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MUNICIPAL NOTICE 114 OF 2017

ETHEKWINI MUNICIPALITY: PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

NOTICE IS HEREBY GIVEN that the eThekweni Municipal Council has enacted, by way of resolution in terms of section 12 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), the Planning and Land Use Management By-law, 2016 contained hereunder.

Mr S.C. Nzuza

City Manager

City Hall

Dr Pixley Kaseme Street

Durban

Dated:

**eTHEKWINI MUNICIPALITY: PLANNING AND LAND USE MANAGEMENT BY-LAW,
2016**



Adopted by Council on the:

PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

To provide for the Municipal Spatial Development Framework and the land use scheme of the Municipality; to provide for the development of the package of plans; to regulate and manage spatial and land use planning and development; to provide for the categorisation of land development applications; to provide for processes and procedures for land development applications; to provide for compliance with the land use scheme; to provide for an Appeal Authority; to provide for offences and penalties and to provide for matters incidental thereto.

PREAMBLE

WHEREAS the Municipality has competence in terms of Part B of Schedule 4 of the Constitution to administer matters pertaining to municipal planning;

WHEREAS the Municipality must contribute to the progressive realisation of fundamental rights contained in the Constitution;

WHEREAS the Municipality is committed to sustainable, developmentally orientated and integrated developmental municipal planning;

WHEREAS the Municipality must promote the development principles of spatial justice; spatial sustainability; spatial resilience; efficiency and good administration in municipal planning;

WHEREAS the Municipality must observe and enforce compliance of its land use scheme;

WHEREAS the Municipality must maintain open, transparent and sound accountable practices in its planning administration;

WHEREAS the Municipality recognises the principles of co-operative government in planning matters in order to provide for open, transparent and accountable government;

AND WHEREAS the Municipality recognises the need to facilitate the involvement of the community and public participation in planning processes and developments;

NOW THEREFORE The Municipal Council of the eThekweni Metropolitan Municipality, acting in terms of section 156 read with Part B of Schedule 4 of the Constitution of the Republic of South Africa, and read with section 11 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), hereby makes the following By-law:

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CHAPTER 1 INTERPRETATION

Definitions

1. In this By-law, unless the context indicates otherwise—

“adjoining owner” means any owner whose land shares a common boundary or corner beacon with the land which is the subject of the land development application, and includes the owner whose land may be separated by a road;

“affected owner” means any owner of land whom the Municipality may consider to be affected by a land development application; and may include a Traditional Authority;

“Appeal Authority” means an appeal authority contemplated in terms of Chapter 12 of this By-law;

“applicant” means any person who makes a land development application as contemplated in section 21(4) of this By-law;

“authorisation” means any authorisation or authorisations required in terms of applicable legislation issued by an organ of state which must be lodged with a land development application, including but not limited to—

- (a) a Record of Decision pursuant to an Environment Impact Assessment issued in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- (b) a Water Use Licence issued in terms of the National Water Act, 1998 (Act No. 36 of 1998); or
- (c) any authority which has been issued in terms of the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970);

“authorised official” means a person authorised to implement the provisions of this By-law, including but not limited to—

- (a) peace officers as contemplated in section 334 of the Criminal Procedure Act, 1977 (Act No. 51 of 1977);
- (b) municipal or metropolitan Police Officers as contemplated in the South African Police Service Act, 1995 (Act No. 68 of 1995); and

(c) such enforcement officers employees, agents, delegated nominees, representatives and service providers of the Municipality as are specifically authorised by the Municipality in this regard: Provided that for the purposes of search and seizure, where such person is not a peace officer, such person must be accompanied by a peace officer;

“Category 2 application” means a complete application which is categorised for consideration and decision making by the Tribunal;

“Category 3 application” means a complete application which is categorised for consideration and decision making by the Head;

“Category 4 application” means a complete application which is categorised for consideration and decision making by the Deputy Head;

“circulated application” means an application made to the Municipality for approval, and excludes a land development application;

“Code of Conduct” means a written code setting out rules and standards relating to the ethics, practice and conduct of the members of the Tribunal;

“combined application” means an application which contains multiple types of land development applications which may be combined and considered in its entirety as provided for in Chapter 8 of this By-law;

“complete application” means a land development application which is ready to be advertised or has undergone the pre-submission process, and is accompanied by, including but not limited to, payment of the prescribed application fee, authorisations, comments and specialist reports and studies;

“compliance certificate” means a certificate issued on—

- (a) compliance by an applicant with the conditions of approval contained in a decision notice within six months from the date of notification of the commencement of any operations on the land; or
- (b) resolution of a contravention;

“consolidation” means where two or more erven are combined to form a new erf;

“Constitution” means the Constitution of the Republic of South Africa, 1996;

“contravention” means a contravention of the land use scheme, a contravention of a condition of approval contained in a decision notice or a contravention of a provision of this By-law;

“contravention notice” means a notice served by the Municipality on an owner or person who has committed or is suspected of committing a contravention;

“Council” or **“Municipal Council”** means the eThekweni Municipal Council, a municipal council referred to in section 157(1) of the Constitution;

“days” means business days, which excludes Saturdays, Sundays and Public Holidays;

“decision maker” means the Tribunal, Head or Deputy Head as the case may be;

“decision notice” means the written notification of the outcome of a land development application;

“Deeds Registry” means a deeds registry as defined in section 102 of the Deeds Registries Act, 1937 (Act. 47 of 1937);

“Deputy Head” means the Deputy Head of the relevant department dealing with development planning, environment and management who has been authorised by the Municipality as contemplated in terms of section 35(2) of SPLUMA to consider and determine land development applications;

“development principles” means the principles of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration as contemplated in Chapter 2 of SPLUMA;

“development rights” means a development right which is conferred on land by virtue of its zoning; includes a pre-scheme or non-conforming use right and which may be subject to specialist studies;

“diagram” means a diagram as defined in terms of section 1 of the Land Survey Act, 1997 (Act No. 8 of 1997);

“environmental management instrument” means an environmental management instrument contemplated in section 24(5)(bA) of the National Environmental Management Act, 1998(Act No. 107 of 1998);

“Executive Authority” means the executive committee or executive mayor of eThekweni Municipality as the case may be, as contemplated by section 44(2) of the Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998);

“exemption” means a provision contained in the land use scheme where the consent of adjoining or affected owners is required for a particular type of land development application;

“general plan” means a general plan as defined in section 1 of the Land Survey Act, 1997 (Act No. 8 of 1997);

“guidelines for social facilities and open spaces” means a set of guidelines adopted by Council which provides the standards to be applied for the provision of social facilities and open spaces within the eThekweni Municipal area;

“Head” means the Head of the relevant department dealing with development planning, environment and management who has been authorised by the Municipality as contemplated in terms of section 35(2) of SPLUMA to consider and determine land development applications;

“IDP” means an Integrated Development Plan as contemplated in terms of section 25 of the Systems Act;

“intervener” means an interested person who has been granted intervener status by a decision maker or the Appeal Authority in terms of section 86 of this By-law;

“Joint Advisory Committee” means an advisory committee established in terms of section 30 of this By-law comprising of municipal officials who are Registered Planners

and who make recommendations to a decision maker on land development applications;

“land” means any erf, plot, stand, farm portion, or agricultural holding and includes any improvement or building on the land, any real right or share in land and includes land in the area of a Traditional Authority;

“land development” means the change of use of land, including township establishment, the subdivision or consolidation of land or any deviation from the land uses or uses permitted in terms of the land use scheme;

“land development application” means an application for land development lodged with the Municipality for consideration and decision making and **“application”** shall have a corresponding meaning;

“land use” means the purpose for which land is or may be used lawfully in terms of the land use scheme, this By-law, an existing scheme or in terms of any other authorisation, permit or consent issued by a competent authority, and includes any conditions related to such land use purposes;

“land use scheme” means the adopted scheme regulations and maps of each region, including the register of amendments to the scheme and **“scheme”** shall have a corresponding meaning;

“local area plan” means an intermediary combination plan containing local area and functional area plans on a strategic level;

“Municipality” means eThekweni Municipality, a category A Municipality as envisaged in terms of section 155(1) of the Constitution;

“Municipal Manager” means a person appointed in terms of section 54A of the Systems Act as the head of administration of the Municipal Council;

“Municipal Spatial Development Framework” means a spatial development framework adopted in terms of Chapter 5 of this By-law;

“newspaper” means a local daily newspaper circulating in the region of the eThekweni Municipal area;

“organ of state” means an organ of state as contemplated in terms of section 239 of the Constitution, and includes a state owned enterprise;

“owner” means the person registered in the Deeds Registry as the owner of land, and includes the beneficial owner of the land, and the owner of land by virtue of vesting in terms of any applicable law;

“package of plans” means a suite of plans which guides integrated planning in the Municipality as referred to in section 11 of this By-law;

“person” includes natural and juristic persons, partnerships, trusts, body corporates, home owners associations and organs of state;

“Planning and Development Act” means the KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008);

“private road” refers to a street, thoroughfare, path or roadway where the naming rights for that road does not vest in the Municipality;

“public road” refers to a municipal road where the naming rights for that road vests in the Municipality and includes a street, thoroughfare, path or roadway;

“public open space” means any open place, park, street, road or thoroughfare or other similar area of land shown on a general plan or diagram which is for use by the general public and is owned by or vests in the Municipality or any other organ of state, and includes a public open space and a servitude for any similar purpose in favour of the general public;

“public notice” means the notification of a land development application by publication of a notice in the newspaper, the display of a site notice, and service of a notice on adjoining owners, the ward councillor, organ of state and where applicable affected owners for the purposes of public participation in terms of Chapter 9 of this By-law;

“Regional Co-ordinator” means a municipal official who is a Registered Planner dealing with land use and land use management;

“Registered Planner” means a person who is registered as a professional planner or a technical planner as contemplated in the Planning Profession Act, 2002 (Act No. 36 of 2002) as amended;

“Regional offices” means the five regional offices for the Durban Central, Durban South, Durban North, Inner West and Outer West regions;

“relaxation” means an application for the relaxation of any building line, side or rear space as determined in terms of the land use scheme;

“service” means the delivery of a notice, order or other document in terms of this By-law and **“serve”** shall have a corresponding meaning;

“SPLUMA” means the Spatial Land Use and Management Act, 2013 (Act No. 16 of 2013);

“SPLUMA office” means the Municipality's Central office for the processing of applications and all matters relating to applications and appeals;

“subdivision” means the division of land into two or more pieces;

“Systems Act” means the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000);

“Tribunal” means the Municipal Planning Tribunal established in terms section 38 of this By-law;

“township” means land divided into 11 erven or more and includes private and public open places and roads as indicated on the general plan; and

“Traditional Authority” means the Traditional Council of any land administered in terms of traditional land use practices and situated within the eThekweni Municipal Area, and includes the Ingonyama Trust Board where applicable.

Interpretation of By-law

2. If there is a conflict of interpretation between the English version of this By-law and a translated version, the English version prevails.

CHAPTER 2 OBJECTS OF BY-LAW

Objects of By-law

3. The objects of this By-law are to—

- (a) provide for a package of plans which shall inform the social, economic, environmental and infrastructural development in the Municipality;
- (b) provide a uniform, effective, comprehensive, and interrelated framework for spatial planning and land use management;
- (c) provide for the inclusive, developmental, equitable and efficient planning in the spirit of co-operative governance;
- (d) provide a framework for co-operative and cross-border relationships with all spheres of Government and to ensure the integration of planning between the Municipality and neighbouring Municipalities;
- (e) provide a framework for policies, principles, norms and standards for spatial development planning and land use management;
- (f) provide a framework for the monitoring, coordination and review of the spatial planning and land use management system;
- (g) regulate land development application and decision-making procedures;
- (h) provide for the establishment, functions and operations of the Tribunal;
- (i) provide for facilitation and enforcement of land use and development measures;
- (j) provide for an appeal authority; and
- (k) provide penalties for breach of its provisions.

CHAPTER 3 APPLICATION

Application of By-law

4. This By-law applies to all land which falls within the municipal area under eThekweni Municipality and is binding on all persons to the extent applicable.

CHAPTER 4 PLANNING FUNCTIONS OF THE THREE SPHERES OF GOVERNMENT

Municipal planning

5. Municipal planning, as provided for in SPLUMA, consists of the following elements:

- (a) the compilation, approval and review of IDPs;
- (b) the compilation, approval and review of the components of an IDP prescribed by legislation and falling within the competence of a municipality, including a spatial development framework and a land use scheme; and
- (c) the control and regulation of the use of land within the municipal area where the nature, scale and intensity of the land use do not affect the provincial planning mandate of provincial government or the national interest.

Provincial planning

6. Provincial planning, as provided for in SPLUMA, consists of the following elements:

- (a) the compilation, approval and review of a provincial spatial development framework, approval, review and implementation of land use management systems;
- (b) the planning by a province for the efficient and sustainable execution of its legislative and executive powers insofar as they relate to the development of land and the change of land use; and
- (c) the making and review of policies and laws necessary to implement provincial planning.

National planning

7. National planning, as provided for in SPLUMA, consists of the following elements:

- (a) the compilation, approval and review of spatial development plans and policies or similar instruments, including a national spatial development framework;
- (b) the planning by the national sphere for the efficient and sustainable execution of its legislative and executive powers insofar as they relate to the development of land and the change of land use; and
- (c) the making and review of policies and laws necessary to implement national planning, including the measures designed to monitor and support other spheres in the performance of their spatial planning, land use management and land development functions.

CHAPTER 5

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

Status of Municipal Spatial Development Framework

8.(1) A decision maker required or mandated to make a land development decision in terms of this By-law or any other law relating to land development, may not make a decision which is inconsistent with the Municipal Spatial Development Framework: Provided that the Tribunal may depart from the provisions of the Municipal Spatial Development Framework where site specific circumstances justify such a deviation.

(2) The site specific circumstances contemplated in subsection (1) include but are not limited to where—

- (a) the Municipal Council has adopted a local area plan and such plan has yet to be translated into the land use scheme; or
- (b) there is an existing pre-scheme or non-conforming use right on the land: Provided that the use right has not ceased to operate for a period of 18 months or more.

(3) The Tribunal must take into consideration the impact, amenity and land use applicability when making a decision to deviate based on site specific circumstances.

(4) The Municipality must keep a register containing information regarding the type of deviation and reason for the deviation, in respect of any decisions taken to deviate from the provisions of the Municipal Spatial Development Framework.

Preparation and application of Municipal Spatial Development Framework

- 9.(1) The Municipality must prepare a Municipal Spatial Development Framework that–
- (a) interprets and represents the spatial development vision of the Municipality;
 - (b) is informed by a long-term spatial development vision statement and plan;
 - (c) represents the integration of all relevant sector policies and plans;
 - (d) guides planning and development decisions across all sectors of government;
 - (e) guides the Municipality in taking any decision or exercising any discretion in terms of SPLUMA or any other law relating to spatial planning and land use management systems;
 - (f) contributes to a coherent, planned approach to spatial development;
 - (g) provides clear and accessible information to the public and private sector and provides direction for investment purposes;
 - (h) includes previously disadvantaged areas, areas governed by a Traditional Authority, informal settlements, slums and land holdings of state-owned enterprises and government agencies and addresses their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere;
 - (i) addresses historical spatial imbalances in development;
 - (j) identifies the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks;
 - (k) provides direction for strategic developments, infrastructure investment, promotes efficient, sustainable and planned investments by all sectors and indicates priority areas for investment in land development;
 - (l) promotes a rational and predictable land development environment to create trust and stimulate investment;
 - (m) takes cognisance of any environmental management instrument adopted by the relevant environmental management authority;
 - (n) gives effect to national legislation and policies on sustainable utilisation and protection of agricultural resources; and
 - (o) considers and where necessary incorporates the outcomes of substantial public engagement including direct participation in the process through public meetings, public exhibitions, public debates and discourses in the media and any other forms or mechanisms that promote such direct involvement.
- (2)(a) The Municipal Spatial Development Framework prepared by the Municipality must be co-ordinated, aligned and in harmony with national and provincial spatial development frameworks.

(b) Once the Municipal Spatial Development Framework is adopted as provided for in SPLUMA, it must guide and inform the exercise of any discretion or of any decision taken in respect of a land development application.

(3) The national spatial development framework must contribute to and give spatial expression to national development policy and plans as well as integrate and give spatial expression to policies and plans emanating from the various sectors of national government and may include any regional spatial development framework.

(4) The provincial spatial development frameworks must contribute to and express provincial development policy as well as integrate and spatially express policies and plans emanating from the various sectors of the provincial and national spheres of government as they apply at the geographic scale of the province.

(5) The Municipal Spatial Development Framework must–

(a) be prepared as part of the Municipality's IDP in accordance with the provisions of the Systems Act; and

(b) assist in integrating, co-ordinating, aligning and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area.

(6) Any spatial development framework must outline specific arrangements for prioritising, mobilising, sequencing and implementing public and private infrastructural and land development investment in the priority spatial structuring areas identified in spatial development frameworks.

Content of Municipal Spatial Development Framework

10.(1) A Municipal Spatial Development Framework must–

(a) give effect to the development principles and norms and standards set out in Chapter 2 of SPLUMA;

(b) include a written and spatial representation of a five year spatial development plan for the spatial form for the Municipality;

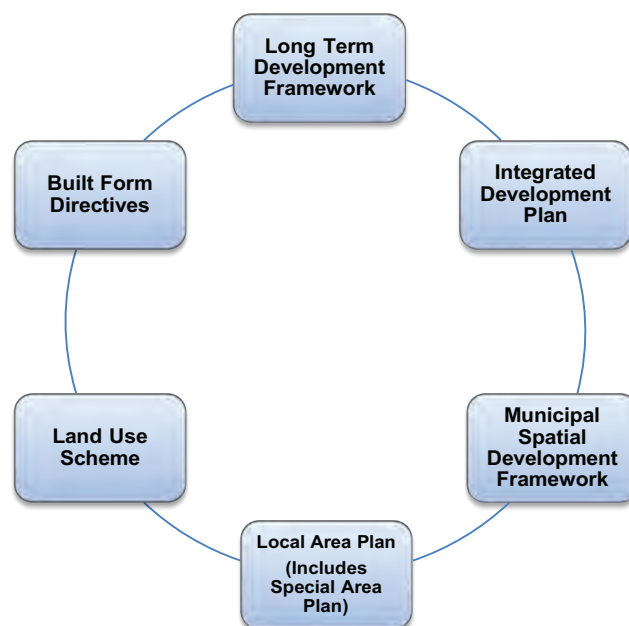
(c) include a long term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for between 10 and 20 years into the future;

- (d) identify current and future significant structuring and restructuring elements of the spatial form of the Municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
- (e) include population growth estimates for the following five years;
- (f) include estimates of the demand for housing units across different socio-economic categories and the planned location and densities of future housing developments;
- (g) include estimates of economic activity and employment trends and locations in the municipal area over a five year period;
- (h) identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs over a five year period;
- (i) identify the designated areas where national or provincial inclusionary housing policy maybe applicable;
- (j) include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural and coastal access strips where applicable;
- (k) identify the designation of areas in the Municipality where incremental upgrading approaches to development and regulation will be applicable;
- (l) identify the designation of areas in which—
 - (i) more detailed local plans must be developed; and
 - (ii) where shortened land use development procedures may be applicable and land use schemes may be so amended;
- (m) provide the spatial expression of the co-ordination, alignment and integration of sectoral policies of all municipal departments;
- (n) determine a capital expenditure and capital investment framework for the Municipality's development programmes depicted spatially;
- (o) determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and
- (p) include an implementation plan comprising of—
 - (i) sectoral requirements including budgets and resources for implementation;
 - (ii) necessary amendments to a land use scheme;
 - (iii) specification of institutional arrangements necessary for implementation;
 - (iv) specification of implementation targets, including dates and monitoring indicators;
 - (v) specification, where necessary, of any arrangements for partnerships in the implementation process; and
 - (vi) take cognisance of any norms and standards issued by the Minister.

