee ook gegee dat die konsep soneringsplanne beskikbaar sal wees vir besigtiging vir 'n tydperk van 30 dae vanaf 4 Oktober 2019 by:

- a) Die Beplanningsdepartement by Van Riebeeckstraat 2, Bredasdorp.
- b) Grondeienaars kan ook bevestiging kry van die sonering wat toegeken is aan hul eiendom/me deur die volgende webbladsy te besoek:
<http://www.capeagulhas.org/draft-integrated-zoning-scheme>

Publieke ope dae sal gehou word by die volgende lokale op die datums en tye soos aangedui waartydens grondeienaars die soneringskaarte kan besigtig en meer inligting kan bekom in verband met die voorgestelde verordeninge. Munisipale verteenwoordigers sal beskikbaar wees om u te woord sal staan om enige vrae in die verband aan te spreek:

Datum	Lokaal	Tyd
8 Oktober 2019	Napier Gemeenskapsaal	9h00 – 13h00

9 Oktober 2019	Glaskasteel Bredasdorp	9h00 – 13h00
10 Oktober 2019	Struisbaai Kantore	Munisipale 9h00 – 13h00
11 Oktober 2019	Waenhuiskrans Gemeenskapsaal	9h00 – 13h00

Alhoewel alle maatreëls getref is om te verseker dat die nuwe sonering van 'n eiendom ooreenstem met die huidige sonering, berus die verantwoordelikheid by elke grondeienaar om vas te stel of die korrekte grondgebruiksregte toegeken is.

Geskrewe voorleggings of dispute rakende geallokeerde sonerings kan ingedien word by die Munisipale kantore, Dirkie Uysstraat 1, Posbus 51, Bredasdorp, 7280 teen nie later as 4 November 2019 nie. Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpsaam sal wees om die kommentaar op skrif te stel. Navrae kan gerig word aan info@capeagulhas.gov.za

DLG O'NEILL

MUNISIPALE BESTUURDER

Munisipale Kantore,

Posbus 51, Bredasdorp, 7280

Tel: 0284255500

Kennisgewing no.: 15/5/R/2019

This notice is also available in English on request.

Esi saziso siyafumaneka ngesiXhosa xa kuceliwe.