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DRAKENSTEIN MUNICIPALITY

APPLICATION FOR SUBDIVISION, REZONING AND CONSENT USES: ERF 3421, PAARL

Notice is hereby given in terms of sections 24(2)(a) and 17(2)(a) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) read together with clause 19(1) of the Paarl Scheme Regulations, that an application as set out below has been received and can be viewed during normal office hours at the office of the Head: Planning Services, Administrative Offices, Berg River Boulevard, Paarl Tel: (021) 807-6226):

Property: Erf 3421, Paarl

Applicant: PJ Le Roux Town and Regional Planners

Owner: Mr J Le Roux

Locality: Located at 42 Main Street, Paarl

Extent: ±4713m²

Current Zoning: Single dwelling Residential Zone

Current Uses: Single dwelling house and outbuilding

Proposal: Subdivision of Erf 3421, Paarl, into two portions namely Portion A (±600m²) which will accommodate the existing outbuilding and the Remainder of Erf 3421 (±4114m²) which will accommodate the existing single dwelling house;

Rezoning: of the Remainder of Erf 3421 (±4114m²) from Single Residential Zone to General Residential Zone Subzone B;

Consent Use (Special Building) to development of a commercial building (gift shop, boutique and curiosity shop) (±150m²) on the Remainder of Erf 3421; and

Consent Use (Professional Building) to convert the existing single dwelling house (±350m²) into an office building.

Access to Portion A will be gained via a servitude right of way registered over the Remainder of Erf 3421, Paarl.

Portion A will remain zoned Single Dwelling Residential.

Motivated objections to the above can be lodged in writing to the Municipal Manager, Drakenstein Municipality, PO Box 1, Paarl, 7622 by not later than Monday, 9 November 2009. No late objections will be considered.

Persons who are unable to read or write, can submit their objection verbally at the Municipal Offices, Berg River Boulevard, Paarl, where they will be assisted by a staff member, to put their comment in writing.

DR ST KABANYANE, MUNICIPAL MANAGER

15/4/1(3421)P 9 October 2009

19009

DRAKENSTEIN MUNISIPALITEIT

AANSOEK OM ONDERVERDELING, HERSONERING EN VERGUNNINGSGEBRUIKE: ERF 3421, PAARL

Kennis geskied hiermee ingevolge artikel 24(2)(a) en 17(2)(a) van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord 15 van 1985) saamgelees met klousule 19(1) van die Paarl Skemaregulasies, dat 'n aansoek soos hieronder uiteengesit ontvang is en gedurende normale kantoorure ter insae is by die Hoof: Beplanningsdienste, Administratiewe Kantore, Bergrivier Boulevard, Paarl Tel: (021) 807-6226):

Eiendom: Erf 3421, Paarl

Aansoeker: PJ Le Roux Stads- en Streekbeplanners

Eienaar: Mnr J Le Roux

Ligging: Geleë te Hoofstraat 42, Paarl

Grootte: ±4713m²

Huidige Sonering: Enkelwoningone

Huidige Gebruik: Enkelwoonhuis en buitegebou

Onderverdeling van Erf 3421, Paarl in twee gedeeltes nl. Gedeelte A (±600m²) wat die bestaande buitegebou sal insluit en die Restant van Erf 3421 (±4114m²) wat die bestaande enkelwoonhuis sal insluit;

Hersonering van die Restant van Erf 3421 (±4114m²) vanaf Enkelwoningone na Algemene Woonsone Subzone B;

Vergunningsgebruik (Spesiale gebou) vir die oprigting van 'n kommersiële gebou (geskenk winkel, rariteitewinkel en modewinkel) (±150m²) op die Restant van Erf 3421; en

Vergunningsgebruik (Professionele Gebou) vir die omskepping van die bestaande enkelwoonhuis (±350m²) in 'n kantoor gebou.

Toegang na Gedeelte A sal deur 'n serwituu reg van weg oor die Restant van Erf 3421, Paarl verkry word.

Gedeelte A sal 'n sonering van Enkelwoningone behou.

Gemotiveerde besware teen bogemelde kan skriftelik gerig word aan the Munisipale Bestuurder, Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622, teen nie later nie as Maandag, 9 November 2009.

Indien 'n persoon nie kan lees of skryf nie, kan so 'n persoon sy kommentaar mondelings by die Munisipale Kantore, Bergrivier Boulevard, Paarl, afê, waar 'n persooonecllid sal help om sy kommentaar/vertoë op skrif te stel.