Package of plans

11.(1) The Development Planning Unit of the Municipality must prepare all plans forming part of the Municipal Spatial Development Framework.

(2) The package of plans of the Municipality as set out in the diagram below is an iterative package of plans:



(3) The Long Term Development Framework provides for the strategic, economic, social and environmental objectives of the Municipality in order to inform its strategic development direction.

(4) The IDP provides for the strategic implementation direction and imperatives of the Municipality.

(5) The Municipal Spatial Development Framework provides for the strategic spatial development objectives of the Municipality based on the Long Term Development Framework and IDP and—

- (a) aligns the Municipality's spatial development goals, strategies and policies with relevant national and provincial spatial principles, strategies and policies;
- (b) provides a long-term vision of the desired spatial form and the structure of the Municipality;

- (c) guides the proposals contained in the more detailed Spatial Development Plans which cover a shorter time frame and the preparation of local area plans;
 - (d) assists in the spatial coordination, prioritisation and alignment of public investment in terms of the IDP;
 - (e) identifies the areas not suitable for development and areas where the impacts of development need to be managed;
 - (f) provides policy guidance to direct decision making on the nature, form, scale and location of urban development, land use change, infrastructure development, disaster mitigation and environmental resource protection; and
 - (g) promotes public good.
- (6) The local area plan is a detailed physical plan which provides for–
- (a) physical planning directives refining land use, transport, environment and infrastructure to levels that inform the preparation of a land use scheme;
 - (b) the inclusion of urban design directives for public and privately owned land;
 - (c) the inclusion of implementation proposals; and
 - (d) a Special Area Plan, where applicable, which contains–
 - (i) detailed physical planning directives, including areas with special environmental, economic and heritage characteristics;
 - (ii) detailed urban design directives or proposals; and
 - (iii) the inclusion of implementation proposals.
- (7) The land use scheme provides for zoning and development control regulations and is the detailed land use management tool and provides for the allocation of potential development rights to public and privately owned land.
- (8) A Built Form Directive is a plan which may include–
- (a) site specific details, including three dimensional modelling; and
 - (b) built form directives, including but not limited to, coverage, floor area ratio, parking and planting.

Adoption of a Municipal Spatial Development Framework

12.(1) The Municipal Council must prepare and adopt a Municipal Spatial Development Framework which gives effect to the principles of SPLUMA and this By-law.

(2) The Municipal Spatial Development Framework must be prepared as part of the Municipality's IDP in accordance with the provisions of the Systems Act.

(3) The Municipality, in the preparation and adoption of its Municipal Spatial Development Framework must ensure that its Municipal Spatial Development Framework is aligned with the provincial and national spatial development frameworks.

(4) Prior to the adoption of the Municipal Spatial Development Framework contemplated in subsection (1) and any proposed amendments to the Municipal Spatial Development Framework, the Municipality must—

- (a) give notice of the proposed Municipal Spatial Development Framework in two newspapers;
- (b) invite the public to submit written representations in respect of the proposed Municipal Spatial Development Framework to the Municipality within 60 days after the publication of the notice referred to in paragraph (a); and
- (c) consider all representations received in respect of the proposed Municipal Spatial Development Framework.

(5) The Municipality must give notice in the *Provincial Government Gazette* and two newspapers of its adoption of a Municipal Spatial Development Framework.

(6) The Municipal Spatial Development Framework must give effect to the intention of the IDP and provide a framework for the future spatial development of the Municipality.

(7) The Municipal Council may on its own initiative give effect to the development principles through an amendment to the Municipal Spatial Development Framework.

(8) The Municipality must review its land use scheme in order to achieve consistency with the Municipal Spatial Development Framework, and must do so at least every five years.

CHAPTER 6

LAND USE SCHEME

Resolution to prepare a land use scheme

13. The Municipal Council must adopt a resolution to commence the preparation of a land use scheme where no land use scheme exists.

Preparation of a land use scheme

14.(1) The Municipal Council must, after public consultation, adopt a land use scheme for its entire area within five years from the commencement of SPLUMA.

(2) Prior to the adoption of the land use scheme contemplated in subsection (1) and before any proposed amendments to the land use scheme, the Municipality must—

- (a) give notice of the proposed land use scheme in two newspapers;
- (b) invite the public to submit written representations in respect of the proposed land use scheme to the Municipality within 60 days after the publication of the notice referred to in paragraph (a); and
- (c) consider all representations received in respect of the proposed land use scheme.

(3) The Municipality must advise the public by notification in two newspapers of the adoption of or amendment to the land use scheme.

(4) The Municipality must, in the performance of its duties in terms of this By-law, allow the participation of a Traditional Authority in the manner agreed upon between the Municipality and the Traditional Authority.

(5) The land use scheme must include suitable categories of land use zoning and regulations for the entire municipal area including areas not previously subject to a land use scheme.

(6) In addition to the provisions of subsection (5), the following factors shall serve as guiding principles in the adoption of a land use scheme—

- (a) any environmental management instrument adopted by the relevant environmental management authority;

- (b) the inclusion of provisions to promote the inclusion of affordable housing in residential land development;
- (c) the inclusion of land use and development incentives to promote the effective implementation of the Municipal Spatial Development Framework and other development policies;
- (d) the inclusion of land use and development provisions specifically to promote the effective implementation of national and provincial policies;
- (e) the provisions of the Municipal Spatial Development Framework and IDP; and
- (f) any land allocation rules set by a Traditional Authority in the area concerned.

(7) A land use scheme may include provisions relating to—

- (a) specific requirements relating to any special zones identified to address the development priorities of the Municipality; and
- (b) the variation of conditions of a land use scheme other than a variation which may materially alter or affect conditions relating to the use, size and scale of buildings and the intensity or density of land use.

Purpose and content of land use scheme

15.(1) A land use scheme must give effect to and be consistent with the Municipal Spatial Development Framework and determine the use and development of land within the municipal area to which it relates in order to promote—

- (a) economic growth;
- (b) social inclusion;
- (c) efficient land development;
- (d) minimal impact on public health, the environment and natural resources; and
- (e) the development principles.

(2) A land use scheme must include—

- (a) scheme regulations setting out the procedures and conditions relating to the use and development of land in any zone;
- (b) a map indicating the zoning of the municipal area into land use zones; and
- (c) a land use scheme register of all amendments to such land use scheme.

(3) The land use scheme must reflect and give effect to the development principles.

Legal effect of a land use scheme

16.(1) An adopted land use scheme—

- (a) has the force of law and all land owners and users of land, including a Municipality and an organ of state, within the municipal area are bound by the provisions of such a land use scheme;
- (b) replaces all existing schemes within the municipal area to which the land use scheme applies; and
- (c) provides for land use and development rights.

(2) Land may be used only for the purposes permitted—

- (a) by the land use scheme;
- (b) by a town planning scheme, until such scheme is replaced by a land use scheme;
- or
- (c) in terms of subsection (3).

(3) Where no town planning scheme or land use scheme applies to a piece of land, before a land use scheme is approved and adopted, such land may only be used in—

- (a) in accordance with an approval which was granted in terms of section 11(2) of the Town Planning Ordinance, 1949 (Act No. 27 of 1949);
- (b) in terms of an approval granted in terms of any other applicable legislation;
- (c) in terms of pre-scheme uses; or
- (d) in terms of existing non-conforming land uses.

(4) Notwithstanding the provisions of subsection (1)(b), any land which was being lawfully used before the adoption of a land use scheme for a purpose which does not conform to the land use scheme may continue to be used for that purpose.

(5) If the use of the land contemplated in subsection (4) is discontinued for an uninterrupted period of more than 18 months, the land may no longer be used for that purpose.

(6) A land use scheme which is adopted must address and resolve any conflict with an existing scheme not repealed or replaced by the new land use scheme.

Amendment of municipal boundaries

17. Where the boundaries of a municipal area are changed or altered, the affected municipalities must in consultation with each other, amend their respective land use

schemes accordingly and, until the necessary amendments are effected, the provisions of the land use schemes remain in force in the areas in which they applied before the boundary changed, and the Municipalities may agree as to whom must assume responsibility for their enforcement.

Amendment of land use scheme and rezoning

18.(1) The Municipality may, after public consultation contemplated in section 14(2), amend its land use scheme if the amendment is—

- (a) in the public interest;
- (b) to advance the interest of or in the interest of a disadvantaged community; or
- (c) in order to further the vision and development goals of the Municipality.

(2) Notwithstanding the provisions of subsection (1), the Municipality may, after public consultation contemplated in section 14(2), amend its land use scheme by zoning or rezoning any land considered necessary by the Municipality to achieve the development goals and objectives of the Municipal Spatial Development Framework.

(3) Any amendment to the land use scheme of the Municipality affecting the scheme regulations may only be authorised by Council.

(4) Any appeal arising from a decision of Council contemplated in subsection (3) must be decided upon by the appropriate Appeal Authority.

Review and monitoring of land use scheme

19.(1) The Municipality may undertake a review and monitoring of its land use scheme on an annual basis and, in accordance with section 14(2), amend its land use scheme.

(2) The Municipality must as contemplated in SPLUMA or in terms of any other applicable Planning Legislation, submit its approved land use scheme to the Premier of the Kwazulu-Natal province for purposes of monitoring the performance of the Municipality.

Record of amendments for land use scheme

20.(1) The Municipality must keep and maintain, in both hard and soft copies, a written record of all applications submitted together with reasons for the decision, in respect of applications for the amendment of the land use scheme.

(2) The written record referred to in subsection (1) must be accessible to members of the public during normal office hours at the Municipality's Regional offices.

CHAPTER 7

LAND DEVELOPMENT APPLICATIONS

Land development applications

21.(1) No person may commence, carry on or continue with any land development without the prior written approval having been granted in terms of this By-law.

(2) All land development applications must be submitted to the Municipality, as the authority of first instance.

(3) Notwithstanding the provisions of subsection (2) above, where any authorisation is required from an organ of state, such authorisation must accompany the submission of the land development application to the Municipality.

(4) A land development application may be submitted by—

- (a) an owner;
- (b) a person acting on behalf of the owner in terms of a written consent to that effect or in any other capacity;
- (c) a person to whom land has been made available for development in writing by an organ of state or such person's authorised agent; or
- (d) a service provider responsible for the provision of infrastructure, utilities or other related services.

(5) Notwithstanding the provisions of subsection (4), all Category 2, Category 3 and special consent applications may only be prepared and compiled by a professional person in the built environment who is registered with his or her appropriate governing body, or a person

admitted to practice as an attorney in terms of the Attorneys Act, 1979 (Act No. 53 of 1979) or as an advocate in terms of the Advocates Act, 1964 (Act No. 74 of 1964) as amended.

(6) The Municipality shall only accept a land development application for consideration and decision making where all required information, supporting documentation and payment of the prescribed fee has been made.

(7) Any person who wishes to commence land development on land situate outside a town planning scheme and which development falls within a Category 2, Category 3 or Category 4 application, must submit–

- (a) a land development application for extension of the scheme boundary and, where applicable, a zoning application and proof of any approval granted in terms of section 11(2) of the Town Planning Ordinance, 1949 (Act No. 27 of 1949); and
- (b) any other approval granted in terms of any other applicable legislation or other applicable proof.

(8) Prior to the submission of the zoning application contemplated in subsection (7), authorisation in terms of the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970) must be obtained if required.

Planning enquiry

22.(1) The Municipality may conduct an initial consultation with an applicant to advise or give direction on any requirements, procedures or any other issue relating to the submission of a land development application, including whether an application may be of National or Provincial interest.

(2) An applicant is required to obtain all such authorisations from any organ of state and comments from internal departments for submission with the land development application as the Municipality might in its discretion require.

(3) The outcome of the consultation contemplated in subsection (1) does not confer or constitute an approval of a land development application.

Submission of a land development application

23.(1) An application for land development must be made to the Municipality on the prescribed form and signed and dated by the applicant.

(2) In all instances the land development application must be accompanied by—

- (a) proof of ownership of the land;
- (b) consent of the bondholder or bondholders or proof that there is no bond registered over the land;
- (c) a comprehensive motivation;
- (d) an address at which notification or service of a document may be delivered, including a physical address, facsimile or e-mail address; and
- (e) written confirmation from an applicant that there is no appeal or pending appeal in respect of an authorisation submitted with the application.

(3) A land development application must, where applicable, be accompanied by the documents specified hereunder to the extent that such documents are applicable to the application:

- (a) a certified copy of a power of attorney;
- (b) a certified copy of a resolution or authority authorising a person to act on behalf of a company, close corporation, trust, body corporate or home owners' association;
- (c) a certified copy of company registration documents and proof that the company or close corporation has not been deregistered;
- (d) a certified copy of a trust deed and letters of authority;
- (e) a copy of the Surveyor General's diagram or general plan;
- (f) any written comments by the applicant in response to written comments made on an application by an internal department;
- (g) any required consents;
- (h) a consent to the giving of public notice where required;
- (i) subject to sections 21 (3) and 22 (2) above, any required authorisations from organs of state or comments from internal departments;
- (j) any other necessary plans or diagrams;
- (k) specialist studies or reports; and
- (l) proof of planning enquiry, where applicable.

(4) In addition to subsection (3), the applicant is required to submit any other information or documents which may be required by the Municipality.

(5) The Municipality may adopt a policy that provides for guidelines for the submission and processing of land development applications.

Complete application

24.(1) The Municipality must advise the applicant in writing and, where applicable electronically, that an application is complete.

(2) An applicant may in writing at any time prior to a decision being made, withdraw an application.

(3) An applicant must submit a new application where an application has been withdrawn as contemplated in subsection (2).

CHAPTER 8

CATEGORISATION OF LAND DEVELOPMENT APPLICATIONS

Categorisation of land development applications

25.(1) The Municipality must categorise all land development applications.

(2) Any land development application which constitutes a combined application shall be-

- (a) processed by the Regional offices; and
- (b) sent to the SPLUMA office, where it will be directed to and decided upon in accordance with section 27 and 28 below.

Category 1 land development determinations

26.(1) A Category 1 determination must be considered, approved and adopted by the Municipal Council and includes the following:

- (a) the adoption of the land use scheme; and
- (b) the amendment or review of the land use scheme.

Category 2 land development applications

27.(1) A Category 2 application must be considered and decided by the Tribunal and includes—

- (a) land development applications where there is a departure from the provisions of the Municipal Spatial Development Framework;
- (b) an application for rezoning of land where objections to the application have been lodged;
- (c) an introduction of a new area and an existing zone into the land use schemes;
- (d) zoning of land; and
- (e) a combined application, which includes one or more of the land development uses set out in (a) to (d) as well as any land uses falling within category 3 and 4.

Category 3 land development applications

28.(1) A Category 3 application must be considered and decided upon by the Head: Provided that where an objection has been lodged during the public participation process in respect of an application for the rezoning of land contemplated in subsection 2(f), the Tribunal must consider and decide upon such application.

(2) A category 3 application includes—

- (a) a special consent application;
- (b) an application for subdivision;
- (c) an application for subdivision and consolidation;
- (d) an application for a township establishment;
- (e) an application for the closure of roads and public open spaces;
- (f) an application for the rezoning of land which is in line with the Municipal Spatial Development Framework;
- (g) an application for the removal, amendment or suspension of a restrictive condition;
- (h) an application for the development of land outside of a land use scheme; and
- (i) a combined application, which includes one or more of the land development uses set out in (a) to (h) above as well as any land uses falling within category 4 land development applications.

Category 4 land development applications

29.(1) A Category 4 application must be considered and decided upon by the Deputy Head.

(2) A Category 4 application includes—

- (a) an application for a relaxation where the necessary consent or consents have been obtained;
- (b) an application for an exemption from the provisions of the land use scheme where the necessary consent or consents have been obtained;
- (c) an application for a notarial tie of adjacent land; and
- (d) an application for the development of land outside of a scheme in respect of an application for a relaxation or exemption where the necessary consent or consents have been obtained.

Joint Advisory Committee

30.(1) The Joint Advisory Committee is hereby established.

(2) The function of the Joint Advisory Committee is to make recommendations to the decision maker on land development applications.

(3) The Head shall appoint a minimum of four municipal officials who are Registered Planners to serve as members on the Joint Advisory Committee.

(4) The Head shall appoint a Chairperson from the members.

(5) In the event that the Chairperson is unavailable, one of the Regional Co-ordinators shall be nominated to chair the meeting.

(6) Three members of the Joint Advisory Committee must be present in order for a meeting to proceed.

(7) The Joint Advisory Committee must meet as often as is required in order to perform its functions.

(8) The Head shall determine the internal procedures and processes of the Joint Advisory Committee.

(9) Prior to any application being placed on the agenda of the Joint Advisory Committee, the report must be signed off in the Regional Offices and the Regional Co-ordinator must compile, sign and submit a planner's certificate to the Joint Advisory Committee for all Category 2 and Category 3 land development applications received confirming that the application complies with this By-law.

(10) In addition to the certificate contemplated in sub-section (9), the Regional Co-ordinator must submit the application together with supporting documents to the Joint Advisory Committee within the prescribed timeframes after he or she deems the application to be complete.

(11) The Joint Advisory Committee must submit its recommendations to the decision maker within 14 days of having made such recommendation.

