



CAPE AGULHAS MUNICIPALITY

ADOPTION OF DRAFT BY-LAWS: CAPE AGULHAS MUNICIPAL LAND USE PLANNING BY-LAW 2022 AND CAPE AGULHAS ZONING SCHEME BY-LAW 2022

Call for, comments, objections, and representations

Notice is hereby given in terms of Section 12(3)(b) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000) that the Municipality intends to adopt the proposed **Cape Agulhas Municipal Land Use Planning By-law 2022** and to repeal and replace the Cape Agulhas By-law on Municipal Land Use Planning 2015.

The Municipal Land Use Planning By-Law regulates, and controls land uses within the area of jurisdiction of the Municipality. It focusses on spatial planning, development management, application procedures, criteria for decision making and decision-making structures and validity period of approvals.

The Municipality further intends to adopt the proposed **Cape Agulhas Zoning Scheme By-Law 2022** in terms of Section 12(3)(b) of the Municipal Systems Act, 2000 (Act 32 of 2000); read together with 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 to repeal and replace the Cape Agulhas Zoning Scheme By-Law 2014.

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 parameters (building lines, densities, coverage, height etc).

Copies of the DRAFT BY-LAWS and DRAFT ZONING MAPS can be viewed at the following places:

- a) Town Planning Department (Nedbank Building, Van Riebeeck Street, Bredasdorp)
- b) Municipal Libraries
- c) All Cape Agulhas Municipal Offices
- d) Municipal website www.capeagulhas.gov.za
- e) Caravan Parks at Struisbaai, L'Águlhas and Waenhuiskrans/Arniston.
- f) Documents and maps are also available on the following link: <https://tinyurl.com/cam-zoning>

The Municipality hereby invites comments, objections, and representations from interested and affected parties on the DRAFT BY-LAWS.

Although 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 landowner to confirm that the correct land use rights have been allocated.

Written comments, objections, and representations must be lodged by **16:00 on 18 May 2022**, at the undermentioned address.

Enquiries can be addressed to Sunel Nel 028 425 5757; suneln@capeagulhas.gov.za / Abraham Theron 028 425 5754 abrahamt@capeagulhas.gov.za or Donald October at 028 425 5755 donaldo@capeagulhas.gov.za

Any persons who cannot read or write are invited to visit the municipal offices during normal office hours where a member of the Town Planning Department will assist to transcribe any comments, objections, and representations.

E.O PHILLIPS
MUNICIPAL MANAGER
PO Box 51,
Bredasdorp, 7280
Tel: 0284255500
townplanning@capeagulhas.gov.za



Esi saziso siyafumaneka ngesiXhosa xa kuceliwe.

AANVAARDING VAN KONSEP-VERORDENINGE: KAAP AGULHAS MUNISIPALE GRONDGEBRUIK BEPLANNING VERORDENING, 2022 EN KAAP AGULHAS SONERINGSKEMA VERORDENING 2022

Uitnodiging vir publieke kommentaar, besware en vertoë

Kennis geskied hiermee ingevolge Artikel 12(3)(b) van die Plaaslike Regering: Munisipale Stelselwet, 2000 (Wet Nr. 32 van 2000), dat die Munisipaliteit van voorneme is om die voorgestelde **Kaap Agulhas Munisipale Grondgebruik Beplanning Verordening, 2022** te aanvaar en om die Kaap Agulhas Munisipale Grondgebruik Beplanning Verordening 2015, te herroep en te vervang.

Die Munisipale Grondgebruikbeplanningsverordening reguleer en beheer grondgebruike binne die jurisdiksiegebied van die Munisipaliteit. Die fokus is op ruimtelike beplanning, ontwikkelingsbestuur, aansoekprosedures, kriteria vir besluitneming en besluitnemingstrukture asook geldigheidstydperk van goedkeurings.

Die Munisipaliteit is verder van voorneme om die voorgestelde **Kaap Agulhas Soneringskema Verordening 2022** ingevolge Artikel 12 van die Munisipale Stelselwet, 2000 (Wet 32 van 2000) aan te neem; 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 om die Kaap Agulhas Soneringskema Verordening 2014, te herroep en te vervang.

'n Soneringskema is 'n regsdocument wat ontwikkelingsreëls en -beperkings stel om grondgebruik en ontwikkeling van onroerende eiendom te beheer. Die soneringskema raak alle eiendomseienaars aangesien dit grondgebruik op eiendomme bepaal en beheer en ontwikkelingsparameters stipuleer (boulyne, digthede, dekking, hoogte, ens.).

Afskrifte van die KONSEP-VERORDENINGE en SONERINGSKAARTE kan by die volgende plekke besigtig word:

- a) Stadsbeplanningsafdeling (Nedbank Gebou, Van Riebeeck Straat, Bredasdorp)
- b) Munisipale biblioteke
- c) Alle Kaap Agulhas Munisipale Kantore
- d) Munisipale Webstuiste www.capeagulhas.gov.za
- e) Karavaanparke te Struisbaai, L'Agulhas en Waenhuiskrans/Arniston
- f) Dokumente en kaarte is ook beskikbaar op die volgende skakel: <https://tinyurl.com/cam-zoning>

The Munisipaliteit nooi hiermee kommentaar, besware en vertoë vanaf geïnteresseerde en geaffekteerde partye op die konsep verordeninge.

Alhoewel alle voorsorgmaatreëls getref is om te verseker dat die nuwe sonering van 'n eiendom in ooreenstemming is met sy huidige sonering, berus die verantwoordelikheid by elke grondeienaar om te bevestig dat die regte grondgebruiksregte toegeken is.

Skriftelike kommentaar, besware en vertoë moet teen **16:00 op 18 Mei 2022** by onderstaande adres ingedien word.

Navrae kan gerig word aan Sunel Nel 028 425 5757; suneln@capeagulhas.gov.za/ Abraham Theron 028 425 5754 abrahamt@capeagulhas.gov.za of Donald October by 028 425 5755 donaldo@capeagulhas.gov.za

Enige persone wat nie kan lees of skryf nie, word genooi om die munisipale kantore gedurende gewone kantoorure te besoek waar n' personeellid van die Beplanningsdepartement sal help om kommentaar, besware en vertoë af te skryf.

E.O PHILLIPS
MUNISIPALE BESTUURDER

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