BITOU LOCAL MUNICIPALITY

DRAFT ZONING SCHEME BY-LAW FOR PUBLIC COMMENT

Notice is hereby given in terms of Section 12 of the Local Government: Municipal Systems Act (Act 32 of 2000) and Sections 57(4) & 59 of the By-Law relating to The Rules of Order for the conduct of meetings of the Council of Bitou Local Municipality (2019), that Bitou Municipality has prepared a new Integrated Zoning Scheme By-law in terms of Section 22(1) of the Western Cape Land Use Planning (Act 3 of 2014) and Sections 24(1) & 32(1) of the Spatial Planning and Land Use Management Act (Act 16 of 2013).

The Zoning Scheme includes three components – the By-law (specifying regulations and conditions relating to the use and development of land, including use rights and development parameters), the Register (reflecting previous development approvals/ amendments to the Zoning Scheme), and the Zoning Map (reflecting the zoning of all properties in the municipal area). The By-law will replace all existing Zoning/ Town Planning Schemes in the municipal area.

Property owners are encouraged to check the Zoning Map and Register with respect to their properties, and to report any perceived inaccuracies. If a zoning is contested, proof of the claimed zoning/ approval should be provided.

Full particulars of the proposed By-Law are available for inspection under the "News" section on the Bitou Municipality website at https://www.bitou.gov.za/zoning-by-law, or during office hours at the Bitou Local Municipality, Division: Land Use Management, Office 50, Second Floor, Melville's Corner, 3 Kloof Street, Plettenberg Bay, 6600. Copies are also available at all public libraries in the municipal area.

Written comments or objections may be submitted for the attention of the Spatial Planner, Mr Marcel Minne, by email at MMinne@plett.gov.za, or by post to the Municipal Manager: Bitou Municipality, Private Bag X1002, Plettenberg Bay 6600, or by hand to the Division: Land Use Management, Office 50, Second Floor, Melville's Corner, 3 Kloof Street, Plettenberg Bay, 6600, before or on 7 February 2020.

Enquiries may be directed to Mr Minne at 044 501 3319/ MMinne@plett.gov.za. Any person that requires assistance with lodging comments in this regard may visit the Division: Land Use Management during office hours, where a staff member will assist.

Municipal Manager
Bitou Municipality
Municipal Notice No: 398/2019

UMASIPALA WENGINGQI YE-BITOU

UXWEBU OLUSACETYWAYO LOHLAZIYO-MHLABA OLULUNGISELELWE IZIMVO ZOLUNTU

Isaziso siyanikezelwa malunga neCandelo le-12 likaRhulumente wengingqi: UMthetho weeNkqubo zikaMasipala (uMthetho 32 ka-2000) kunye neCandelo 57(4) kunye nelama-59 loMthetho kaMasipala onxulumene neMigaqo Nkqubo ebandakanya iMithetho nendlela yolawulo lokuqhutywa kweentlanganiso zeBhunga zikaMasipala weNgingqi waseBitou (ka-2019), ukuba uMasipala waseBitou ucebe uMthetho kaMasipala omtsha weNkqubo yokuhlaziywa koMhlaba ngokuhambelana neCandelo lama-22(1) loCwangciso loSetyenziso lweMihlaba eNtshona Koloni (uMthetho 3 ka-2014) kunye neCandelo lama-24(1) nelama-32(1) loMthetho woCwangciso lweMihlaba kunye noMthetho woLawulo lokuSetyenziswa koMhlaba (uMthetho 16 ka-2013).

UMthetho kaMasipala omtsha weNkqubo yokuhlaziywa koMhlaba ubandakanya amacandelo amathathu – umthetho kamasipala woMgaqo Nkqubo (ocacisa imigaqo kunye neemeko ezinxulumene nokusetyenziswa kunye nophuhliso lomhlaba, obandakanya amalungelo okusetyenziswa komhlaba kunye nemida yophuhliso), ubhaliso (elubonisa izicelo zophuhliso ezavunywayo ngaphambili / utshintsho kwiNkqubo Zohlaziyo-Mhlaba), kunye neMephu yoHlaziyo lwemihlaba (Ebonisa yonke imihlaziyo yemihlaba kwiziza ezikummandla kamasipala waseBitou jikelele). UMthetho kaMasipala woMgaqo Nkqubo oqulunkqwe ngokutsha uza kuthatha indawo yemithetho yonke ekhoyo yokuhlaziywa komhlaba kwingingqi zonke eziqulathwe nguMasipala.

Abanini beziza bayakhuthazwa ukuba bajonge iMephu yoHlaziyo lwemihlaba kunye noBhaliso malunga neziza zabo, kwaye banike ingxelo ngazo naziphi na iziphoso abathe baziqaphela. Ukuba ukuhlaziywa komhlaba okubonisiweyo kuyaphikiswa, ubungqina okanye imvume esuka kuMasipala kufuneka iziswe ngaphambili.