Commenting on circulated applications

31. The Head may make a recommendation for approval or refusal of any circulated application received by an internal line department for comment.

CHAPTER 9 PUBLIC PARTICIPATION

Types of land development applications which require public participation

32.(1) An applicant must give public notice of a land development application in the manner stipulated in this chapter for the following types of applications:

- (a) special consent applications;
- (b) zoning and re-zoning applications;
- (c) removal, amendment or suspension of restrictive conditions applications;
- (d) closure of roads and public open spaces; and
- (e) any Category 2 application.

(2) An applicant shall only be required to serve written notice of a land development application on adjoining owners, and where applicable, affected owners requesting their consent for the following types of applications:

- (a) an application for exemption; and
- (b) an application for relaxation.

(3) Where an adjoining owner or affected owner does not provide his or her consent in writing to an application contemplated in subsection (2), such application must be lodged as a special consent application.

Public participation

33.(1) An applicant may only proceed to give public notice in respect of a land development application once the Municipality has confirmed in writing that the application is complete.

(2) The applicant must commence with public notice in the manner and form provided for in section 34 within 14 days of receipt of the notification contemplated in subsection (1).

(3) The Municipality may, where it deems it impractical to serve notices on all affected and adjoining owners, for the purposes of public participation call for a public meeting and publish a notice in a newspaper inviting—

- (a) interested and affected persons to attend a public meeting; and
- (b) objections from the public, to be received by the Municipality by a specified date not less than 30 days after the publication of the notice.

(4) The public meeting contemplated in subsection (3) must be held not less than seven days and not more than 60 days after the date of the publication of the notice referred to in subsection (3).

Form of public participation

34.(1) A notice appearing in the newspapers, a site notice and the notice served on adjoining owners, affected owners, organs of state and the ward councillor must contain the following information:

- (a) full names of the applicant;
- (b) capacity in which the applicant is acting if he or she is not the owner of the land concerned;
- (c) full property description, location or other means of identifying the property;
- (d) brief summary of the application;
- (e) name of person and address where written objections may be lodged;

(f) that written objections must be lodged with the Municipality and the applicant within 30 days of—

(i) publication of the notice in the newspaper;

(ii) delivery of the notice; or

(iii) display of the site notice;

(g) place and time where particulars of the application may be inspected; and

(h) any other additional information which the Municipality may require to be included in the notice.

(2) An applicant must give notice of a land development application by publication thereof once, in two newspapers that circulate in the area: Provided that where the dates of publication differ, the date of the last publication is deemed to be the date of publication.

(3) A notice contemplated in subsection (2) must be published in the language of the newspaper.

(4) An applicant must, on or before the date of the publication in the newspapers contemplated in subsection (2), display the site notice or notices and serve a written notice on adjoining owners, affected owners, organs of state and the ward councillor.

(5) An applicant must display a site notice or site notices on all road frontages.

(6) The site notice or site notices displayed must be—

(a) A3 in size and in accordance with the manner and form prescribed by the Municipality in respect of the content and location of the notice or notices; and

(b) displayed in a legible condition for the duration of the period for public notice.

(7) An applicant is liable for all costs associated with the giving of public notice.

(8) Where an adjoining owner or affected owner is a member of a Body Corporate or Home Owners Association, service on the Body Corporate or Home Owners Association is deemed to be service on all the owners of the Body Corporate or Home Owners Association.

Proof of public participation

35.(1) An applicant must provide proof of publication in the newspapers by lodging the full newspaper tear sheets with the Municipality within seven days of date of closing of the period allowed for the lodging of objections.

(2) In addition to the proof contemplated in subsection (1), the applicant must simultaneously submit to the Municipality—

- (a) proof of service of the notice on adjoining owners, affected owners, any organ of state and the ward councillor;
- (b) an affidavit confirming display of the site notice or site notices; and
- (c) photographs confirming display of the site notice which must—
 - (i) be legible and clear showing the position, wording and visibility of notice; and
 - (ii) contain the date on which the photograph was taken.

Objections to land development applications

36.(1) A written objection in respect of any land development application must be served on both the applicant and the Municipality within the 30 day period allowed for the lodging of objections.

(2) An applicant may submit to the Municipality a written response to any objection lodged within the period contemplated in subsection (1).

(3) An objection must contain the following information—

- (a) the name and physical address of the person making the objection;
- (b) the address at which the person shall receive service of any notice, which may include a facsimile or e-mail address;
- (c) the interest of the person in the application;
- (d) the reason for the objection; and
- (e) the reason for any request made for an extension of the period for the submission of objections.

Amended land development applications

37.(1) The Head may permit an applicant to amend his or her application prior to a decision being made where such proposed amendment does not change the nature of the application.

(2) Where the Head permits an amended application as contemplated in subsection (1), he or she may—

- (a) require the applicant to re-circulate the amended application to internal departments and organs of state for comment; and
- (b) if required, determine the manner and form of any further public participation which the applicant may be required to undertake.

(3) Where the Head requires an applicant to undertake public participation for an amended application as contemplated in subsection (2)(b), any person who lodged objections previously to the application shall be advised that their previously submitted objections shall lapse and only objections submitted during the public participation process for the amended application shall be considered.

CHAPTER 10

MUNICIPAL PLANNING TRIBUNAL

Establishment of the Tribunal

38.(1) The Municipality must establish a Tribunal to consider and decide land development applications assigned to it in terms of this By-law.

(2) The Tribunal must consist of officials in the full-time service of the Municipality and external persons appointed by the Municipal Council.

(3) A Municipal Councillor may not be appointed as a member of the Tribunal.

(4) The Tribunal must exercise its powers in an independent manner and in accordance with the principles of integrity, impartiality, objectivity and professionalism.

(5) The Municipality, an organ of state or any other person may not interfere with the functioning of the Tribunal.

(6) A member of the Tribunal shall serve impartially and carry out or perform his or her powers, duties and functions in good faith and without fear, favour or prejudice.

(7) The Tribunal may issue a written directive to any official or employee within the Municipality, compelling him or her to appear before the Tribunal for the purposes of providing information relevant to the application before it.

Procedure to appoint a member of the Tribunal

39.(1) The Municipality must, by notice in two newspapers, call for nominations for the appointment of external persons to be members of the Tribunal.

(2) Any external person who responds to the notice must—

- (a) lodge a written application in the prescribed form together with supporting documents within the prescribed timeframes; and
- (b) comply with the requirements and criteria for appointment to the Tribunal.

(3) The Municipality must constitute an evaluation panel comprised of municipal officials who shall make recommendations to Council in respect of the appointment of external persons to serve on the Tribunal.

(4) Any person appointed to serve on the Tribunal must be provided with a letter of appointment containing the terms and conditions of such appointment as may be determined by the Council and in accordance with any applicable norms and standards.

(5) A designated official is bound by his or her conditions of service and is not entitled to any additional remuneration, allowances, leave or sick leave or other employee benefits as a result of his or her membership on the Tribunal.

(6) The Tribunal may only commence operations after the Municipal Manager has placed a notice in the *Provincial Gazette* confirming the constitution of the Tribunal, the names of the members of the Tribunal and its date of commencement.

(7) The Municipality must call for further nominations in accordance with the process set out in this section where nominations received do not meet the stipulated criteria.

Composition of the Tribunal

40.(1) The Tribunal must consist of–

- (a) designated officials in the full-time service of the Municipality; and
- (b) external persons appointed by the Municipal Council.

(2) Any person designated or appointed as a member of the Tribunal must have the relevant qualifications, professional registrations where applicable, knowledge of and practical experience in spatial planning, land use management and land development or the law related thereto.

(3) The designated officials in the full-time service of the Municipality must be–

- (a) a Registered Planner;
- (b) a registered Environmental Practitioner; and
- (c) a Senior Legal Advisor, Chief Legal Advisor, Deputy Head or Head of the Municipality's Legal and Compliance Unit.

(4) The external persons appointed by the Municipal Council must be–

- (a) a Registered Planner who has experience in Strategic Planning; and
- (b) a Registered Planner who has experience in the submission of land use applications.

(5) 50% percent plus 1 of the number of members of the Tribunal constitute a quorum for a meeting: Provided that a Registered Planner and a legal official contemplated in section 40 (3)(c) must be present in order for a meeting to proceed.

(6) The Tribunal may, in the performance of its duties, co-opt, appoint or employ the services of a technical adviser or a specialist in the field of concern.

(7) A technical adviser or a specialist contemplated in subsection (6) is not a member of and has no voting rights in the proceedings of the Tribunal.

(8) A technical adviser who is not a public service official or in the employ of the Municipality may be remunerated accordingly.

(9) The term of office of members of the Tribunal is five years or such shorter period as the Council may determine, provided that a member may not serve as a member for a continuous period of more than ten years.

(10) A Municipality may designate a municipal official as a temporary member of the Tribunal, in place of a member designated as such in terms of paragraph (1)(a), where such member has been indisposed due to ill health or maternity leave and has been granted a leave of absence by the Chairperson.

(11) The member appointed on a temporary basis in terms of subsection (10) must be employed by the Municipality in the same professional capacity as the member he or she is substituting.

Appointment of Chairperson

41.(1) The Council must designate a member of the Tribunal to serve as Chairperson and such person must hold office for a term not exceeding five years.

(2) The Council must designate a member of the Tribunal as Deputy Chairperson and such person must hold office for a term not exceeding five years.

(3) The Deputy Chairperson must act as Chairperson of the Tribunal when the Chairperson is absent or is unable to perform his or her duties: Provided that in the event that both the Chairperson and Deputy Chairperson are absent or are unable to perform their duties, the members may elect another member to preside for the duration of the meeting.

(4) The Chairperson, or where applicable the Deputy Chairperson, is the signatory of the Tribunal.

(5) The Chairperson must direct the work of the Tribunal, represent the Tribunal in all administrative matters and preside at the meetings of the Tribunal.

(6) The Chairperson shall determine the times and places for meetings of the Tribunal.

(7) The Chairperson is assisted by the SPLUMA office in the execution of his or her management duties.

(8) A decision of a majority of the members of the Tribunal is a final decision of the Tribunal.

(9) If on any question there is an equality of votes, the presiding officer who has been appointed for the meeting, shall have the deciding vote in addition to that member's vote as a member.

Term of office of members of Tribunal

42. The Municipal Council may appoint an external member to serve on the Tribunal for five years or such shorter period as the Council may determine.

Disqualification from membership of Tribunal

43.(1) A person may not be appointed or continue to serve as a member of the Tribunal, if he or she—

- (a) is not a citizen or permanent resident of the Republic of South Africa;
- (b) is a member of or has been nominated as a member of Parliament, a Provincial legislature, any municipal council or House of Traditional Leaders;
- (c) is an unrehabilitated insolvent;
- (d) has been declared by a court of law to be mentally incompetent or has been detained under the Mental Health Care Act, 2002 (Act No. 17 of 2002);
- (e) has at any time been convicted of an offence involving dishonesty;
- (f) has at any time been removed from an office of trust on account of misconduct;
- (g) has previously been removed from a Tribunal for a breach of any provision of SPLUMA, provincial legislation enacted in terms of SPLUMA or this By-law;
- (h) has been found guilty of misconduct, incapacity or incompetence;
- (i) fails to comply with the provisions of SPLUMA, any provincial legislation enacted in terms of SPLUMA or this By-law;
- (j) is declared incapable of managing his or her own affairs by a court of law or is placed under curatorship;
- (k) fails to disclose an interest and proceeds to participate in a meeting;
- (l) is absent for two consecutive meetings without a leave of absence being granted by the Chairperson; or
- (m) is a member of the Joint Advisory Committee.

(2) A member of the Tribunal must immediately vacate office if that member becomes subject to a disqualification contemplated in subsection (1).

(3) A vacancy in the Tribunal occurs when—

- (a) a member resigns in writing;
- (b) the term of office of the member has expired;
- (c) a member dies; or
- (d) a member is subject to a disqualification contemplated in subsection (1).

(4) If a vacancy exists, the Tribunal shall not be prevented from carrying out its functions and the Municipality must immediately appoint or designate a member to the Tribunal.

(5) The Council may remove an external member of the Tribunal from office after he or she has been given an opportunity to submit representations in response to the grounds upon which his or her removal from office have been based.

(6) A member of the Tribunal may not absent himself or herself from a meeting without the prior written approval of the Chairperson, and must make provision for the proper performance of his or her duties during any absence.

(7) A breach by an employee must be dealt with in accordance with the disciplinary procedures of the Municipality contained in section 67(1)(h) of the Systems Act.

(8) A member of the Tribunal—

- (a) must make full disclosure of any conflict of interest, including any potential conflict within the prescribed period; and
- (b) may not attend, participate or vote in any proceedings of the Tribunal in relation to any matter in respect of which the member has a conflict of interest.

(9) A member of the Tribunal has a conflict of interest if—

- (a) the member, an immediate family member, partner or business associate of the member is the applicant or has a pecuniary or other interest in the matter before the Tribunal; or
- (b) the member has any other interest that may preclude or may reasonably be perceived as precluding the member from performing the functions of the member in a fair, unbiased and proper manner.

(10) If at any stage during the course of a meeting, it appears that a member has or may have a conflict of interest, the—

- (a) member must fully disclose the nature of the conflict of interest and leave the meeting; and
- (b) disclosure must be recorded in the minutes of the meeting.

(11) The Municipal Manager must keep a register of all disclosures of conflict of interest made by members of the Tribunal.

(12) All members of the Tribunal must adhere to the Municipality's Code of Conduct for members of the Tribunal.

(13) A member of the Tribunal who is in the full-time service of the Municipality must, in addition to the Code of Conduct referred to in subsection (12), adhere to the provisions of the Code of Conduct for Municipal Staff Members as provided for in Schedule 2 of the Systems Act.

(14) The Municipality may indemnify and provide legal representation to a member of the Tribunal or Appeal Authority or a decision maker where legal proceedings have been instituted against such person arising out of any act in the performance of their duties or exercise of their powers and where they acted in good faith and without negligence in accordance with the provisions of any policy adopted by Council setting out the terms and conditions for indemnification.

CHAPTER 11

DECISIONS ON LAND DEVELOPMENT APPLICATIONS

Deciding a land development application

44.(1) When deliberating on any application, a decision maker must, where applicable, consider the following, which includes but is not limited to—

- (a) the Constitution;
- (b) the Constitutional transformation imperatives and the related duties of organs of state;
- (c) the development principles;
- (d) the type of application and motivation submitted by the applicant;
- (e) the procedure followed in assessing the application;
- (f) the IDP and Municipal Spatial Development Framework;

- (g) the developmental goals and vision of the Municipality;
- (h) the provisions of the land use scheme;
- (i) the national and provincial Spatial Development Frameworks and, where applicable, regional Spatial Development Frameworks;
- (j) the package of plans;
- (k) any objections or comments lodged in response to the public participation process or filed by persons who have been granted intervener status;
- (l) any written response lodged by an applicant to objections or comments received or filed by persons granted intervener status;
- (m) any comments received from internal departments and organs of state;
- (n) public interest;
- (o) the state and impact of the application on engineering services, social infrastructure and open space requirements;
- (p) development charges applicable under law at the time of lodgement of the application;
- (q) the facts and circumstances relevant to the application, including the matters referred to in the Planning and Development Act as being relevant to the type of application concerned;
- (r) the respective rights and obligations of all those affected by the application;
- (s) written evaluation and recommendation of the Regional office;
- (t) compliance with environmental legislation and any other applicable legislation dealing with planning and land use management;
- (u) recommendations made by the Joint Advisory Committee;
- (v) the role and interest of a Traditional Authority in the application;
- (w) any applicable policy of the Municipality with regards to decision making, planning and land use management;
- (x) any other factor which to the mind of the decision maker is relevant, including timeframes for making decisions;
- (y) policies, principles, norms and standards or other guidelines set by National and Provincial Government; and
- (z) section 42 of SPLUMA.

(2) The decision notice must contain the following information:

- (a) the details of the application;
- (b) the outcome of the application;
- (c) the reasons for the decision contemplated in paragraph (b);
- (d) any conditions subject to which the application was approved;

- (e) any directives in respect of the Surveyor-General, where applicable;
- (f) the reason for any changes made to the application;
- (g) the closing date for the lodgement of an appeal; and
- (h) the effective date of the Municipality's decision.

(3) Any clerical mistake or error in any document recording a decision may be corrected by the presiding officer of the Tribunal, the Head or Deputy Head as the category of application requires.

Functions and powers of the decision maker

45.(1) A decision maker must—

- (a) consider and determine all applications lawfully referred or submitted to it;
- (b) consider the recommendations submitted by the Joint Advisory Committee before making a decision on an application;
- (c) keep a record of all proceedings;
- (d) provide written reasons for any decisions taken; and
- (e) keep a register of all decision notices.

(2) The decision maker may—

- (a) impose any reasonable conditions including conditions related to the provision of engineering services and the payment of any development charges in terms of any applicable law at the time of lodgement of the application;
- (b) amend or waive a condition imposed by it: Provided that the Municipality must give notice to any person affected by it or in whose favour the condition was imposed, and only after considering any representation made by such persons regarding the proposed amendment or waiver;
- (c) make an appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of SPLUMA, any applicable Provincial legislation and this By-law;
- (d) conduct an investigation into any matter relevant to an application under its consideration.
- (e) request the Council to designate a municipal official or appoint any other person in terms of section 32 (3) of SPLUMA as an inspector to conduct an investigation;
- (f) request further information from the applicant;
- (g) give directions relevant to its decision making functions to any person in the service of the Municipality;

- (h) conduct a site inspection;
- (i) decide on any question concerning its own jurisdiction;
- (j) appoint a technical adviser to advise or assist in the performance of their functions in terms of SPLUMA and this By-law; and
- (k) make a determination as to whether a person qualifies as an interested person to be granted intervener status in a land development application and may limit the interested person's participation to only those issues in respect of which their interest has been established.

Decision making

46.(1) The decision maker may–

- (a) approve an application in whole or in part;
- (b) approve an application subject to conditions;
- (c) refuse an application; or
- (d) postpone its decision on an application in order for a site inspection or other investigations to be conducted, or for technical advice or further information requested from the applicant to be obtained: Provided the decision may not be postponed for a period exceeding 30 days.

(2) The Tribunal may request a hearing and must notify the applicant, any person who lodged an objection and any person who was granted intervener status, of the date, time and place of the hearing.

(3) Where applicable, the notice of the hearing contemplated in subsection (2) must–

- (a) specify the place, date and time of hearing;
- (b) state the purpose of the hearing;
- (c) inform parties of their right to be present or to be represented at the hearing;
- (d) inform parties of their right to state their case or lead evidence in support of their case; and
- (e) include any other necessary information.