DR ST KABANYANE, MUNISIPALE BESTUURDER

15/4/1(3421)P 9 Oktober 2009

19009

OVERSTRAND MUNICIPALITY

BY-LAW RELATING TO STORMWATER MANAGEMENT

To provide for the regulation of stormwater management in the built-up areas of the Overstrand Municipality and to regulate activities which may have a detrimental effect on the development, operation or maintenance of the stormwater system.

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1. DEFINITIONS

In this by-law, unless inconsistent with the context:

“**council**” means the municipal council of the Municipality, or any political structure, political office bearer, committee, councillor, or official of the Council, delegated to exercise powers or perform duties in terms of this by-law;

“**floodplain**” means the land adjoining a watercourse which, in the opinion of the Council, is susceptible to inundation by floods up to the one hundred year recurrence interval;

“**Municipality**” means the Overstrand Municipality;

“**private stormwater system**” means a stormwater system owned, operated or maintained by a person other than the Municipality;

“**stormwater**” means water resulting from natural precipitation and/or the accumulation thereof and includes groundwater and spring water ordinarily conveyed by the stormwater system, as well as sea water within estuaries, but excludes water in a drinking water system;

“**stormwater system**” means both the constructed and natural facilities, including pipes, culverts, watercourses and their associated floodplains, whether over or under public or privately owned land, used or required for the management, collection, conveyance, temporary storage, control, monitoring, treatment, use and disposal of stormwater;

“**water pollution incident**” means an incident or occurrence which has a detrimental impact or a potential detrimental impact on the quality of the water in the stormwater system to such an extent that public health or the health of natural ecosystems may be threatened, and

“**watercourse**” means:

- (a) a river, spring, stream, channel or canal in which water flows regularly or intermittently, and
- (b) a vlei, wetland, dam or lake into which or from which water flows,

and includes, where relevant, the bed and the banks of such watercourse.

2. APPLICATION

- (1) This by-law binds any organ of state.
- (2) Any provision in any other by-law of the Municipality dealing specifically with stormwater, is subject to the provisions of this by-law.
- (3) This by-law applies to stormwater systems in built-up areas.

3. PROTECTION OF STORMWATER SYSTEM

No person may, except with the written consent of the Municipality and subject to any conditions it may impose—

- (a) damage, endanger, destroy or undertake any action likely to damage, endanger or destroy, the stormwater system or the operation thereof;
- (b) discharge from any place, or place onto any surface, any substance other than stormwater, where that substance could reasonably be expected to find its way into the stormwater system;
- (c) discharge, permit to enter or place anything likely to damage the stormwater system or interfere with the operation thereof or contaminate or pollute the water therein;
- (d) discharge, permit to enter or place anything other than stormwater into the stormwater system;
- (e) construct or erect any structure or thing over or in such a position or in such a manner so as to interfere with or endanger the stormwater system or the operation thereof;
- (f) make an opening into a stormwater pipe, canal or culvert;
- (g) drain, abstract or divert any water directly from the stormwater system;
- (h) fill, excavate, shape, landscape, open up or remove the ground above, within, under or immediately next to any part of the formal stormwater system;
- (i) remove manhole coverings, grids and other equipment designed to prevent access to the stormwater system by persons, animals and waterborne debris.

4. PREVENTION OF FLOOD RISK

No person may, except with the written consent of the Municipality and subject to any conditions it may impose—

- (a) obstruct or reduce the capacity of the stormwater system;
- (b) change the design or the use of, or otherwise modify any aspect of the stormwater system which, alone or in combination with other existing or potential land uses, may cause an increase in flood levels or create a potential flood risk;
- (c) undertake any activity which, alone or in combination with other existing or future activities, may cause an increase in flood levels or create a potential flood risk;
- (d) undertake any activity with regard to stormwater management which may interfere with existing ecological elements such as wetlands and natural watertable levels.

5. STUDIES AND ASSESSMENTS

The conditions which the Municipality may impose in terms of Sections 3 and 4, may include, but are not limited to—

- (a) the establishment of flood lines;
- (b) the undertaking of impact assessments, and
- (c) environmental impact studies or environmental investigations which may be required by any applicable environmental legislation or deemed necessary by the Municipality in its sole discretion.

6. WATER POLLUTION

In the event of a water pollution incident contemplated in Section 3(b), 3(c) or 3(d)—

- (a) the owner of the property on which the incident took place, or is still in the process of taking place, or
- (b) the person responsible for the incident, if the incident is not the result of natural causes,

shall immediately report the incident to the Municipality, and at own cost, take all reasonable measures which, in the opinion of the Municipality, will minimize the effects of the pollution, by undertaking cleaning up procedures, including the rehabilitation of the environment and implementation of measures to prevent a recurrence of the incident, as required by the Municipality.

