

It is hereby notified that the following by-law amendment is hereby advertised for comment: -

**SALDANHA BAY MUNICIPALITY INTEGRATED ZONING SCHEME BY-LAW
AMENDMENT**

To regulate and control municipal zoning

The zoning of land determines the use rights thereof (e.g. residential, business, industrial, etc.). Zoning also outlines the parameters within which land may be developed (e.g. height of buildings, distance from the street, etc.). Zoning therefore shapes the built and natural environment.

A zoning scheme contains all the zonings provided for in a municipal area as well as the rules and regulations for the development of land. A zoning scheme is a legal instrument that helps to shape the dynamics of the urban and natural environment. Zoning schemes aim to maintain, protect and upgrade the general welfare, public health and safety of the inhabitants of the municipal area.

Through this By-law, the Municipality controls the size of buildings, location of buildings, density of development and the way land is used. This By-law is a key tool in the land use management system of the municipality and is required for carrying out planning policy.

The Integrated Zoning Scheme was drafted in accordance with the requirements of national and provincial legislation, i.e. the Local Government, Municipal Systems Act, 32 of 2000, the Spatial Planning and Land Use Management Act, Act no. 16 of 2013 and the Land Use Planning Act, Act no. 3 of 2014, and served to integrate five former zoning schemes that existed for different areas in the municipal jurisdiction. It was approved by the Council in October 2021 and came into effect through promulgation in the Provincial Gazette in November 2021.

The Spatial Planning and Land Use Management Act requires that every municipality must review its zoning scheme every five years to ensure consistency with its Municipal Spatial Development Framework. The Saldanha Bay Integrated Zoning Scheme is thus due for revision and the proposed amended zoning scheme is hereby presented for comment and input on the amendments.

The draft amended zoning scheme bylaw together with a register of amendments is available for public input from **1 September 2026 to 31 October 2026** and can be viewed on the Municipality's website at <https://sbm.gov.za/notices/>. An interactive online map viewer is available on the home page to view zoning maps. Inquiries can be directed to Gary Tomlinson at 022 7016981 or Lindsey Gaffley at 022 7017051 and input can be submitted via email to gary.tomlinson@sbm.gov.za or directed in writing to the Municipal Manager at Private Bag x 12, no. 15 Main Street, Vredenburg, 7380.

Kennis word hiermee gegee van die advertering van die volgende bywet wysiging vir kommentaar: -

SALDANHABAAI MUNISIPALITEIT GEÏNTEGREERDE SONERINGSKEMA BYWET WYSIGING

Om munisipale sonering te reguleer en beheer

Die sonering van grond bepaal die gebruiksregte daarvan (bv residensieel, besigheid, industrieel, ens.). Sonering stippel ook die parameters uit waarbinne grond ontwikkel mag word (bv hoogte van geboue, afstand vanaf die straat, ens.). Sonering vorm derhalwe die beboude en natuurlike omgewing.

‘n Soneringskema bevat al die sonerings wat voorsien word in ‘n munisipale regsgebied sowel as die reëls en regulasies vir die ontwikkeling van grond. ‘n Soneringskema is ‘n wetlike instrument wat help om die dinamika van die stedelike en natuurlike omgewing te vorm. Soneringskemas het ten doel om die algemene welstand, publieke gesondheid en veiligheid van die inwoners van die munisipale area te onderhou, beskerm en op te gradeer.

Deur hierdie Bywet beheer die Munisipaliteit die grootte van geboue, ligging van geboue, digtheid van ontwikkeling en manier waarop grond gebruik word. Hierdie Bywet is ‘n sleutelmeganisme in die grondgebruik beheerstelsel van die munisipaliteit en is nodig om uitvoering te gee aan beplanningsbeleid.

Die Geïntegreerde Soneringskema is opgestel in ooreenstemming met die vereistes van nasionale en provinsiale wetgewing, dit is die Wet op Plaaslike Regering: Munisipale Stelsels, Wet 32 van 2000, die Wet op Ruimtelike Beplanning en Grondgebruikbeheer, Wet 16 van 2013 en die Grondgebruiksbeplanningwet, Wet 3 van 2014, en het gedien om vyf vorige soneringskemas te integreer wat bestaan het vir verskillende areas in die munisipale regsgebied. Dit was goedgekeur deur die Raad in Oktober 2021 en het in effek gekom met die promulgering in die Provinsiale Koerant in November 2021.

Die Wet op Ruimtelike Beplanning en Grondgebruikbeheer vereis dat elke munisipaliteit sy soneringskema elke vyf jaar moet hersien om konsekwentheid met sy Munisipale Ruimtelike Ontwikkelingsraamwerk te verseker. Die Saldanhabaai Geïntegreerde Soneringskema is dus verskuldig vir hersiening en die voorgestelde gewysigde soneringskema word hierby aangebied vir kommentaar en inset op die wysigings.

Die konsep soneringskema bywet tesame met ‘n register van wysigings is beskikbaar vir publieke insae en kommentaar vanaf **1 September 2026 tot 31 Oktober 2026** en kan besigtig word op die Munisipale webtuiste by <https://sbm.gov.za/notices/>. ‘n Interaktiewe aanlyn-soneringskaartkyker is beskikbaar op die tuisblad om soneringsplanne te besigtig. Navrae kan gerig word aan Gary Tomlinson by 022 7016981 of Lindsey Gaffley by 022 7017051 en kommentaar kan gelewer word by wyse van epos aan gary.tomlinson@sbm.gov.za of skriftelik gerig word aan die Munisipale Bestuurder by Privaatsak X 12, Hoofstraat 15, Vredenburg, 7380.