(4) The applicant and any person who intends to be present at the hearing must inform the Tribunal of their intention prior to the hearing.

(5) The persons contemplated in subsection (2) may be permitted to call one or more expert

witnesses and must furnish the Tribunal and parties to the hearing with a summary of the expert witnesses' evidence seven days prior to the hearing.

(6) The summary of the evidence to be given by an expert witness must contain at least sufficient information to enable the other party to determine the basis for the expert's opinion and the extent to which he or she agrees or disagrees with the evidence of such expert.

(7) The Tribunal must where a hearing was held in respect of an application, make a decision on the application within 30 days of the last day of the hearing.

(8) Subject to section 45(1) of this By-law, the Tribunal must where there was no hearing for an application, make a decision on an application within seven days of receiving the recommendation from the Joint Advisory Committee.

(9) Subject to section 45(1) of this By-law, the Head or Deputy Head must make a decision on an application within seven days of receiving the recommendation from the Joint Advisory Committee.

(10) The decision maker must forward the signed and dated decision notice to the applicant and to any person who objected, any person who was granted intervener status, the Regional Co-ordinator, service provider, organ of state and any other person or body where applicable, within seven days of making a decision.

(11) The decision maker must, if unable to make a decision on the application within the time specified, notify the applicant in writing of any such delay and provide the reasons thereof, together with an indication as to the date when a decision on the application can be expected.

(12) Where a decision maker has refused an application, the Municipality may permit the applicant to submit a new application only where such person can demonstrate a change in circumstances.

(13) Where no appeal has been lodged, the decision becomes effective on the day following the expiry of the prescribed period for the lodgement of an appeal: Provided that where public participation was not required for an application and the applicant has waived their right of appeal, the decision is effective on the date of the decision.

(14) The Municipality must advise all parties contemplated in subsection (10) in writing of the effective date of the decision within seven days of the date of expiry of the period contemplated in subsection (13).

(15) Where an appeal has been lodged in terms of the By-law, the decision is suspended pending the outcome of the appeal.

Conditional approval of land development application

47.(1) An application may be approved subject to such conditions as determined by the decision maker.

(2) A conditional approval of an application lapses if a condition is not complied with, within—

- (a) a period of two years from date of such approval, if no period for compliance is specified in such approval; or
- (b) the period for compliance specified in such approval, which, together with any extension which may be granted, may not exceed five years.

(3) A decision notice must provide the period for which such approval shall be valid and the approval shall lapse if, where applicable, no building plan has been submitted to the Municipality within the specified period: Provided that the Municipality may on request and prior to the lapsing extend the validity period.

(4) Where an activity requires a land development application approval and building plan approval, the approval of the land development application must be obtained prior to an approval for a building plan being granted: Provided that an approval granted in terms of this By-Law does not confer an approval in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977).

(5) An applicant must advise the Municipality in writing when he or she is ready to commence operations on the land.

(6) The Municipality must certify that the conditions of approval have been complied with prior to the—

- (a) erection of a structure on the land or the use of land in accordance with the approval;
- (b) construction of a building on the land;

- (c) occupation of the land; or
 - (d) registration of the land in separate ownership,
- as the nature of the condition may require.

(7) The provisions of subsection (6) do not prohibit the use of the land for the purposes it was lawfully used before the approval of the application unless the decision maker has directed otherwise in the conditions of approval.

(8) An agreement for the alienation of a subdivision or consolidation of land that was approved by the Municipality but for which it has not issued a certificate that the applicant has complied with the conditions of approval before it may be registered in separate ownership must contain a clause disclosing that the—

- (a) applicant has not as yet complied with the conditions of approval; and
- (b) property is not registerable as contemplated in section 1 of the Alienation of Land Act, 1981 (Act No. 68 of 1981).

Notification to Surveyor-General and Registrar of Deeds

48. A decision maker must, within the prescribed period after a land use decision affecting the use of land not in accordance with a condition in a title deed, notify the—

- (a) Registrar of Deeds in whose office the deed or document is filed of such approval; and
- (b) Office of the Surveyor-General, where such approval affects a diagram or general plan filed in that office.

Removal, amendment and suspension of restrictive conditions

49.(1) The Municipality shall not permit an application to be lodged for the removal, amendment or suspension of a restrictive condition in respect of a—

- (a) registered mining right;
- (b) condition in favour of the KwaZulu-Natal Conservation Board without the Board's written consent to remove, amend or suspend the condition;
- (c) condition in favour of the South African Roads Board imposed in terms of the South African Road Boards Act, 1988 (Act No. 74 of 1988);
- (d) condition imposed by South African National Roads Agency Limited (SANRAL);

- (e) condition imposed by a Member of the Executive Council in terms of the KwaZulu-Natal Provincial Roads Act, 2001 (Act No. 4 of 2001);
- (f) condition relating to the sale of land, including a right to purchase property and a condition that the value of a building must exceed a minimum amount; or
- (g) condition relating to the inheritance of land, including a condition that grants a person the right to use the land for the person's lifetime.

(2) A condition in a title deed relating to omnibus and general servitudes may only be amended with the permission of the Municipality.

(3) In considering an application to remove, amend or suspend a restrictive condition, the decision maker is not liable to compensate any person for any loss arising from or related to a decision made in good faith.

(4) An applicant must publish in two newspapers a notice of the approval granted to remove, amend or suspend a restrictive condition.

(5) A Conveyancer's Certificate must be lodged with an application for the removal, amendment or suspension of a condition confirming that—

- (a) he or she has examined the title deed; and
- (b) no further conditions of title shall be affected by the removal, amendment or suspension of the condition.

(6) An applicant must submit the original title deed together with the decision notice, the certificate issued by the Municipality confirming compliance with conditions of approval, and the proof of notice given in subsection (4), to the Registrar of Deeds and Surveyor-General within the prescribed timeframes in order for the appropriate entries and endorsements on any relevant register, title deed, diagram or plan to be made in the respective offices.

Township establishment

50.(1) The approval of a land development application for township establishment may be subject to conditions of establishment.

(2) The Municipality shall together with the decision notice issue a certificate containing the conditions of establishment contemplated in subsection (1).

(3) The Municipality must notify the Registrar of Deeds and Surveyor-General of the approval of the application and conditions of establishment imposed within 30 days of the decision.

(4) The applicant must after the approval of the application lodge with the Surveyor-General such plans and diagrams for approval that may be necessary within the prescribed timeframes and provide the Municipality with a copy of the approved general plan and diagrams by the Surveyor-General.

(5) An applicant may only submit a building plan to the Municipality once he or she has obtained and submitted to the Municipality all the necessary certificates evidencing that the conditions of establishment have been complied with, or has obtained written approval from the Municipality to build in advance of obtaining such certificates and complying with specified conditions of establishment.

(6) The Municipality may permit the sale of erven in the township prior to the proclamation of the township.

(7) The applicant must lodge with the Municipality written proof of compliance with the conditions of establishment confirming—

- (a) compliance with the imposed conditions of establishment; and
- (b) that all internal and external services have been installed in the township to the satisfaction of the Municipality.

(8) The Municipality shall issue a certificate to the applicant confirming compliance with subsection (7).

(9) The Registrar of Deeds may not permit the registration of the transfer of any erf in a township—

- (a) without the certificate issued by the Municipality confirming compliance contemplated in subsection (8);
- (b) where the Municipality has advised the Registrar that conditions of establishment have not been complied with; or
- (c) where the approval has lapsed.

(10) The Registrar of Deeds must advise the Municipality if a general plan has been registered, of the opening of the township register and of the endorsement or registration of any deeds.

(11) The Municipality may issue a certificate of approval of the township on notification by the Registrar of Deeds contemplated in subsection (10): Provided that where there is a phasing of the township, the applicant must obtain a certificate of approval for each phase.

(12) A public open space or public road must, prior to or simultaneously with registration of transfer of the final erf in the township and at the cost of the applicant, be transferred to the Municipality.

(13) A social facility must, prior to or simultaneously with registration of transfer of the first erf in the township and at the cost of the applicant, be transferred to the Municipality.

Closure of roads and public open spaces

51.(1) An application for the closure of a road or public open space may require the submission of an Environmental Impact Assessment and compliance with any other applicable legislation.

(2) The Municipality must advise the Surveyor-General of the closure of a road and make application for the amendment of the relevant general plan.

(3) The Registrar of Deeds must, where the ownership of the closure of a road or public open space vests in the Municipality or in another organ of state, make the necessary entries.

Land for parks, public open spaces and social facilities

52.(1) An approval of a land development application which provides for the use of land for residential purposes may be subject to the provision of land for parks, public open spaces or social facilities by the applicant.

(2) The land required for parks, public open spaces or social facilities must be provided within the land area to which the land development application relates: Provided that the

Municipality may consider an alternative land area for the provision of parks, public open spaces or social facilities where it is more feasible to do so.

(3) The Municipality's guidelines for social facilities and open spaces provision and any other tool adopted by the Municipality shall serve as the Municipality's norm and standard for the determination of the number of public open spaces and social facilities required.

(4) The Municipality shall prepare a plan providing for off-sets for parks and open spaces: Provided that the Municipality may consider and accept a proposal for an off-set submitted by an applicant.

(5) The land required by the Municipality for use as a park, public open space or social facility must be regarded as land the ownership of which vests in the Municipality as contemplated in section 32 of the Deeds Registries Act.

Consultation with other land development authorities

53.(1) The Municipality must consult any organ of state responsible for administering legislation relating to any aspect of an activity that also requires approval in terms of this By-law in order to co-ordinate activities and give effect to the respective requirements of such legislation and to avoid duplication.

(2) The Municipality, in giving effect to Chapter 3 of the Constitution, may after consultation with the organ of state contemplated in subsection (1), enter into a written agreement with that organ of state to avoid duplication in the submission of information or the carrying out of a process relating to any aspect of an activity that also requires authorisation in terms of this By-law.

(3) After the Municipality has concluded an agreement contemplated in subsection (2), the relevant decision maker may take account of any process authorised under the legislation covered by that agreement as adequate for meeting the requirements of this By-law.

Authorisations

54.(1) Where an activity requiring authorisation is also regulated in terms of another law, the Municipality and the organ of state empowered to authorise the activity in terms of the other law may exercise their respective powers by issuing—

- (a) separate authorisations; or
- (b) an integrated authorisation.

(2) An integrated authorisation contemplated in paragraph (1)(b) may be issued only if the—

- (a) relevant provisions of all applicable legislation have been complied with; and
- (b) integrated authorisation specifies the—
 - (i) relevant provisions in terms of which it has been issued; and
 - (ii) authorities that have issued it.

CHAPTER 12

APPEALS

Appeal Authority

55.(1) The Executive Authority is the Appeal Authority for the purposes of this By-law.

(2) Notwithstanding the provisions of subsection (1), the Municipality may, in place of its Executive Authority, authorise that a body or institution outside of the Municipality to assume the obligation of an Appeal Authority either generally or in relation to a specific appeal or categories of appeal.

(3) The Executive Authority contemplated in subsection (1) may delegate its authority to hear certain categories of appeals to a political office bearer, committee, official or panel of officials as contemplated in terms of section 56 of SPLUMA.

(4) Where the Executive Authority has made a delegation as contemplated in subsections (2) or (3), the provisions of this Chapter are *mutatis mutandis* applicable to the delegated authority insofar as its function as an Appeal Authority is concerned.

Powers of the Appeal Authority

56. The Appeal Authority may—

- (a) uphold or dismiss an appeal and impose any conditions with regard to the subject of an appeal;
- (b) make any appropriate determination regarding all matters necessary or incidental to the performance of its functions in terms of this By-law;
- (c) conduct any necessary investigation including site inspections;

- (d) decide any question concerning its own jurisdiction;
- (e) subpoena any person to appear before it;
- (f) on its own initiative, obtain expert evidence or opinion;
- (g) condone any failure by any party to an appeal to comply with any directions given by the Appeal Authority; and
- (h) postpone the matter for a reasonable period to obtain further information or advice.

Declaration of conflict of interest

57.(1) A member of the Appeal Authority—

- (a) must make full disclosure of any conflict of interest including any potential conflict of interest in any matter which he or she is designated to consider; and
- (b) may not attend, participate or vote in any proceedings of the appeal authority in relation to any matter in respect of which the member has a conflict of interest.

(2) For the purposes of this section, a member has a conflict of interest if the member—

- (a) or an immediate family member, partner or business associate of the member is the applicant in terms of this By-law, or has a pecuniary or other interest in the matter before the Appeal Authority;
- (b) has any other interest that may preclude, or may reasonably be perceived as precluding the member from performing the functions of the member in a fair, unbiased and proper manner;
- (c) was a member of the Tribunal when the decision was made or was a decision maker who made the decision;
- (d) has previously served in another capacity in the matter, including as an adviser, expert or witness; or
- (e) or his or her immediate family member, business partner or associate is associated with any person objecting to the application.

Powers and duties of presiding officer

58.(1) The Municipality must appoint a presiding officer to the Appeal Authority.

(2) The powers and duties of a presiding officer include the following:

- (a) to conduct a fair and impartial hearing;

- (b) to take appropriate action to avoid unnecessary delay in the disposition of proceedings;
- (c) to maintain order;
- (d) to administer oaths and affirmations;
- (e) to accept and receive relevant, competent, and probative evidence or documentation;
- (f) to regulate the course of the proceedings and the conduct of the parties and their representatives;
- (g) to consider and rule, orally or in writing, upon all procedural and other motions appropriate in adjudicative proceedings;
- (h) to issue a summary of the decision taken;
- (i) to sign the notice containing the decision on the appeal;
- (j) to confirm or postpone matters; and
- (k) on good cause stated on the record, to exclude from participation in any proceedings any party, participant, or representative who violates the proceedings.

Conduct of Appeal Authority

59. The conduct of the Appeal Authority at a hearing must be impartial and must not prejudice or promote the interests of any party to the hearing.

Lodging of appeal

60.(1) A person whose rights are affected by a decision taken by a decision maker in terms of this By-law may appeal against that decision by lodging a Notice of Appeal together with the prescribed administration fee with the Municipal Manager within 21 days of the date of notification of the decision.

(2) A person whose rights are affected within the provisions of subsection (1) includes—

- (a) an applicant;
- (b) the Municipality; and
- (c) an interested person who objected, or who was entitled to but who failed to object during a public participation process, who provides a reasonable explanation for such failure and who may reasonably be expected to be affected by the outcome of the land development application proceeding on the grounds that his or her pecuniary or proprietary interests are adversely affected by the decision.

(3) An objector for the purpose of subsection 2(c) must be a person having a direct and substantial pecuniary or proprietary interest in the municipal area, who is adversely affected or able to demonstrate that he or she will be adversely affected by the decision of the decision maker in respect of such decision.

(4) A person who has lodged an appeal with the Municipal Manager must also simultaneously serve the Notice of Appeal on the applicant, any person who was granted intervener status, and any other person who has noted an appeal against the same decision.

(5) Any person who has been served with a Notice of Appeal contemplated in subsection (4) may oppose the appeal by submitting a Notice to Oppose Appeal to the Municipality within 21 days of receipt of the Notice of Appeal.

(6) No appeal in respect of a decision taken pursuant to this By-law may be lodged in terms of section 62 of the Systems Act.

Access to records

61. Any person who requires access to records or documents relating to a land development application must make such request in writing.

Notice of appeal

62.(1) A Notice of Appeal must be fully completed and signed by the person lodging an appeal, and accompanied by any necessary information, documentation and payment of the prescribed administration fee.

(2) A Notice of Appeal and a Notice to Oppose Appeal must set out the grounds of fact and law on which the appeal is based.

Pre-screening of appeal

63.(1) The Municipal Manager must within five days of expiry of the period allowed for the lodging of Notices to Oppose Appeal submit all documentation relating to the appeal to the applicable Appeal Authority.

(2) The Appeal Authority may on receipt of the documentation contemplated in subsection (1) screen the documentation to determine whether—

- (a) the Notice of Appeal and Notice to Oppose Appeal, where applicable, have been fully completed and signed;
- (b) the Notice of Appeal and where applicable, the Notice to Oppose Appeal have been submitted within the required timeframes;
- (c) service of the Notice of Appeal has been effected on all the necessary persons;
- (d) proof of payment is furnished; and
- (e) the Appeal Authority has jurisdiction over the appeal.

(3) The Appeal Authority must notify all parties in writing that an appeal shall not be entertained where the—

- (a) appeal has been submitted outside the permitted timeframes; or
- (b) Appeal Authority does not have jurisdiction over the appeal.

Hearings of Appeal Authority

64.(1) The Appeal Authority must consider and decide on an appeal within 100 days of receipt of the documentation from the Municipal Manager contemplated in section 60(1).

(2) The Appeal Authority may consider an appeal by means of considering written submissions only or conducting an oral hearing.

(3) The Appeal Authority must notify the parties of the date, time and place of the appeal hearing 14 days prior to the commencement of the hearing.

(4) The Notice of Appeal Hearing must contain—

- (a) the names of all the parties;
- (b) subject matter of the appeal;
- (c) the date, time and venue of the hearing; and
- (d) any other relevant information.

Postponement of an appeal hearing

65.(1) Any party to an appeal hearing may request in writing, at least 10 days prior to the hearing, that the hearing be postponed and state the basis for such request.

(2) Any request for a postponement must be served on the Appeal Authority and the parties referred to in section 60(4) above and the appeal authority.

(3) Any person wishing to oppose the application for a postponement must do so in writing and state the basis of opposition.

(4) The notice of opposition must be served on the Appeal Authority and the parties referred to in section 60(4) above, at least three days prior the hearing.

(5) The presiding officer may grant a postponement upon good cause shown and must notify the parties of such decision within five days of the party's request for postponement.

(6) If the postponement is opposed, the presiding officer may request the parties to the hearing to make representations before ruling on the matter.

Appeal considered on written submissions

66.(1) The Appeal Authority may consider an appeal without an oral hearing where in its view the issues for determination can be adequately determined in the absence of the parties by considering all documentation which has been submitted in respect of such appeal.

(2) The Appeal Authority may request a party to an appeal and the decision maker to provide written submissions in response to the Notice of appeal or the grounds set out in the Notice to Oppose Appeal within seven days of such request.

Oral hearing

67.(1) An Appeal Authority may hold an oral hearing—

(a) where, in its view, the issues for determination cannot be adequately determined in the absence of the parties by considering all documentation which has been submitted to it; or

(b) if such hearing would assist in the expeditious and fair disposal of the appeal.

