

MSUKALIGWA LOCAL MUNICIPALITY



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MSUKALIGWA LOCAL MUNICIPALITY: PUBLIC NOTICE

COMPLIANCE WITH MSUKALIGWA LAND USE SCHEME 2021, THE SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUM) BY-LAW FOR: CHIEF ALBERT LUTHULI, DIPALESENG, DR. PIXLEY KA ISAKA SEME, LEKWA, MKHONDO AND MSUKALIGWA LOCAL MUNICIPALITIES, AND NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977

Msukaligwa Local Municipality hereby gives notice for compliance with the Msukaligwa Land Use Scheme 2021, the Spatial Planning and Land Use Management (SPLUM) By-law for: Chief Albert Luthuli, Dipaleseng, Dr. Pixley ka Isaka Seme, Lekwa, Mkhondo and Msukaligwa Local Municipalities, and the National Building Regulations and Building Standards Act 103 of 1977 (NBR). Section 58 (1) of the said By-law states that “ **No person may commence with, carry on or cause the commencement with or carrying on of land development which is not permitted in the land use scheme**”. Section 4 of the NBR states that “**No person shall without the prior approval in writing of the local authority in question, erect any building in respect of which plans and specification are to be drawn and submitted in terms of this Act.**” Community members and developers are encouraged to consult Msukaligwa Local Municipality’s Planning and Economic Development – Land Use Management and Spatial Development Section to ascertain whether their existing or prospective developments are in line with the Land Use Scheme. Where such developments are not in line with the land use scheme, the Land Use Management and Spatial Development section will advise which land use rights should be acquired before any development can commence. Community members and developers are further advised to submit building plans for consideration by the municipality prior to construction of any buildings. Where buildings have been erected without approval by the Municipality, community members and developers are advised to submit as-built building plans for consideration. For any questions and inquiries regarding the use and development of land, kindly visit the Msukaligwa Local Municipality Land Use Management and Spatial Development section where a municipal official will attend to your inquiry.

Mr. M. Kunene
Municipal Manager

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UMASIPALA WENDAWO YASEMSUKALIGWA

ISAZISO SOMPHAKATHI

UKUHAMBISANA NOHLELO LOKUSETSHENZISWA KOMHLABA (LUS), UMTHETHO KAMASIPALA WOKUHLELWA KWENDAWO KANYE NOKUPHATWA KOKUSETSHENZISWA KOMHLABA (SPLUM) WABOMASIPALA BENDAWO YASE CHIEF ALBERT LUTHULI, DIPALESENG, DR. PIXLEY KA ISAKA SEME, LEKWA, MKHONDO, MSUKALIGWA KANYE NEMITHETHONQUBO KAZWELONKE YOKWAKHA KANYE NEMITHETHO YEZIMISO ZOKWAKHA (ACT 103 OF 1977)

Umasipala wendawo yaseMsukaligwa wazisa umphakathi Ngokuhambisana nohlelo lokusetshenziswa komhlaba (Msukaligwa Land Use Scheme 2021), umthetho kamasipala wokuhlelwa kwendawo kanye nokuphatwa kokusetshenziswa komhlaba (SPLUM) wabomasipala bendawo yase Chief Albert Luthuli, Dipaleseng, Dr. Pixley Ka Isaka Seme, Lekwa, Mkhondo, Msukaligwa kanye nemithethonqubo kazwelonke yokwakha kanye nemithetho yezimiso zokwakha (Act 103 of 1977).

Isigaba 58 (1) somthetho kaMasipala othulwe ngenhla, **“Akekho umuntu ozoqala, aqhubeke noma agqugquzele ukuthuthukiswa komhlaba okungavunyelwanga ukuya ngokomthetho kamasipala”**. Isigaba 4 somthethonqubo kazwelonke yokwakha kanye nemithetho yezimiso zokwakha, **“Akekho umuntu ngaphandle kwesivumelwane esilotshiwe nomasipala wendawo ozovunyelwa ukumisa noma yisiphi isakhiwo ngaphandle kokuthi imidwebo, izinhlelo kanye neminingwane yalesosakhiwo ithunyelwe kumasipala ukuze igunyazwe ukuya ngalomthetho”**.

Amalunga omphakathi kanye nabathuthukisi bomhlaba bayakhuthazwa ukuthi baxhumane nomnyango wezokuhlela nokuthuthukiswa kwezomnotho kanye nokusetshenziswa komhlaba kuMasipala waseMsukaligwa ukuze bazi ukuthi lowomhlaba ukulungele ukuthuthukiswa ukuya ngohlelo lukaMasipala lokusetshenziswa komhlaba. Lapho inhloso yokuthuthukiswa komhlaba ingahambisani nohlelo lokusetshenziswa komhlaba, umasipala uzonilukeka ukuthi yimiphi imigudu okumele ilandelwe ukuze kutholakale ukuthi lowomhlaba ugasetshenziselwa luphi uhlobo lwentuthuko. Amalunga omphakathi nabakhi bayacelwa ukuba bathumele izinhlelo zokwakha (building plans) kuMasipala ukuze zizogunyazwa ngaphambi kokwakha. Lapho izakhiwo bese zakhiwe ngaphandle kokugunyazwa, umphakathi kanye nabakhi, bayacelwa ukuba bathumele imidwebo njengoba kwakhiwe (As-Built Plans) ukuze umasipala azoyihlolisisa.

Umakukhona imibuzo noma udinga ukucaciselwa ngokusetshenziswa komhlaba, sicela nivakashele umnyango wezokuhlela nokuthuthukiswa kwezomnotho kanye nokusetshenziswa komhlaba kuMasipala waseMsukaligwa lapho abasebenzi balindele ukunisisa.

Mr. M. Kunene
Municipal Manager

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