7. STORM WATER SYSTEMS ON PRIVATE LAND

(1) Every owner of property on which private stormwater systems are located, shall—

- (a) not carry out any activity which will or which, in the opinion of the Municipality, could reasonably be expected to impair the effective functioning of the stormwater system, or pollute the stormwater flowing in it,
- (b) at own cost, keep such stormwater systems functioning effectively, including undertaking the refurbishment and reconstruction thereof if, in the opinion of the Municipality, it should be reconstructed or refurbished,
- (c) at own cost control vegetation which may obstruct the flow of stormwater which may cause flooding lower down the watercourse,
- (d) not discharge or drain stormwater into any sewerage system.

(2) The provisions of subsection (1) do not apply to the extent that the Municipality has accepted responsibility for any of the duties contained therein, either in a formal maintenance agreement or in terms of a condition of servitude.

8. PROVISION OF INFRASTRUCTURE

(1) The Municipality may—

- (a) construct, expand, alter, maintain or lay any drains, pipes or other structures related to the stormwater system on or under any immovable property, and ownership of these drains, pipes or structures shall vest in the Municipality,
- (b) drain stormwater or discharge water from any municipal service works, attenuated where deemed necessary into any natural watercourse, excluding into any sewerage system, and
- (c) do any other thing necessary or desirable for or incidental, supplementary or ancillary to any matter contemplated by subsection (a).

(2) When the Municipality exercises its powers in terms of subsection (1)(a) in regard to immovable property not owned by the Municipality, it shall comply with the provisions of the Municipality's policy relating to the management and administration of the Municipality's immovable property.

9. POWERS OF THE MUNICIPALITY

(1) The Municipality may—

- (a) demolish, alter or otherwise deal with any building, structure or other thing constructed, erected or laid in contravention of the provision of this by-law;
- (b) fill in, remove and make good any ground excavated, removed or placed in contravention of the provisions of this by-law;
- (c) repair and make good any damage done in contravention of the provisions of this by-law or resulting from a contravention;
- (d) remove anything discharged, permitted to enter into the stormwater system or natural watercourse in contravention of the provisions of this by-law.
- (e) remove anything damaging, obstructing or endangering or likely to obstruct, endanger or destroy any part of the stormwater system;
- (f) seal or block any point of discharge from any premises if such discharge point is in contravention of the provisions of this by-law, irrespective of whether the point is used for lawful purposes;
- (g) cancel any permission granted in terms of this by-law if the conditions under which the permission was granted are not complied with;
- (h) by written notice, direct any owner of property to allow the owner of a higher lying property to lay a stormwater drain pipe or gutter over his or her property for the draining of concentrated stormwater;
- (i) by written notice, direct any owner of property to retain stormwater on such property or, at the cost of such owner, to lay a stormwater drain pipe or gutter to a suitable place indicated by the Municipality, irrespective of whether the course of the pipe or gutter will run over private property or not; and
- (j) discharge stormwater into any watercourse, attenuated where appropriate, whether on private land or not.

(2) The Municipality may, in any case where it seems that any action or neglect by any person or owner of property may lead to a contravention of the provisions of this by-law, give notice in writing to such person or owner of property to comply to such requirements as the Municipality may deem necessary to prevent the occurrence of such contravention.

(3) The Municipality may recover all reasonable costs incurred as a result of action taken in terms of subsection (1) from a person who was responsible for a contravention of the provisions of this by-law or the owner of the property on which such a contravention occurred.

10. OFFENCES AND PENALTIES

(1) Any person who—

- (a) contravenes any provision of this by-law;
- (b) fails to comply with the terms of any notice issued in terms of this by-law;
- (c) threatens, resists, hinders or obstructs or uses foul, abusive or insulting language towards or at a councillor or an employee or contractor of the Municipality in the exercise of any powers or performance of any duties or function in terms of this by-law, or falsely holds himself or herself to be a councillor or an employee or a contractor of the Municipality,

shall be guilty of an offence and be liable, on conviction, to the payment of a fine as determined from time to time or imprisonment for a period not exceeding six months or to such imprisonment without the option of a fine or to both such fine and such imprisonment and, in the case of a continuing offence, to an additional fine as determined from time to time or additional imprisonment for a period not exceeding ten days or to such additional imprisonment without the option of a fine or to both such additional fine and imprisonment for each day on which such offence is continued.