(2) A party to an oral hearing may—

(a) appear in person or be represented by another person;

(b) present his or her case;

- (c) inspect any document before the Appeal Authority and make submissions;
- (d) present evidence and make arguments at the hearing;
- (e) call witnesses to give evidence: Provided that the Appeal Authority shall determine which relevant witnesses may be called; and
- (f) cross examine any witness.

(3) A party must advise the appeal authority and the parties referred to in section 60(4) of any documentation in their possession that they intend using during the hearing not less than 14 days prior to the hearing and simultaneously provide sufficient copies of such documentation for use by all members of the appeal authority and the other parties to the appeal.

Oral hearing of appeal in absence of parties

68. The Appeal Authority may, after a Notice of Appeal Hearing has been served on all the parties, hear an oral appeal in the absence of an appellant or any other party if—

- (a) such appellant or other party has notified the appeal authority that he or she does not wish to be present at the hearing; or
- (b) such appellant or any other party fails to attend the hearing without providing a reason for non-attendance which, in the sole discretion of the Appeal Authority, is sufficient to justify an adjournment of the hearing.

Determination of appeal

69.(1) The Appeal Authority may confirm, vary or revoke the decision of a decision maker and must provide reasons therefore.

(2) A decision of the majority of the members of the Appeal Authority is a decision of the Appeal Authority.

(3) The presiding officer has a casting vote in the event there is an equality of votes.

(4) The Appeal Authority must decide on an appeal within 14 days after the hearing of the appeal.

(5) The presiding officer must sign the decision of the Appeal Authority and any order made by it.

(6) Any clerical mistake or error in any document recording a decision of the Appeal Authority may be corrected by the presiding officer.

(7) After the finalisation of the decision of the Appeal Authority, the Municipal Manager must inform all parties to the appeal of the outcome in writing within 14 days of being notified of the outcome of the appeal and indicate their right to request reasons within 21 days of being notified of the outcome of the appeal where reasons have not been given.

(8) No further appeals in respect of the decision may be lodged in terms of this By-law after notice has been given in terms of subsection (7).

(9) The Municipality must give effect to the decision of the Appeal Authority.

Records of appeal hearing

70.(1) The Appeal Authority must keep a record of every appeal lodged, documents related thereto, minutes of the proceedings and the decisions made.

(2) The records referred to above shall be kept in hard and electronic copies.

Fees

71.(1) The fees applicable to the lodging of appeals are in accordance with the tariff adopted by Council from time to time.

(2) Any person required to appear before the Appeal Authority in order to give evidence, produce a book, plan or other document or object, must be paid the witness fees that are paid to any witness in terms of the magistrates' court tariffs.

(3) A municipal official or public official who attends the hearing in the course of his or her duties is not entitled to be paid witness fees.

CHAPTER 13 COMPLIANCE AND ENFORCEMENT

Appointment of enforcement officer

72.(1) The Municipality—

- (a) may designate a municipal official or appoint any other person as an enforcement officer to ensure compliance with this By-law; and
- (b) must issue each enforcement officer with a written designation or appointment.

(2) When an enforcement officer performs any function in terms of this By-law, he or she must—

- (a) on request produce his or her written designation or appointment; and
- (b) not be a person having a direct or indirect personal or private interest in the matter to be investigated.

(3) Any person who performs the function of an enforcement officer must be appointed as a peace officer as contemplated in the Criminal Procedure Act, 1977 (Act No. 51 of 1977).

Functions and powers of enforcement officers

73.(1) An enforcement officer may—

- (a) investigate complaints submitted to the officer;
- (b) subject to this By-law and any other applicable law which authorises such officer to conduct an inspection, monitor and enforce compliance with this By-law;
- (c) conduct an inspection in terms of this By-law; and
- (d) exercise the powers conferred on a peace officer by law.

(2) Subject to the provisions of section 74, an enforcement officer contemplated in subsection (1) may—

- (a) at any reasonable time and without previous notice enter any land for the purposes of ensuring compliance with this By-law;
- (b) question any person who is or was on or in such land, either alone or in the presence of any other person;
- (c) require from any person who has control over or custody of a book, record, register or other document on or in respect of such land, to produce to him or her

forthwith, or at such time and place as may be determined by him or her, such book, record, register or other document;

(d) examine, make extracts from and copies of any such book, record or other document;

(e) require from such a person an explanation of any entry in such book, record or other document;

(f) inspect any article, substance, plant or machinery which is or was on the land, or any work performed on the land or any condition prevalent on the land or remove for examination or analysis any article, substance, plant or machinery or a part or sample thereof;

(g) seize any such book, record, register or other document or any such article, substance, electronic data storing devices, plant or machinery or a part or sample thereof which, in his or her opinion, there is a reasonable belief or suspicion that such book, record, register, document or article may serve as evidence at the trial of any person charged with an offence under this By-law or the common law: Provided that the user of the book, record, register, document or article may make copies of such book, record, register, document or article before such seizure; and

(h) direct any person to appear before him or her at such time and place as may be determined by him or her and question such person either alone or in the presence of any other person on any matter to which this By-law relates: Provided that where a person has been directed to appear before an officer he or she is not obliged to answer any question if the answer is self-incriminating.

(3) An enforcement officer may enter and search premises, other than private premises, without a warrant if the officer on reasonable grounds believes that—

(a) a warrant would be issued by a judge or magistrate if the officer made application for the warrant; and

(b) the delay in obtaining a warrant is likely to defeat the object of the entry and search.

(4) An investigation contemplated above must be conducted during the day, unless the execution thereof by night is justifiable and necessary.

(5) When an enforcement officer enters any land in terms of subsection (2), any person who controls or manages the land must at all times provide such facilities as are reasonably required by the officer to enable him or her to perform effectively and safely his or her functions in terms of this By-law.

(6) When an enforcement officer removes or seizes any article, substance, plant, machinery, book, record or other document as contemplated in subsection (2)(f) or (g), he or she must compile an inventory of such items and shall prior to leaving the premises, sign the inventory and hand a copy thereof to the person in charge.

(7) An inspection of a private dwelling may only be carried out by an enforcement officer when authorised in terms of a warrant issued by a competent court: Provided that a warrant is not required where reasonable notice has been given and the person in charge of the premises consents to the entry and search by the officer.

(8) An enforcement officer may, where necessary, be accompanied by a police official or any other person reasonably required to assist him or her in conducting the inspection.

(9) An enforcement officer may issue a contravention notice to the person who controls or manages the land or the owner or person in control of a private dwelling if a provision of this By-law has not been complied with.

(10) A contravention notice remains in force until the contravention has been resolved or this By-law has been complied with and the enforcement officer has issued a compliance certificate in respect of that notice.

(11) An enforcement officer who enters and searches any land or private dwelling under this section, with or without a warrant, must conduct such search or seizure with strict regard for decency and order, and with regard for each person's right to dignity, freedom, security and privacy.

(12) Any person who hinders or obstructs an enforcement officer in the exercise of his or her powers under this By-law shall be guilty of an offence.

Warrant

74.(1) An enforcement officer may apply to a magistrate or a judge for the issue of a warrant and the magistrate or judge may issue such warrant if it appears from information on oath or affirmation that—

- (a) there are reasonable grounds for suspecting that a contravention of the By-law has taken place, is taking place or is likely to take place on such premises;

- (b) that a search of the premises is likely to yield information pertaining to such contravention; and
- (c) that the search is reasonably necessary for the enforcement of this By-law.

(2) A warrant to enter and search may only be executed during the day, unless the magistrate or judge who issued it authorises that it may be executed at night at a time that is reasonable in the circumstances.

Lodging and investigation of complaints

75.(1) Any person, who is affected by or becomes aware of an alleged contravention, may where applicable, in writing, request the Municipality to investigate the alleged contravention.

(2) A written complaint must contain–

- (a) substantial information about the alleged contravention, supported by relevant documentation and other evidence, where applicable; and
- (b) the complainant's name, address and contact number.

(3) The Municipality must acknowledge receipt of the written complaint where applicable, and allocate the complaint to an enforcement officer for investigation.

(4) The Municipality must notify the person against whom the complaint was lodged and request such person to submit an affidavit in response to the written complaint within five days of notification.

(5) The submission of false or misleading evidence to the Municipality constitutes an offence.

(6) The Municipality must investigate the complaint within seven days from the date of the lodgement of the complaint.

(7) In investigating the complaint, the Municipality may circulate the complaint to identified internal departments for comment, conduct a site inspection and take photographic evidence of the alleged contravention.

(8) The Municipality must where applicable inform the complainant of the outcome of the investigation where the contravention has been confirmed.

(9) Where the Municipality confirms the contravention after conducting a site inspection, it may implement a property rates adjustment in accordance with the use of the property and the Property Rates Policy which has been adopted by Council required in terms of the Municipal Property Rates Act, 2004 (Act No.6 of 2004).

Contravention notice

76.(1) For purposes of this section “**owner**” means the person in whose name the land is registered in the relevant deeds office and includes the following:

- (a) the trustees of a body corporate, where the common property of a sectional title scheme is at issue;
- (b) the administrator of the body corporate of the sectional title scheme where the common property of a sectional title scheme is at issue and there are no elected trustees of the body corporate;
- (c) the executor, where the owner of the land is deceased and the land has not yet been transferred out of the deceased's estate;
- (d) the curator, where the owner of the land, has been declared by any court to be incapable of managing his or her own affairs or declared as a prodigal;
- (e) the administrator, where the owner of the land is a mental health care user as defined in section 1 of the Mental Health Act, 2002 (Act No. 17 of 2002);
- (f) the executor, where the estate of the owner has been sequestrated;
- (g) the liquidator, where the owner of the land is a judicial person or a trust and has been liquidated;
- (h) the former members of a close corporation which has been deregistered and in respect of which they have a continuing liability as contemplated in section 26 of the Close Corporations Act, 1984 (Act No. 69 of 1984), read with sections 83(2) and (3) of the Companies Act, 2008 (Act No. 71 of 2008);
- (i) the business rescue practitioner, where the owner of the land has been placed under business rescue;
- (j) the managing agent, where the owner of the land is absent from the Republic of South Africa, trustees or directors of companies cannot be located or where the Municipality has, after reasonable attempts, not been able to determine his or her whereabouts; or
- (k) any person who is entitled to occupy or use the land, or who does occupy or use the building, where—
 - (i) the owner of the land is absent from the Republic of South Africa;

- (ii) the Municipality has, after reasonable attempts, not been able to determine the whereabouts of the owner of the land; and
- (iii) there is no managing agent.

(2) The Municipality may serve a contravention notice on an owner or person if it has confirmed that a contravention has taken place or if it has reasonable grounds to suspect that an owner or person has contravened—

- (a) provision of this By-law;
- (b) provision of a land use scheme; or
- (c) condition of approval contained in the decision notice.

(3) The Municipality may, where applicable, include an instruction in a contravention notice directing the owner or person to—

- (a) cease the activity, operation or process on the land with immediate effect;
- (b) remove or alter any unauthorised structure or work and rehabilitate the environment or restore the land, as the case may be, to its original form;
- (c) comply with a condition of approval contained in the decision notice within the prescribed timeframes;
- (d) submit a land development application in terms of this By-law within 30 days of service of the contravention notice: Provided that a land development application for rezoning of land will not be permitted to be made; and
- (e) pay a fine within 30 days of service of the contravention notice.

(4) An instruction to submit a land development application in terms of subsection (3)(d) does not confer an approval of a land development application.

(5) The Municipality may, where the owner or person fails to take the steps stipulated in contravention notice contemplated in subsection (2), apply to court for—

- (a) an order interdicting any owner or person from using land in contravention of the land use scheme or this By-law;
- (b) an order interdicting any owner or person to cease any activity, operation or process which constitutes a contravention;
- (c) an order directing the owner or person to undertake any other appropriate or remedial measure within a specified period; or
- (d) any other appropriate order.

(6) Notwithstanding the provisions of subsection (5), the Municipality may withdraw an approval granted in terms of a decision notice in writing to the owner or person where he or she has failed to take the steps contained in the contravention notice and allow the owner or person to make representations to the Municipality as to why such approval should not be withdrawn.

(7) Any person served with a contravention notice contemplated in subsection (2) may make written representations to the Municipality to review the notice within seven days of receipt of the notice.

(8) The Municipality may after considering any written representations contemplated in subsection (7) confirm, amend or set aside the notice.

(9) Where the Municipality confirms or amends all or part of the notice, the person must comply with the directives and time period specified in the notice.

(10) The remedies provided for in this By-law are in addition to any other statutory or common law criminal or civil remedies that a Municipality may have at its disposal.

Urgency

77.(1) Where the Municipality believes that there is imminent or irreversible threat or harm to the environment or the health, safety or well-being of any person or the public, the Municipality may take urgent action to remedy the situation and dispense with the requirements of section 76 by making an urgent application to court for an order—

- (a) interdicting any owner or person from using land in contravention of the land use scheme or this By-law;
- (b) interdicting any owner or person to cease any activity, operation or process which is the subject of the contravention; and
- (c) directing the owner or person to undertake any other appropriate or remedial measure within a specified period.

(2) If urgent action is needed as contemplated in subsection (1), the Municipality may take reasonable measures to remedy the situation and may recover all costs incurred from such owner or person.

(3) The recovery of costs contemplated in subsection (2) is in addition to any fine or penalty which may be imposed on an owner or person.

(4) No person shall be entitled to compensation for any loss or damage arising out of any *bona fide* action or decision taken by the Municipality or any authorised official in terms of this section.

(5) Where the Municipality has obtained an order of court, a copy of such order shall be affixed in a conspicuous place on the land concerned.

(6) Any person who removes, destroys or tampers with the display of a court order contemplated in subsection (5) shall be guilty of an offence.

Compliance certificate

78. A contravention notice remains in force until it has been complied with to the satisfaction of the Municipality, and the Municipality has issued a compliance certificate to that effect.

CHAPTER 14 TRADITIONAL AREAS

Agreements with Traditional Authority

79.(1) The Municipality may conclude a service level agreement with a Traditional Authority with regards to processing of land development applications.

(2) Should the Municipality conclude a service level agreement with the Traditional Authority as contemplated in subsection (1), that Authority must carry out its functions in its area in accordance with the provisions of the service level agreement.

(3) Where a land development application or an application for the allocation of land has been made to the Traditional Authority, the Traditional Authority is responsible for informing the Municipality and providing proof of the allocation of land rights in terms of the customary law applicable in that traditional area, in order to promote—

- (a) economic growth;
- (b) social inclusion;

- (c) efficient land development;
 - (d) minimal impact on public health, the environment and natural resources; and
 - (e) the development principles of SPLUMA,
- within that traditional area.

CHAPTER 15

ALLOCATION OF STREET NUMBERS AND ROAD NAMING

Submission of street numbers and road names in land development applications

80.(1) An applicant, where applicable, must indicate the proposed street numbers for all erven and road names.

(2) The Municipality may amend street numbers indicated in the application where such numbers are not in accordance with the Municipality's policy dealing with street numbers and road naming.

Naming of private roads

81.(1) All private road names submitted to the Municipality for consideration must be in compliance with the policy dealing with street numbers and road naming.

(2) Where the proposed private road name is not supported, the applicant may consult with the Municipality on other possible private road names before resubmitting the name to the Municipality for approval.

(3) All private road names are subject to the Municipality's final approval.

Naming of public roads

82.(1) All matters concerning the naming of a public road vests in the Municipality.

(2) The naming of public roads must be in compliance with the Municipality's policy dealing with road naming and the South African Geographical Names Council Act, 1998 (Act No. 118 of 1998).

(3) All proposed public road names must be approved by Council resolution.

Street numbers and road names of existing buildings

83.(1) The Municipality may from time to time—

- (a) re-assign street numbers to existing erven in order to ensure compliance with the Municipality's street numbering policy; and
- (b) request from the body or person managing an existing development a full listing of the-
 - (i) street number for all properties; and
 - (ii) road names,within a development.

(2) Street numbers and road names may not be changed without first obtaining approval from the Municipality.

CHAPTER 16 OFFENCES AND PENALTIES

Offences

84.(1) A person commits an offence if such person—

- (a) obstructs, threatens or hinders in any manner whatsoever an authorised official who is performing a function under this By-law;
- (b) refuses to provide to an authorised official such information as is required to allow an authorised official to perform a function in terms of this By-law;
- (c) knowingly gives false or misleading information to an authorised official;
- (d) unlawfully prevents the owner of any premises, or a person working for the owner, from entering the premises in order to comply with the requirement of this By-law;
- (e) impersonates an authorised official;
- (f) contravenes or fails to comply with any provision of this By-law or condition of a decision notice;
- (g) contravenes or fails to comply with any order or notice lawfully issued under this By-law;
- (h) contravenes any provision of a land use scheme or town planning scheme;

(i) contravenes any decision taken or conditions, restrictions or prohibitions imposed in terms of this By-law;

(j) uses land in a manner other than permitted by the zoning scheme; or

(k) alters or destroys land to the extent that the property cannot be used for the purpose set out in the land use scheme.

(2) An owner who permits land to be used in a manner prohibited by subsection (1) and who does not cease that use or take reasonable steps to ensure that the use ceases, or who permits a person to breach a provision of subsection (1) is guilty of an offence.

(3) A person commits a continuing offence if they continue with an offence after—

(a) notice has been served on them in terms of this By-law requiring them to cease committing such offence; or

(b) they have been convicted of such offence.

Penalties

85.(1) Any person who is convicted of an offence under this By-law is liable to a fine or imprisonment not exceeding 20 years, or to both such fine and imprisonment.

(2) In the case of a continuing offence, an additional fine or imprisonment for a period not exceeding three months, for each day on which such offence continues or both such fine and imprisonment, will be imposed.

CHAPTER 17 MISCELLANEOUS PROVISIONS

Application for intervener status

86.(1) The decision maker or the appropriate Appeal Authority may consider an application by an interested person to intervene in a land development application or an appeal.

(2) An interested person seeking to intervene must submit together with the relevant application, form an affidavit confirming that he or she—

(a) does not collude with any applicant, objector or appellant; and

(b) is willing to deal with or act in accordance with the directions of the decision maker or Appeal Authority.

(3) The decision maker or Appeal Authority shall forward the application to intervene to, where applicable, the applicant, objector, appellant and all other persons already granted leave to intervene, who may lodge written representations in response to the application to intervene.