Iinkcukacha ezizeleyo zoMthetho kaMasipala ocetywayo ziyafumaneka ukuze ziphonononongwe phantsi kwecandelo le "News" kwiwebhusayithi kaMasipala waseBitou ku https://www.bitou.gov.za/zoning-by-law, okanye ngee yure zomsebenzi kwi-Ofisi kaMasipala wengingqi iBitou, iCandelo: uLawulo lokuSetyenziswa koMhlaba, iOfisi 50, umgangatho weSibini, iKona yaseMelville, 3 Kloof Stalato, Plettenberg Bay, 6600. Iikopi zizakufumaneka kuwo onke amathala eencwadi oluntu akwingingqi kaMasipala.

Izimvo ezibhaliweyo okanye izichaso zingangeniswa ukuze ziqwalaselwe nguMcwangcisi weSithuba, uMnumzana Marcel Minne, nge-imeyile ku-MMinne@plett.gov.za, okanye ngeposi kuMphathi kaMasipala: UMasipala waseBitou, Private Bag X1002, Plettenberg Bay 6600, okanye ngesandla kwiCandelo: uLawulo lokuSetyenziswa koMhlaba, iOfisi 50, Umgangatho weSibini, iKona yaseMelville, 3 Kloof Stalato, Plettenberg Bay, 6600, ngaphambi okanye ngomhla we-7 kweyoMdumba 2020.

Imibuzo ingabhekiswa kuMnumzana Minne kule nombolo: 044 501 3319 / MMinne@plett.gov.za. Nawuphi na umntu othi angadinga uncedo lokufaka izimvo zakhe malunga nalenyewe angatyelela iCandelo: uLawulo lokuSetyenziswa koMhlaba ngexesha lee yure zomsebenzi, apho uMsebenzi azakumnceda khona.

Umphathi kaMasipala
UMasipala waseBitou
Inombolo Yesaziso kaMasipala: 398/2019

BITOU PLAASLIKE MUNISIPALITEIT

KONSEP SONERINGSKEMAVERORDENING VIR OPENBARE KOMMENTAAR

Kennis word hiermee gegee ingevolge Artikel 12 van die Plaaslike Regering: 'Munisipale Stelselswet' (Wet 32 van 2000) en Artikels 57(4) & 59 van die Verordening wat verband hou met Die Reëls van Orde vir die hou van vergaderings van die Raad van Bitou Plaaslike Munisipaliteit (2019), dat Bitou Plaaslike Munisipalitiet 'n nuwe Geïntegreerde Soneringskema-Verordening voorberei het ingevolge Artikel 22(1) van die Wes-Kaapse Wet op Grondgebruikbeplanning (Wet 3 van 2014) en Artikels 24(1) & 32(1) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013).

Die Soneringskema sluit drie komponente in: die Verordening (bepalende regulasies en voorwaardes wat verband hou met die gebruik en ontwikkeling van grond, insluitend gebruiksregte en ontwikkelingsriglyne); die Register (wat vorige ontwikkelingsgoedkeurings/-wysigings aan die Soneringskema reflekteer); en die Soneringskaart (wat die sonering van alle eiendomme in die Munisipale gebied aandui). Die Verordening sal alle bestaande sonering-/dorpsbeplanningskemas in die Munisipale gebied vervang.

Grondeienaars word aangemoedig om die Soneringskaart en Register met betrekking tot hul eiendomme na te gaan, en om enige vermeende onakkuraathede te rapporteer. Indien 'n sonering betwis word, moet bewys van die beweerde sonering/goedkeuring gelewer word.

Volle besonderhede van die voorgestelde Verordening is beskikbaar vir inspeksie onder die "News" afdeling op die Bitou Plaaslike Munisipaliteit se webwerf by https://www.bitou.gov.za/zoning-by-law, of gedurende kantoorure by die Bitou Plaaslike Munisipaliteit, Afdeling: Grondgebruikbestuur, Kamer 50, Tweede Verdieping, Melville's Corner, Kloofstraat 3, Plettenbergbaai, 6600. Afskrifte is ook beskikbaar by alle biblioteke in die munisipale area.

Geskrewe kommentare of besware kan ingedien word vir die aandag van die Ruimtelike Beplanner, Mnr Marcel Minne, per e-pos aan mminne@plett.gov.za, of per pos aan die Munisipale Bestuurder: Bitou Plaaslike Munisipaliteit, Privaatsak X1002, Plettenbergbaai, 6600, of per hand by die Afdeling: Grondgebruikbestuur, Kantoor 50, Tweede Verdieping, Melville's Corner, Kloofstraat 3, Plettenbergbaai, 6600, voor of op 7 Februarie 2020.

Navrae mag gerig word aan Mnr Minne by 044 501 3319/ mminne@plett.gov.za .

Enige persoon wat bystand verlang met die indiening van kommentaar in hierdie verband, mag die Afdeling: Grondgebruikbestuur tydens kantoorure besoek, waar 'n pesoneellid behulpsaam sal wees.

Munisipale Bestuurder

Bitou Plaaslike Munisipaliteit

Munisipale Kennisgewing Nr: 398/2019