11. SHORT TITLE

This By-Law is called the Overstrand Municipality: Stormwater Management By-Law, 2009.

12. COMMENCEMENT

This By-law shall commence on 2 November 2009.

13. REPEAL OF EXISTING MUNICIPAL STORMWATER MANAGEMENT

The provisions of any by-law relating to the management of stormwater by the Municipality are hereby repealed insofar as they relate to matters provided for in this by-law, provided that such provisions shall be deemed not to have been repealed in respect of any such by-law which has not been repealed and which is not repugnant to these by-laws on the basis as determined by the relevant by-law.

9 October 2009

19014

KNYSNA MUNICIPALITY

LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)

LOCAL GOVERNMENT ACT: MUNICIPAL SYSTEMS, 2000 (ACT 32 OF 2000)

PROPOSED CLOSURE OF PORTION OF THE NORTHERN SIDE OF PAUL KRUGER STREET ADJACENT TO THE N2 ADJOINING ERVEN 1192, 1193, 1637, 1629 AND 4769 SEDGEFIELD

Notice is hereby given in terms of Section 137(1) of the Municipal Ordinance, 20 of 1974 and Section 24 of the Land Use Planning Ordinance, 15 of 1985, that the undermentioned application has been received by the Municipal Manager and is open for inspection at the Municipal Building, 11 Pitt Street, Knysna, and at the Municipal Offices, Flamingo Avenue, Sedgefield. Any objections, with full reasons therefor, should be lodged in writing with the Municipal Manager, PO Box 21, Knysna, 6570 on or before Monday, 9 November 2009 quoting the above Ordinance and objector's erf number.

Notice is further given in terms of Section 21(4) of the Local Government Act: Municipal Systems 2000 (Act 32 of 2000) that people who cannot write can approach the Town Planning Section during normal office hours at the Municipal Offices where the Secretary will refer you to the responsible official who will assist you in putting your comments or objections in writing.

Applicant: DIESEL & MUNNS INC.

Nature of application: The closure of portion of the northern side of Paul Kruger Street adjacent to the N2 adjoining erven 1192, 1193, 1637, 1629 and 4769 Sedgefield.

JB DOUGLAS, MUNICIPAL MANAGER

File reference: 1192 SED 9 October 2009

19013

KNYSNA MUNISIPALITEIT

ORDONNANSIE OP GRONDGEBRUIKBEPLANNING, 1985 (ORDONNANSIE 15 VAN 1985)

WET OP PLAASLIKE REGERING: MUNISIPALE STELSELS, 2000 (WET 32 VAN 2000)

VOORGESTELDE SLUITING VAN GEDEELTE VAN DIE NOORDE-LIKE KANT VAN PAUL KRUGERSTRAAT LANGS DIE N2 AANGRENSEND AAN ERWE 1192, 1193, 1637, 1629 EN 4769 SEDGEFIELD

Kennis geskied hiermee ingevolge Artikel 137(1) van die Munisipale Ordonnansie, 20 van 1974 en Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, Ordonnansie 15 van 1985, dat die onderstaande aansoek deur die Munisipale Bestuurder ontvang is en ter insae lê by die Munisipale Gebou, Pittstraat 11, Knysna en by die Munisipale Kantore, Flamingolaan, Sedgefield. Enige besware met volledige redes daarvoor, moet skriftelik by die Munisipale Bestuurder, Posbus 21, Knysna, 6570 ingedien word op of voor Maandag, 9 November 2009 met vermelding van bogenoemde Ordonnansie en beswaarmaker se erfnummer.

Ingevolge Artikel 21(4) van die Wet op Plaaslike Regering: Munisipale Stelsels 2000 (Wet 32 van 2000) word verder kennis gegee dat persone wat nie kan skryf nie die Stadsbeplanningsafdeling kan nader tydens normale kantoorure waar die Sekretaris se sal verwys na die betrokke amptenaar wat u sal help om u kommentaar of besware op skrif te stel.

Aansoeker: DIESEL & MUNNS ING.

Aard van aansoek: Die sluiting van 'n gedeelte van die noordelike kant van Paul Krugerstraat langs die N2 aangrensend aan Erwe 1192, 1193, 1637, 1629 en 4769 Sedgefield.

JB DOUGLAS, MUNISIPALE BESTUURDER

Lêerverwysing: 1192 SED 9 Oktober 2009

19013