(4) The decision maker or Appeal Authority may take the following matters into account for the granting of intervener status:

- (a) whether public participation was required for the application;
- (b) whether the person was given notice of the application;
- (c) the written motivation for intervening;
- (d) the written consent by parties to the application if they did consent;
- (e) any prejudice which may be suffered by the applicant;
- (f) the persons prospects of success for intervention;
- (g) whether similar objections or comments have been lodged;
- (h) written submissions received by an applicant, objector or appellant in response to an application by a person to intervene; and
- (i) any other relevant factor.

(5) The decision maker or Appeal Authority must approve or refuse an application for leave to intervene and advise the petitioner in writing of its decision.

(6) The decision maker or Appeal Authority may determine the manner and extent of participation of a petitioner granted leave to intervene.

Change of ownership

87.(1) An owner who has taken transfer of land which is the subject of a land development application may continue with the application as the legal successor-in-title of the previous owner.

(2) A new owner must inform the Municipality in writing that he or she wishes to continue with the land development application and provide the necessary contact details.

Cession of rights in respect of objections or comments

88.(1) An owner who submitted comments or objections in respect of a land development application may in writing cede his or her rights conferred in respect of such objection or comment to the new owner of his or her property.

(2) The new owner must provide the applicant and the Municipality with a copy of the written cession and his or her contact details.

Service and receipt of notices

89.(1) Whenever a notice is required to be served on a person in terms of this By-law, it is deemed to have been effectively and sufficiently served on such person—

- (a) when it has been delivered to him or her personally;
- (b) when it has been left at his or her place of residence or business in the Republic of South Africa with a person apparently over the age of 16 years;
- (c) when it has been posted by registered or certified mail to his or her last known residential or business address in the Republic of South Africa and an acknowledgement of the posting thereof is produced;
- (d) if his or her address in the Republic of South Africa is unknown, when it has been served on his or her agent or representative in the Republic of South Africa in the manner contemplated in paragraphs (a), (b) or (c);
- (e) if his or her address and agent in the Republic of South Africa are unknown, when it has been affixed to a conspicuous place on the property or premises; or
- (f) by electronic transmission to an e-mail address or facsimile address.

(2) The date of notification or receipt in respect of any notice served in terms of this By-law is—

- (a) on the fourth day after the postmarked date upon the receipt for registration when it is served by registered mail;
- (b) the date of delivery, when it is served on the person personally;
- (c) the date that the notice was left at a person's place of residence or place of business in the Republic with a person apparently over the age of sixteen years;
- (d) the date on which the notice was successfully transmitted, if the document is served by electronic transmission, to the e-mail address or facsimile address; or
- (e) the date on which the notice was displayed in a conspicuous place on the property or premises to which it relates.

(3) Where service of any notice is by registered post, such service shall be proven by the production of documentary proof of dispatch, which may include a track and trace report.

(4) The provisions of the Electronic Communications and Transactions Act, 2002 (Act No. 25 of 2002) apply to any mode of electronic communication contemplated in this By-law.

Delegations

90.(1) Subject to the Constitution and applicable national and provincial laws, any—

- (a) power, excluding a power referred to in section 160(2) of the Constitution;
- (b) function; or
- (c) duty,

conferred, in terms of this By-law, upon the Council, or on any of the Municipality's other political structures, political office bearers, councilors or staff members, may be delegated or sub-delegated by such political structure, political office bearer, councilor, or staff member, to an entity within, or a staff member employed by, the Municipality: Provided that any such delegation must be in writing and must specify full particulars and the limitations of such a delegation.

(2) The delegation in terms of subsection (1) must be effected in accordance with the system of delegation adopted by the Council in accordance with section 59(1) and the criteria set out in section 59(2) of the Systems Act.

(3) Any delegation contemplated in this section must be recorded in a Register of Delegations, which must contain information on the—

- (a) entity or person issuing the delegation or sub-delegation;
- (b) recipient of the delegation or sub-delegation; and
- (c) conditions attached to the delegation or sub-delegation.

Transitional provisions

91. In the absence of a cadastrally based Spatial Development Framework, all local area plans and functional area plans adopted by Council shall also be used to direct and manage development.

Short title and commencement

92. This By-law is called the Planning and Land Use Management By-law, 2016 and takes effect on the date of publication thereof in the *Provincial Gazette*.

ISAZISO SOMPHAKATHI

**UMASIPALA WASETHEKWINI: UMTHETHO KAMASIPALA WOKUHLELA NOKULAWULA
UKUSETSHENZISWA KOMHLABA, KA-2016**

NGALOKHU KUKHISHWA ISAZISO sokuthi uMkhandlu kaMasipala waseThekwini usushaye uMthetho kaMasipala Wokuhlela Nokulawula Ukusetshenziswa Komhlaba wonyaka ka-2016, ngokweSigaba 12 soMthetho woHulumeni Basekhaya, u-Municipal Systems Act, No.32 ka-2000.

Mnu S.C. Nzuza
iMenenja yeDolobha

City Hall
Dr Pixley Ka-Isaka Seme Street
eThekwini

**UMTHETHO KAMASIPALA WASETHEKWINI WOKUHLELA NOKULAWULA
UKUSETSHENZISWA KOMHLABA KA 2016**



Waphasiswa uMkhandlu mhla ka:

**UMTHETHO KAMASIPALA WOKUHLELA NOKULAWULA UKUSETSHENZISWA
KOMHLABA KA 2016**

Wokuhlinzekela ukusungulwa koHlaka Lwentuthuko Ngokwezindawonohlelo lokusetshenziswa komhlabalukaMasipala;wokuhlinzekela ukwenziwa kwamapulani ahlanganisiwe; wokulawula nokusingatha intuthuko ngokwezindawo nokuhlelwa kokusetshenziswa komhlaba; wokuhlinzekela ukuhlukaniswa ngokwemikhakha kwezicelo zokuthuthukisa umhlaba;wokuhlinzekela izinhlelo nezinqubo ezimayelana nezicelo zokuthuthukisa umhlaba; wokuhlinzekela ukuthotshelwa kwezinhlelo zokusetshenziswa komhlaba; wokuhlinzekela ukusungulwa kwesiGungu Sokudlulisa Izinqumo; wokuhlinzekela amacala nezinhlawulo; nokuhlinzekela okunyeokuphathelele nalokho.

ISENDLALELO

NJENGOBA uMasipala unejoka ngokweNgxenywe B kaSheduli 4 yoMthethosisekelo lokusingatha izindaba eziphathele nokuhlela umhlaba kamasipala,

NJENGOBA uMasipala kumele ubambe iqhaza ekufezweni kwamalungelo abalulekile akuMthethosisekelo;

NJENGOBAuMasipala uzibophezele ezinhlelweni zokuthuthukiswa komhlaba ezisimeme, ezibhekelela intuthuko futhi ezididiyelwe ndawonye;

NJENGOBAuMasipala kumele ukhuthaze imigomo yentuthuko ngokwezindawo eyenza ubulungiswa, enozinzo; emelana nezimo ezinzima; eyimpumelelo nenokuphatha okuhle ezinhlelweni zokuhlelwa komhlaba kumasipala;

NJENGOBA uMasipala kufanele uhloniphe futhi uqinisekise ukuthotshelwa kohlelo lwawo lokusetshenziswa komhlaba;

NJENGOBA uMasipala kufanele uphathe ezokuhlela ngendlela evulelekile, engafihli lutho futhi ukwazi ukuphendula ngokwenzayo;

NJENGOBA uMasipala uhlonipha imigomo yokubusa ngokubambisana ezindabeni zezokuhlela ukuze ahlinzeke ngohulumeni obeka izinto obala, ongafihli lutho futhi okwazi ukuphendula ngakwenzayo;

FUTHI NJENGOBA uMasipala usihlonipha isidingo sokuhlelela ukubamba iqhaza komphakathi ezinhlelweni zokuhlela nentuthuko;

NGAKHO-KE, uMkhandlu kaMasipala waseThekwini, ngokwesigaba 156 sifundwa noSheduli 5 (iNgxenywe B) soMthethosisekelo weRibhabhlikhi yaseNingizimu Afrika, sifundwa nesigaba 11 soMthetho weziNhlelo zoMasipala woHulumeni baseKhaya, 2000 (uMthetho No. 32 ka 2000), ngalokhu ushaya lo Mthetho kaMasipala olandelayo:

OKUQUKETHWE

ISAPHLUKO 1 UKUHUNYUSHWA

1. Izincazelo
2. Ukuhunyushwa koMthetho kaMasipala

ISAPHLUKO 2 IZINHLOSO ZOMTHETHO KAMASIPALA

3. Izinhloso zoMthetho kaMasipala

ISAPHLUKO 3 UKUSEBENZA KOMTHETHO KAMASIPALA

4. Ukusebenza koMthetho kaMasipala

ISAPHLUKO 4

IMISEBENZI YOKUHLELA YAMAZINGA AMATHATHU KAHULUMENI

5. Ezokuhlela kuMasipala
6. Ezokuhlela esiFundazweni
7. Ezokuhlela kuZwelonke

ISAPHLUKO 5

UHLAKA LUKAMASIPALA LWENTUTHUKO NGOKWEZINDAWO

8. Isimo soHlaka lukaMasipala Lwentuthuko Ngokwezindawo
9. Ukulungiselelwa koHlaka lukaMasipala Lwentuthuko Ngokwezindawo
10. Okuqukethwe wuHlaka lukaMasipala Lwentuthuko Ngokwezindawo
11. Amapulani
12. Ukwamukelwa koHlaka lukaMasipala Lwentuthuko Ngokwezindawo

ISAPHLUKO 6

UHLELO LOKUSETSHENZISWA KOMHLABA

13. Isinqumo sowakha uhlelo lokusetshenziswa komhlaba
14. Ukulungiselelwa kohlelo lokusetshenziswa komhlaba
15. Inhloso nokuqukethwe wuhlelo lokusetshenziswa komhlaba
16. Umthelela wezomthetho wohlelo lokusetshenziswa komhlaba
17. Ukuchitshiyelwa kwemingcele kamasipala
18. Ukuchitshiyelwa kohlelo lokutshenziswa komhlaba nokuklama kabusha umhlaba
19. Ukubuyekezwa nokuqashwa kohlelo lokutshenziswa komhlaba
20. Irekhodi lezichibiyelo zokusetshenziswa komhlaba

ISAPHLUKO 7

IZICELO ZOKUTHUTHUKISA UMHLABA

21. Izicelo zokuthuthukisa umhlaba
22. Uphenyo ngezokuhlela
23. Ukuthunyelwa kwesicelo sokuthuthukisa umhlaba
24. Isicelo esiphelele

ISAPHLUKO 8

UKUHLUKANISA NGEMIKHAKHA IZICELO ZOKUTHUTHUKISA UMHLABA

25. Ukuhlukanisa ngemikhakha izicelo zokuthuthukisa umhlaba
26. Izicelo zokuthuthukisa umhlaba ezisemkhakheni 1
27. Izicelo zokuthuthukisa umhlaba ezisemkhakheni 2
28. Izicelo zokuthuthukisa umhlaba ezisemkhakheni 3
29. Izicelo zokuthuthukisa umhlaba ezisemkhakheni 4
30. Ikomidi Elihlanganyele Lokweluleka
31. Ukuphawula ngezicelo ezifakiwe

ISAPHLUKO 9

UKUBAMBA IQHAZA KOMPHAKATHI

32. Izinhlobo zezicelo zokuthuthukisa umhlaba ezidinga ukubamba iqhaza komphakathi
33. Ukubamba iqhaza komphakathi
34. Indlela yokubamba iqhaza komphakathi
35. Ubufakazi bokubamba iqhaza komphakathi
36. Ukuphikisa izicelo zokuthuthukisa umhlaba
37. Izicelo zokuthuthukisa umhlaba ezichitshiyelwe

ISAPHLUKO 10

ISIGUNGU SIKAMASIPALA SEZOKUHLELA

38. Ukusungulwa kwesiGungu sikaMasipala Sezokuhlela
39. Inqubo yokuqoka amalungu esiGungu
40. Ukwakheka kwesiGungu
41. Ukuqokwa kukaSihlalo
42. Isikhathi sokuba sesikhundleni kwamalungu esiGungu
43. Ukukhishwa ekubeni yilungu lesiGungu

ISAPHLUKO 11

IZINQUMO NGEZICELO ZOKUTHUTHUKISWA KOMHLABA

44. Izinqumo ngezicelo zokuthuthukiswa komhlaba
45. Amandla namajoka abathatha izinqumo

46. Ukuthatha isinqumo
47. Ukuvunywa kwesicelo sokuthuthukisa umhlaba okunemibandela
48. Ukwaziswa kukaMklami-mhlaba Omkhulu(Surveyor-General)noMbhali
Wamatayitela(Registrar of Deeds)
49. Ukususwa, ukuchitshiyelwa kanye nokumiswa kwemibandela ebophezelayo
50. Izindawo ezingamalokishi
51. Ukuvalwa kwemigwaqo nezindawoezivulekile zomphakathi
52. Umhlaba wamapaki, izindawo ezivulekile zomphakathi nezikhungo zomphakathi
53. Ukuxhumana nezinye iziphathimandla zokuthuthukiswa komhlaba
54. Ukugunyazwa

ISAPHLUKO 12

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55. Isigungu Sokwedlulisela Izingqumo
56. Amandla esiGungu Sokwedlulisela Izingqumo
57. Ukudalula ukuthinteka
58. Amandla namajoka kasihlalo
59. Ukuziphatha kwesiGungu Sokwedlulisela Izingqumo
60. Ukufakwa Kwezikhalo
61. Ukutholakala kwamarekhodi
62. Isaziso sokwedlulisa isikhalo
63. Ukucutshungulwa Kwesinqumo esidlulisiwe
64. Izigcawu zesiGungu Sokwedlulisela Izingqumo
65. Ukuhlehliswa kokulalelwa kokwedluliswa Kwesinqumo
66. Isikhalo esibhalwe phansi esidlulisiwe
67. Isigcawu esilalelwayo
68. Ukulalelwa kokwedluliswa Kwesinqumo bengekho abathintekayo
69. Ukunquma kwesiGungu Sokwedlulisela Izingqumo
70. Amarekhodi okulalelwa kokwedluliswa Kwesinqumo
71. Izimali ezikhokhwayo

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73. Imisebenzinamajoka ka-Enforcement Officer

- 74. Iwaranti
- 75. Ukufaka nokuphenywa kwezikhalo
- 76. Isaziso sokwephula umthetho
- 77. Ukuphuthuma
- 78. Isitifiketi sokuthobela umthetho

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- 79. Isivumelwano noMkhandlu weNkosi

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- 80. Ukufakwa kwezinombolo namagama emigwaqo ezicelweni zokuthuthukisa umhlaba
- 81. Ukuqanjwa kwemigwaqo engeyona ekahulumeni
- 82. Ukuqanjwa kwemigwaqo kahulumeni
- 83. Izinombolo zemigwaqo namagama amabhilidi akhona

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- 84. Amacala
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- 88. Ukwedluliswa kwamalungelo okuphikisa nemibono
- 89. Ukuthunyelwa kwesaziso
- 90. Ukwedluliswa kwamandla
- 91. Izihlinzeko zesikhashana
- 92. Isihloko esifingqiwe nokuqala ukusebenza komthetho

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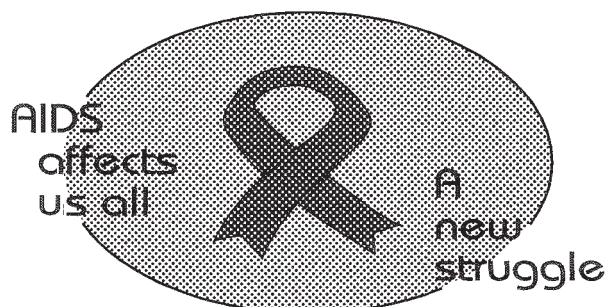
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ISAHLUKO 1 UKUHUNYUSHWA

Izincazelo

1.Kulo Mthetho kaMasipala, ngaphandle uma ingqikithi isho okwehlukile–

“umakhelwane” kushiwo noma umuphi umnikazi womhlabaohlukaniswe ngumngcele noma yisikhonkwane esisekhoneni nomhlaba okufakwe isicelo sokuba uthuthukiswe, kanti kufaka nomnikaziwomhlaba ongaphesheyakomgwaqo;

“umninikazi othintekayo” kushiwo noma imuphi uminikazi womhlaba uMasipala angamthatha ngokuthi uyathinteka ngokwesicelo sokuthuthukisa umhlaba; kanti kungafaka nendawo engaphansi kwamaKhosi;

“Isigungu Sokwedlulisa Izinqumo” kushiwo isigungu sokwedlulisa izinqumo esichazwe esigabeni 12salo Mthetho kaMasipala;

“umfakisicelo” kushiwo noma imuphi umnikazi womhlaba noma umuntu ofaka isicelo sokuthuthukisa umhlaba njengoba kuchazwe esigabeni21(4) salo Mthetho kaMasipala;

“imvume” kushiwo noma ikuphi imvume noma izimvume ezidingeka ngokwemithetho efanele ezikhishwa uhlaka lukahulumeni okufanele ezifakwe futhi ezihambisana nesicelo sokuthuthukisa umhlaba, okubandakanya phakathi kokunye–

- a) Irekhodi lesinqumo esithathiwe ocwaningweni lokuhlola umthelela kwezemvelo ngokoMthetho wokuPhathwa Kwezemvelo kaZwelonke, 1988 (uMthetho No 107 ka 1988);
- b) Ilayisense yokusentshenziswa kwamanzi ngokoMthetho wezaManzi kaZwelonke, 1988 (uMthetho No .36 ka 1988); noma
- c) Nanoma iyiphi imvumeekhishwengokoMthetho Wokuhlukaniswa Iziqephu Komhlaba Wezolimo, 1970 (uMthetho No.70 ka 1970)

“umsebenzi ogunyaziwe”kushiwo umuntu ogunyazwe ukuqinisekisa ukulandelwa kwezimiso zalo mthetho, okufaka phakathi kokunye –

- (a) iphoyisa lomthetho elichazwe esigabeni 334 soMthetho weNqubo yamaCala obuGebengu, 1977 (uMthetho No. 51 ka 1977);

(b) amaphoyisa kaMasipala njengoba echazwe eMthethweni wamaPhoyisa aseNingizimu Afrika, 1995 (uMthetho No. 68 ka 1995); kanye

(c) nalabo basebenzi, ama-ejenti, abanikezwe amandla, izithunywa nabahlinzeka uMasipala ngamasevisi: Kuncike ekutheni ngokwezinhloso zokusesha nokushaqa impahla, uma lowo muntu engesilona iphoyisalomthetho, kufanele aphekezwe yiphoyisa lomthetho;

“Isicelo esisemkhakheni 2” kushiwo isicelo esiphelele esicutshungulwa futhi sithathelwe isinqumo yisiGungu;

“Isicelo esisemkhakheni 3” kushiwo isicelo esiphelele esicutshungulwa futhi sithathelwe isinqumo yiNhlolo;

“Isicelo esisemkhakheni 4” kushiwo isicelo esiphelele esicutshungulwa futhi sithathelwe isinqumo yiPhini leNhlolo;

“isicelo esikhishiwe” kushiwo isicelo esifakwe kuMasipala ukuba asigunyaze, kanti asifaki isicelo sokuthuthukisa umhlaba;

“InquboYokuziphatha” kushiwo inqubo ebhalwe phansi yokuziphatha ebeka imithetho namazinga okusebenza, ukwenza nokuziphatha kwamalunga esiGungu;

“isicelo esiyinhlanganisela” kushiwo isicelo esiyinhlanganisela yezinhlobo yezicelo zokuthuthukisa indawo esingahlanganiswa futhi sicutshungulwe sonke njengoba kuhlinzekwe eSahlukweni 8 salo Mthetho kaMasipala;

“isicelo esiphelele” kushiwo isicelo sokuthuthukisa umhlaba esesikulungele ukukhangiswa noma esesidlulile ohlelweni lokuqala lokufaka isicelo, futhi esiphelezwa, phakathi kokunye, yizimvume, ukuphawula nemibiko nocwaningo longoti;

“isitifiketi sokuthobela umthetho” kushiwo isitifiketi esikhishwa ngenxa –

(a) yokulandela komfakisicelo imibandela yokuvunywa kwesicelo ebhalwe esazisweni sesinqumo zingakapheli izinyanga eziyisithupha kuphume leso saziso; noma

(b) yesinqumo mayelana nokwepulwa komthetho othize;

“ukuhlanganiswa” kushiwo lapho kuhlanganiswa iziza ezimbili noma ngaphezulu ukwakha isiza esisodwa;

“uMthethosisekelo” kushiwo uMthethosisekelo weRephablikihi yaseNingizimu Afrika ka 1996;

“ukwephula uhlelo” kushiwo ukwephula uhlelo lokusetshenziswa komhlaba, ukwephula imibandela yokugunyazwa equkethwe esazisweni sesinqumo noma ukwephula izinhlinzeko zalo Mthetho kaMasipala;

“isaziso sokwephula uhlelo” kushiwo isaziso esikhishwa nguMasipala asibhekise kumnikazi noma umuntu owephule noma okusolwa ukuthi wephule uhlelo lokuthuthukisa umhlaba;

“umkhandlu kamasipala ” noma **“umkhandlu”** kushiwo uMkhandlu kaMasipala weTheku, umkhandlu kamasipala ohlongozwe esigabeni 157(1) soMthethosisekelo;

“izinsuku” kushiwo izinsuku zokusebenza; okungafaki uMgqibelo, iSonto namaHolidi; **“othatha isinqumo”** kushiwo isiGungu sikaMasipala, iNhloko noma iPhini leNhloko, njengoba kungaba njalo;

“isaziso sesinqumo” kushiwo isaziso esibhalwe phansi sesinqumo sesicelo sokuthuthukisa umhlaba;

“Ihhovisi Lokubhalisa Ubunikazi Bomhlaba” kushiwo ihhovisi lokubhalisa ubunikazi bomhlaba njengoba kuchazwe esigabeni 102 soMthetho Wokubhaliswa Kobunikazi Bomhlaba, 1937 (uMthetho. 47 ka 1937);

“iphini leNhloko” kushiwo iphini lenhloko yomnyango othintekayo obhekeleukuhlela intuthukointuthuko, ezemvelo nokulawula eligunyazwe nguMasipala ngokwesigaba 35(2) seSPLUMA ukuba libheke futhi lithathe isinqumo ngezicelo zokuthuthukisa umhlaba;

“imigomo yentuthuko” kushiwo imigomo yokwenziwa kobulungiswa ngokwezindawo, uzinzo, ukweneliseka, ukusimama nokuphatha okuhle njengoba kuqukethwe eSahlukweni 2 se SPLUMA;

“amalungelo okuthuthukisa umhlaba” kushiwo amalungelo okuthuthukiswa komhlaba ahambisana nomhlaba ngenxa yokuklanywa kwawo; okufaka awangaphambi kohlelo noma ilungelo elingahambisani nohlelo okungenzeka ludinge ucwaningo longoti;

“umdwebo” kushiwo umdwebo njengoba uchazwe esigabeni 1 soMthetho Wokusaveywa Komhlaba, 1997 (uMthetho No. 8 ka 1997);

“ithuluzi lokulawula imvelo” kushiwo ithuluzi lokulawula imvelo elishiwo esigabeni 24(5)(bA) soMthetho wokuPhathwa kweMvelo kuZwelonke ka 1998 (uMthetho 107 ka 1998);

“IsiGungu Esiphezulu” kushiwo ikomidi lesigungu esiphezulu noma imeya kaMasipala waseThekwini; njengoba kuchazwe esigabeni 44(2) soMthetho weziNhlelo Zomasipala Wohulumeni Basekhaya, 1998 (uMthetho No. 117 ka 1998);

“ukukhululwa” kushiwo ukukhululwa okuqukethwe ohlelweni lokusentshenziswa komhlaba lapho kudingeka imvume yabanikazi bomhlaba abangomakhelwane noma abathintekayo kuleso sicelo;

“ipulani ejwayelekile” kushiwo ipulani ejwayelekile njengoba ichazwe kuMthetho Wokusaveywa Komhlaba, 1997 (uMthetho No. 8 ka 1997);

“imikhombandlelayezindawo zomphakathi nezindawo ezivulekile” kushiwo imikhombandlela eyakumelwe uMkhandlu ebeka amazanga okumele alandelwe uma kuhlinzekwa ngezindawo zomphakathi kanye nezindawo ezivulekile ngaphansi kukaMasipala waseThekwini;

“iNhlolo” kushiwo iNhlolo yalowo mnyango obhekene nezindaba zentuthuko, ukuhlela, imvelo nezokuphatha egunyazwe nguMasipala njengoba kuchazwe esigabeni 35(2) se SPLUMA ukuba icubungule futhi inqume ngezicelo zokuthuthukiswa komhlaba;

“i-IDP” kushiwo uHlelo Lwentuthuko Edidiyelwe njengoba kuchazwe esigabeni 25 soMthetho weziNhlelo Zomasipala;

“**umlamuli**” kushiwo umuntu onentshisekelo onikezwe amalungelo okuba ngumlamuli ngumthathi zinqumo noma yisiGungu Sokudlulisela Izingqumo ngokwesigaba 86 salo Mthetho kaMasipala;

“**IKomidi LokwelulekaElihlanganyele**” kushiwo ikomidi lokweluleka elakhiwe ngokwesigaba 30 saloMthetho kaMasipala elinabasebenzi ababhalisiwe abenza izincomo kumthathi zinqumo ngezicelo zokuthuthukisa umhlaba;

“**umhlaba**” kushiwo isiqephu, ipulothi, isitende, ingxenye yepulazi, noma umhlaba wezolimo kanti kufaka nanoma yini eyakhiwe kulowo mhlaba, noma amalungelo aleyo ndawo noma amasheya omhlaba kanti kufaka nomhlaba ongaphansi kwezindawo zamaKhosi;

“**ukuthuthukisa umhlaba**” kushiwo ukushintsha kokusetshenziswa komhlaba, okubandakanya ukwakhiwa kwamalokishi, ukuhlukaniswa noma ukuhlanganiswa komhlaba noma iluphi ushintsho ekusetshenzisweni komhlaba kulokho okuvunyelwe ngakho ohlelweni lokusetshenziswa komhlaba;

“**isicelo sokuthuthukisa umhlaba**” kushiwo isicelo sokuthuthukisa umhlaba esifakwe kuMasipala ukuba asicubungule futhi athathe isinqumo ngaso, kanti igama elithi “**isicelo**” linencazelo efanayo;

“**ukusetshenziswa komhlaba**” kushiwo inhloso umhlaba osetshenziselwa yona noma ongasetshenziselwa yona ngokomthetho nangokohlelo lokusetshenziswa komhlaba, noma lo Mthetho kaMasipala; ngokohlelo olukhona noma ngokwanoma iyiphi indlela egunyaziwe, ngokwemvume ekhishwe yisiphathimandla esifanele, kanti kubala ngisho nanoma imiphi imibandela ehambisana nokusetshenziswa kwalowo mhlaba;

“**uhlelo lokusetshenziswa komhlaba**” kushiwo imithethonqumo yohlelo olwamukeliwe kanye nebalazwe lesifunda ngasinye, okufaka irejista lezichibiyelo zohlelo; kanti “**uhlelo**” lunencazelo efanayo;

“**ipulani yendawo**” kushiwo ipulani yesikhashana ehlanganise ipulani yendawo neyokusetshenziswa komhlaba ezingeni lokuhlela;

"uMasipala" kushiwo umasipala weTheku, okumkhakha A njengoba kushiwo ngokwesigaba 155(1) soMthethosisekelo;

"iMenenja kaMasipala" kushiwo umuntu oqokwe ngokwesigaba 54A soMthetho weziNhlelo Zomasipala njengenhloko yokuphathwa koMkhandlu kaMasipala;

"uHlaka lukaMasipala Lwentuthuko Ngokwezindawo" kushiwo uhlaka lwentuthuko ngokwezindawo olwamukelwe ngokweSahluko 5 salo Mthetho kaMasipala;

"iphephandaba" kushiwo iphephandaba lansukuzonke lomphakathi kuMasipala waseThekwini;

"uhlaka lukahulumeni" kushiwo uhlakalukahulumeni kanjengoba luchazwe eSigabeni 239 soMthethosisekelo, kanti kubandakanya namabhizinisi kahulumeni;

"umnikazi" kushiwo umuntu obhaliswe eHhovisi Lamatayitela njengomnikazi womhlaba, futhi kufaka umnikazi oshiyelwe umhlaba, nomnikazi ngenxa yanoma yimuphi omunye umthetho osebenzayo;

"iqoqo lamapulani" kushiwo iqoqolamapulani alawula ukuhlela okudidiyele kuMasipala okukhulunywe ngawo esigabeni 11 salo Mthetho kaMasipala;

"umuntu" kubalwa umuntu siqu noma umuntu ngokomthetho, ubambiswano, amatrasti, ama-body coporate, izinhlangano zabanikazi bemizi kanye nezinhlaka zombuso;

"uMthetho Wezokuhlela Nentuthuko" kushiwo uMthetho waKwaZulu-Natali Wokuhlela Nentuthuko, 2008 (uMthetho No. 6 ka 2008);

"umngwaqo wangasese" kusho umngwaqo, indlela yabo bonke abantu, indlela noma umngwaqo lapho uMasipala engenalungelo ekuqanjweni komngwaqo;

"umngwaqo kahulumeni" kushiwo umngwaqo kamasipala lapho umasipala enamalungelo okuqanjwa kwamagama omngwaqo okufaka umngwaqo, indlela yabo bonke abantu, indlela noma umngwaqo;

“indawo evulekile kahulumeni” kushiwo noma ngabe iyiphi indawo evulekile, ipaki, umgwaqo noma, indlela yabo bonke abantu noma indawo efana nale ekhonjiswe ohlelweni olwejwayelekile noma kumdwebo ukuze isetshenziswe ngumphakathi futhi ingekaMasipala noma olunye uhlaka lombuso kanti kufaka indawo evulekile namalungelo endawo anoma isiphi isimo esifanayo esihambisana nomphakathi;

“isaziso somphakathi” kushiwo isaziso sesicelo sokuthuthukisa umhlaba esishicilelwe ngesaziso ephephandabeni, ngokubekwa kwesaziso kuleso siza, ngokuhanjiswa kwesaziso kubanikazi abancikene, ngekhansela lesigceme noma kubanikazi abathintekayo esikhishwa ngenhloso yokuba kutholakale ukuphawula komphakathi;

“Umhleli wesiFunda” kushiwo umsebenzi oqokwe nguMasipala ukuba acubungule bese enquma ngezicelo zokuthuthukisa umhlaba obhalisiwe njengoMhleli Womhlaba;

“umhleli Womhlaba Obhalisiwe” kushiwo umuntu obhaliswe ngokusemthethweni njenge-professional planner noma i-technical planner njengoba kuchazwe kumthetho Wemisebenzi Yokuhlela Umhlaba, 2002 (uMthetho No. 36 ka 2002) njengoba uchitshiyelwe;

“ihhovisi lesifunda” kushiwo amahhovisi ezifunda ezinhlanu okuyisifunda iDurban Central, Durban North, Inner West kanye ne-Outer West;

“ukukhululwa” kushiwo isicelo sokuba umuntu akhululwe ekulandeleni imingcele yokwakha, esemaceleni noma engemuva njengoba inqume uhlelo lokusetshenziswa komhlaba;

“ukuthunyelelwa” kushiwo ukulethelwa isaziso, umyalelo noma omunye umbhalo ngokuhambisana noMthetho; kanti igama elithi**“ukuseva”** linencazelo efanayo;

“i-SPLUMA” kushiwo umthetho Wokuhlelwa Kwentuthuko Ngokwezindawo Nokulawulwa Kokusetshenziswa Komhlaba, 2013 (uMthetho No. 16 ka 2013);

“ihhovisi leSPLUMA” kushiwo ihhovisi likaMasipala okuyilona elihlaziya izicelo nazo zonke izindaba eziphathelele nezicelo kanye nokwedlulisa lizinqumo;

“ukuhlukaniswa iziqephu komhlaba” kushiwo ukuhlukaniswa iziqephu komhlaba ube yiziqephu ezimbili noma ngaphezulu;

“uMthetho Wezinhlelo” kushiwo uMthetho Wolulumeni Basekhaya Wezinhlelo Zomasipala, 2000 (uMthetho No.32 ka 2000);

“ilokishi” kushiwo umhlaba ohlukaniswe waba yizizaeziyi -11 noma ngaphezulu kanti kufakwa nezindawo ezivulekile ezizimele nezomphakathi kanye nemigwaqo njengoba kukhonjiswe epulanini ejwayelekile;

“uMkhandlu Womdabu” kushiwo uMkhandlu Womdabuwano yimuphi omhlaba ophethwe ngokwezinqubo zokuphathwa kwemimhlaba yamakhosi ongaphansi kwendawo kaMasipala waseThekwini kanti ufaka neNgonyana Trust Board lapho kufanele; futhi

“isiGungu” kushiwo isiGungu sikaMasipala Sezokuhlela esibunjwe ngokwesigaba 38 salo Mthetho kaMasipala.

Ukuhunyushwa koMthetho kaMasipala

2.Uma kunokushayisana phakathi kokushiwo yiloMthetho kaMasipala obhalwe ngesiNgisi nohunyushiwe, kuyolandelwa owesingisi.

ISAPHLUKO 2

IZINHLOSO ZOMTHETHO KAMASIPALA

Izinhloso zoMthetho kaMasipala

3. Izinhloso zalo Mthetho kaMasipala–

- (a) ukuhlinzekela iqoqo lamapulani elizolawula ukuthuthukiswa kwenhlalo, umnotho, umhlaba kanye nengqalasizinda kuMasipala;
- (b) ukuhlinzekela uhlaka olufanayo, olusebenzayo, oluphelele futhi oluhambisanayo lokuhlela umhlaba nokusingatha ukusetshenziswa komhlaba;
- (c) ukuhlinzekela ngezokuhlela ezifaka wonke umuntu, ezithuthukisayo, ezilinganayo futhi ezanele ngomoya wokubusa ngokubambisana;

- (d) ukuhlinzekela ngohlala lokubusa ngokubambisana nokwakha ubudlelwane phakathi kwemingcele yezokubusa nazo zonke izigaba zikahulumeni kanye nokuqinisekisa ukudidiyelwa kwezokuhlela phakathi kukaMasipala nalabo masipala owakhelene nabo;
- (e) ukuhlinzekela ngohlaka lwezinqubomgomo, imigomo, namazinga okuthuthukiswa kwendawo kanye nokusingatha kokusetshenziswa kwendawo;
- (f) ukuhlinzeka uhlaka lokwalusa, ukudidiyela kanye nokubuyekeza izinhlelo zokuthuthukisa nokusingatha ukusetshenziswa komhlaba;
- (g) ukulawula izicelo zokuthuthukisa umhlaba nezinqubo zokuthathwa kwezinqumo;
- (h) ukuhlinzekela ukusungulwa, imisebenzi kanye nokusebenza kwesiGungu Sezokuhlela sikaMasipala;
- (i) ukuhlinzekela ukuhlelwa nokusetshenziswa kwezindlela zokuthuthukiswa komhlaba;
- (j) ukuhlinzekela isigungu sokudlulisela Izinqumo;kanye
- (k) nokuhlinzekela izinhlawulo zokwephulwa kwezihlinzeko zalo Mthetho.

ISAPHLUKO 3

UKUSEBENZA KOMTHETHO KAMASIPALA

Ukusebenza koMthetho kaMasipala

4. Lo Mthetho kaMasipala usebenza kuwo wonke umhlaba ongena ngaphansi kwemingcele kaMasipala waseThekwini kanti ubophezela bonke abantu kukho konke okushoyo.

ISAPHLUKO 4

IMISEBENZI YOKUHLELA YAMAZINGA AMATHATHU KAHULUMENI

Ezokuhlela kumasipala

5. Ezokuhlela kuMasipala,ngokweSPLUMA, zifaka lokhu okulandelayo-

- (a) ukuhlanganisa, ukugunyazwa nokubuyekezwa kwama-IDP;
- (b) ukuhlanganisa, ukugunyaza nokubuyekeza izinhlelo ze-IDP ezibekwe ngokomthetho futhi ezingena ngaphansi kwemisebenzi kamasipala, okubandakanya uhlaka lwentuthuko ngokwezindawo kanye nohlelo lokusetshenziswa komhlaba; kanye

(c) nokulawula ukusetshenziswa komhlabaongaphansi kukamasipala lapho uhlobo, ubukhulu kanye nesimo sendawo singawathinti amandla kahulumeni wesifundazwe noma kazwelonke.

Ezokuhlela esifundazweni

6. Ezokuhlela esifundazweni, ngokweSPLUMA, zifaka lokhu okulandelayo–

- (a) ukuhlanganisa, ukugunyaza nokubuyekeza uhlaka lwesifundazwe lokuthuthukiswa komhlaba, ukugunyaza, ukubuyekeza kanye nokuqalisa izinhlelo zokusingatha ukusetshenziswa komhlaba;
- (b) ukuhlela kwesifundazwe kanye nokwenza kahle imisebenzi namandla abawanikwe ngokomthetho mayelana nokuthuthukiswa komhlaba kanye nezinguqukoekusetshenzisweni kwawo; kanye
- (c) nokwenza kanye nokubuyekeza izinqubomgomo nemithetho efanele ukuze kwenziwe imisebenzi yesifundazwe yezokuhlela.

Ezokuhlela kuzwelonke

7. Ezokuhlela kuzwelonke, ngokweSPLUMA, zifaka lokhu okulandelayo–

- (a) ukuhlanganisa, ukugunyaza kanye nokubuyekeza amapulani okuthuthukisa umhlaba kanye nezingubomgomo noma lokho okufana nakho, okubala uhlaka lukazwelonke lokuthuthukiswa komhlaba;
- (b) ukuhlela esigabeni sikazwelonke kanye nokwenza kahle imisebenzi kanye namandla abawanikwe ngokomthetho mayelana nokuthuthukiswa komhlaba kanye nokuguquka kokusetshenziswa kwawo; kanye
- (c) nokwenza kanye nokubuyekeza izinqubomgomo nemithetho efanele ukuze kwenziwe imisebenzi yezokuhlela kuzwelonke, okubandakanya izindlela ezakhelwe ukwalusa kanye nokweseka amanye amazanga kahulumeni ekwenzeni imisebenzi yawo yokuhlela indawo, ukusingatha ukusetshenziswa kwendawo kanye nokuthuthukiswa komhlaba.

ISAPHLUKO 5**UHLAKA LUKAMASIPALA LOKUTHUTHUKISWA KOMHLABA****Isimo soHlaka lukaMasipala Lokuthuthukiswa Komhlaba**

8. (1) Umthathisinqumo odingeka noma ojutshwe ukuba athathe izinqumo eziphathelene nokuthuthukiswa komhlaba ngokwalo Mthetho kaMasipala noma omunye umthetho ophathelene nokuthuthukiswa komhlaba, angeke akwazi ukuthatha isinqumo esingahambisani noHlaka lukaMasipala Lwentuthuko Ngokwezindawo: Kuncike ekutheni isiGungu singachezuka ezinhlinzekweni zoHlaka lukaMasipala Lwentuthuko Ngokwezindawo uma kunezimo ezihambisana naleso siza ezivumela ukuba kube nalokho kuchezuka.

(2) Izimo zesiza okukhulunywa ngazo esigatshaneni (1) zibala phakathi kokunye -

(a) lapho uMkhandlu kaMasipala wemukela ipulani yendawo kanti leyo pulani ima isazofakwa ohlelweni lokusetshenziswa komhlaba;

(b) kunohlelo olukhona lokusetshenziswa komhlaba noma kunamalungelo okusetshenziswa komhlaba angafanelekile kuleyo ndawo: Kuncike ekutheni uma lelo lungelo lokusebenzisa umhlaba angeke liphelelweyisikhathi sokusebenza kuleso siza esinezimo ezithile esikhathini esingangezinyanga eziyi -18 noma ngaphezulu.

(3) IsiGungu kumele sibheke umthelela ozoba khona kuleyo ndawo, izinsiza nokusebenziseka komhlaba uma sithatha isinqumo sokuchezuka ngenxa yezimo zesiza.

(4) UMasipala kumele agcine irejista equkethe ulwazi olumayelana nohlobo lokucheza kanye nezizathu zokuchezuka okwenzekile, maqondana nanoma isiphi isinqumo esithathiwe ukuze kuchezukwe ezinhlinzekweni zoHlelo lukaMasipala Lwentuthuko Ngokwezindawo.

9. Ukulungiselela uHlaka lukaMasipala Lwentuthuko Ngokwezindawo

(1) UMasipala kumele alungise uHlaka lukaMasipala Lwentuthuko Ngokwezindawo—

(a) oluhumusha futhi oluveza umbono kaMasipala wokuthuthukisa izindawo;

(b) olususelwaohlelweni nasepulanini yesikhathi eside lokuthuthukisa izindawo;

(c) oluveza ukudidiyelwa kwazo zonke izinqubomgomo namapulani emikhakha efanele;

(d) oluhlahla indlela yokuthathwa kwezinqumo zezokuhlela nentuthuko kuzo zonke izigaba zikahulumeni;

(e) oluhlahlela uMasipala indlela uma uthatha noma iziphi izinqumo noma usebenzisa noma imaphi amandla onawo ngokweSPLUMA noma

ngokwanoma imuphi omunye umthetho ophathelene nokuhlelwa kwentuthuko ngokwezindawo nezinhlelo zokusingatha ukusetshenziswa komhlaba;

- (f) oluzosiza ekwakheni indlela ehleleke kahle yokuthuthukisa umhlaba;
- (g) oluhlinzeka ngolwazi olucacile futhi olutholakala kalula emphakathini nasemkhakheni ozimele futhi oluvula amathuba kwezokutshalwa kwezimali;
- (h) olufaka izindawo ezazincishwe amathuba, izindawo ezibuswa ngamaKhosi, imijondolo kanye nezindawo zamabhizinisi kahulumeni kanye nama-ejensi kahulumeni futhi olubhekelela ukufakwa nokudidiyelwa kwazo ezinhlosweni zendawo, umnotho, inhlalo kanye nemvelo zesigaba esifanele sikahulumeni;
- (i) olulungisa ukungalingani okukhona ekuthuthukisweni kwendawo okwadlalwa ubandlululo;
- (j) oluveza izinkinga ezingaba khona esikhathini eside ikakhulukazi ngenxa yezindlela ezithile zokukhula komphakathi nokuthuthukiswa komhlaba kanjalo nezinqubomgomo namasu afanele ukubhekana nalezo zinkinga;
- (k) oluhlinzeka ngomhlahlandlela wamasu entuthuko, ukutshalwa kwezimali kwingqalasizinda, ukukhuthaza ukusebenza kahle, ukugcineka kanye nokutshala izimali okuhleliwe kwayo yonke imikhakha bese kuhlonzwa nezindawo okumele zibekwe eqhulwini ukuze kutshalwe kuzo izimali futhi zithuthukiswe kuqala;
- (l) olukhuthaza isimo sokuthuthukiswa kwendawo esifanele nesingaqageleka ukuze kube khona ukwethembeka nokukhuthaza utshalomali;
- (m) oluhlonipha zonke izindlela ezikhona zokusingathwa kwendawo ezamukelwe isikhungo esifanele sokusingathwa kwezindawo;
- (n) oluzodala ukuba kusebenze imithetho nezinqubomgomo zikazwelonke emayelana nokusetshenziswa ngokucabangela ingomuso kanye nokuvikelwa kwezinsiza zezolimo; kanye
- (o) nolubheka, futhi lapho kufanele khona, lufake imiphumela yokubamba iqhaza okukhulu komphakathi okufaka ukuba yingxenye ngqo komphakathi ohlelweni ngokuba nemihlangano yomphakathi, imibukiso yomphakathi, izinkulumo mpikiswano zomphakathi kanye nokuxoxa ngalokhu emithonjeni yezindaba nangezinye izindlela ezikhuthaza lokho kubamba iqhaza ngo komphakathi.

(2)(a) Uhlaka Lokuthuthukisa Umhlaba olwenziwe ngumasipala kumele luhlelwe kahle, luncikane futhi luhambisane kahle nezinhlelo zokuthuthukisa umhlaba zesifundazwe nezikazwelonke.

(b) Uma uHlaka lukaMasipala Lokuthuthukisa Umhlaba lwamukelwe njengokulandisa kweSPLUMA, kumele luhlahle indlela ngokusetshenziswa kwamandla noma ngokuthathwa kwanoma isiphi isinqumo esithathwa maqondana nesicelo sokuthuthukisa umhlaba.

(3) Uhlaka lukazwelonke lokuthuthukisa umhlaba kufanele lufake isandla futhi luveze lokho okuqukethwe yinqubomgomo namapulani entuthuko kazwelonke futhi ludidiyele bese luveza lokho okuqukethwe yizinqubomgomo namapulani kazwelonke okuvela emikhakheni eyehlukene kahulumeni omkhulu futhi lungafaka ngisho noma iluphi uhhlaka lwesifunda lokuthuthukisa umhlaba.

(4) Uhlaka lokuthuthukisa umhlaba lwesifundazwe kufanele lufake isandla futhi luveze lokho okuqukethwe inqubomgomo namapulani okuthuthukisa isifundazwe futhi ludidiyele bese luveza okuqukethwe yinqubomgomo namapulani avela emikhakheni eyehlukene kahulumeni wesifundazwe nokazwelonke njengoba kusebenza kulezo zindawo zesifundazwe.

(5) Uhlaka lukaMasipala Lwentuthuko Ngokwezindawo kufanele—

(a) lwenziwe njengengxenywe ye-IDP kaMasipala ngokuhambisana nezihlinzeko zoMthetho Wezinhlelo Zomasipala; futhi

(b) lusize ekudidiyeleni, ukuhlela, ukuncikisa futhi luveze lokho okuqukethwe yizinqubomgomo namapulani avela emikhakheni eyehlukene yamazanga kahulumeni njengoba isebenza endaweni kamasipala.

(6) IziNhlaka Zokuthuthukisa Indawo kumele zibeke ngokucacile ukuthi izinto zizolandelana kanjani ngokubaluleka kwazo, zinxexe, zilandelanise futhi ziqalise ukutshalwa kwezimali kwingqalasizinda yomphakathi neyomkhakha ozimele kanjalo nokuthuthukisa indawo kuqalwe ngalezo ezibekwe eqhulwini ngokwezinhlelo zokuthuthukisa indawo.

Okuqukethwe uHlaka lukaMasipala Lwentuthuko Ngokwezindawo

10. (1) Uhlaka lukaMasipala Lwentuthuko Ngokwezindawo kumele-

(a) luholele ekuqalisweni kwemigomo yezentuthuko;

(b) lufake izethulo zeminyaka emihlanu ezibhalwe phansi zokuthuthukisa umhlaba nepulani kaMasipala yesimo somhlaba;

(c) lufake isitatimende sombono wokuthuthukisa umhlaba esikhathini eside esizayo emhlabeni kamasipala esikhombisa iphupho lokukhula kwendawo nendlela yokuthuthuka komhlaba esikhathini esiphakathi kweminyaka eyishumi kanye nengamashumi amabili ezayo;

(d) luveze ukwakheka kwamanje nokwakheka kabusha kwesikhathi esizayo kwezingxenywe ezithilezomhlaba kaMasipala, okufaka ukwakhiwa kwemigwaqo nezinxanxathela zemigwaqo kanye nezizinda zomnotho lapho kuzobekwa eqhulwini futhi kukhuthazwe ukutshalwa kwezimali zikahulumeninezamabhizinisi ozimele;

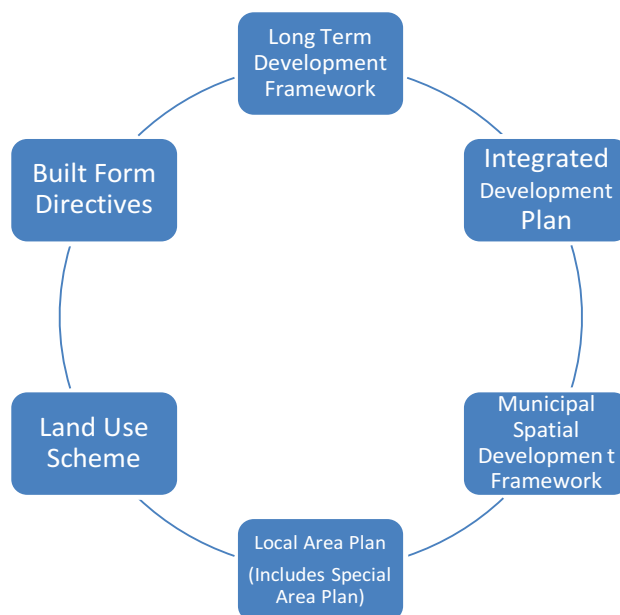
(e) lufake izilinganiso zokukhula kwesibalo sabantu eminyakeni emihlanu ezayo;

- (d) lufake izilinganiso sokukhula kokudingeka kwezindlu emazingeni ehluken ezenhlalo nomnotho kanye nokuhlelwa kwendawo nokwakhiwa kwezindlu ezithothene esikhathini esizayo;
- (e) lufake izilinganiso zokuqhubeka komnotho kanye nesimo sokuqashwa kwabantu nezindawo kumasipala eminyakeni emihlanu ezayo;
- (f) lukhombe ubuningi bese luhlinzeka ngomsebenzi wezobunjiniyela nengqalasizinda ngokwezidingo zendawo lubhekelelwe izidingo zentuthuko zesikhathi esizayo esiyiminyaka emihlanu;
- (g) lukhombe izindawo eziklanywe njengezokuhlala, ezebhizinisi, ezokuhweba kanye nezezimboni lapho kungasebenza khona inqubomgomo yokufakwa kwezindlu kazwelonke neyesifundazwe;
- (h) lufake isu lokubheka ukucindezeleka kwendawo kanye namathuba endaweni engaphansi kukamasipala, okufaka nezindawo okumele zivikeleke ngokwemvelo, ezingase zibe ngezolimo kanye nalezo ezingelelela ngasogwini lolwandle uma zikhona;
- (i) lukhombe izindawo kuMasipala ezibonakala zizolungiswa ngamandla zithuthukiswe ukuze zikwazi ukuba zilawulwe ngokufanele;
- (j) lukhombe izindawo okumele —
- (i) zenzelwe amapulani angcono anemininingwane; kanye
 - (ii) nalezo okungasebenza kuzo izinqubo ezinqindawo zokusebenzisa umhlaba ukuze nezinhlelo zokusebenzisa indawo nazo zizochitshiyelwa;
- (m) luveze izidingo zendawo, ukuhlela, ukuncika kanye nokudidiyela izinqubomgomo zemikhakha eyehluken kuyo yonke iminyango kamasipala;
- (n) lunqume izindleko zamaphrojekthi amakhulu ezinhlelo zikamasipala zentuthuko njengoba zikhonjiswe ngokwezindawo;
- (o) lunqume inhloso, nomthelela odingekayo kanye nokuma kohlelo lokusingatha ukusetshenziswa kwendawo okumele lusebenze endaweni kamasipala; futhi
- (p) lufake uhlelo lokuqalisa lokhu olufaka—
- (i) izidingo zomkhakha ngamunye okubalwa isabelomali nezinsiza zokuqalisa izinhlelo ezifanele;
 - (ii) izichibiyelo ezifanele zohlelo lokusetshenziswa kwendawo;
 - (iii) imigomo kamasipala edingekayo ukuze kuqaliswe izinhlelo;
 - (iv) imigomo yamathagethi okwenziwa komsebenzi, okufaka izinsuku, izinkomba zokwalusa; kanye
 - (v) nemigomo, lapho kufanele, yamalungiselelo okubambisana uma sekuqaliswa izinhlelo.

Iqoqo lamapulani

11. (1) UMnyango wakwa Development Planning kuMasipala kufanele wenze wonke amapulani ayingxenye yoHlaka lukaMasipala Lokuthuthukisa Indawo.

(2) Iqoqolamapulani kaMasipala njengoba ibekwe esithombeni esingezansi:



(3) UHlaka Lwentuthuko Yesikhathi Eside luhlinzeka ngamasu nezinhloso zikaMasipala zezendawo, umnotho kanye nezenhlalo ukuze kusize uma esekhetha amasu akhe ezentuthuko.

(4) I-IDPihlinzeka ngamasu okuqaliswa kwezinhlelo ngokubaluleka kwazo kuMasipala.

(5) UHlaka lukaMasipala Lokuthuthukisa Indawo luhlinzeka ngezinhloso zikaMasipala eziphusile zokuthuthukisa indawo ezakhelwe phezu koHlaka Lwentuthuko Yesikhathi Eside kanye no-IDP futhi-

- (a) lweyamanisa izinjongo zikaMasipala zokuthuthukisa indawo; amasu kanye nezinqubomgomo nemigomo efanele kazwelonke neyesifundazwe, amasu kanye nezinqubomgomo;
- (b) luhlinzeka ngombono wesikhathi eside wokuthi uMasipala ufisa ukubona hlobo luni lwendawo nezakhiwo;
- (c) luhlahla indlela yeziphakamiso eziqukethwe emaPlanini Okuthuthukisa Indawo aveza isikhathi esifushane kanjalo nokulungiselelwa kwamapulani endawo;

- (d) lusiza ekuhlelweni, ukubeka eqhulwini kanye nokuncikisa izimali zomphakathi ngokuhambisana ne IDP;
- (e) lukhomba izindawo ezingafanele ukuba zithuthukiswe lapho umthelela wokuthuthukisa lezo zindawo udinga ukuba usingathwe ngendlela;
- (f) luhlinzeka ngomhlahlandlela wenqubomgomo ezosiza ekuthathweni kwezinqumo azimayelana nohlobo, isimo, ubungako kanye nendawo okuzokwenziwa kuyo intuthuko edolobheni, ukuguquka kokusetshenziswa kwendawo, ukuthuthukiswa kwengqalasizinda, ukubhekana nezimo eziyizibhichongo kanye nokuvikelwa kwemvelo; futhi
- (g) lukhuthaza ukucabangela umphakathi.

(6) Ipulani yendawo iyipulani eneminingwane yendawo ehlinzeka-

- (a) ngokuhlela uqobo nokulungisa ukusetshenziswa kwezindawo, ezokuthutha, imvelo kanye nengqalasizinda kube kulelo zinga elihambisana nohlelo lokusetshenziswa kwendawo;
- (b) ukufakwa kwemiyalelo yokuhlela nokudizaywa kwezindawo zasemadolobheni zikahulumeni kanjalo nezinabaninizo
- (c) Iphulani yokuthuthukiswa kwendawo, lapho kuafnelekile, okubalwa nezindawo eziyisipesheli ngokwezemvelo, ezomnotho kanye namagugu
- (d) iPulani Yendawo Eyiisipesheli, lapho kufanele, equkethe-
 - (i) imiyalelo yokuhlela indawo, okubalwa nezindawo ezibalulekile kwezemvelo, ezomnotho kanye namagugu;
 - (ii) imiyalelo eneminingwane yamadizayini ezindawo ezisedolobheni noma iziphakamiso; kanye
 - (iii) nokufakwa kokuqaliswa kweziphakamiso.

(8) Uhlelo lokusetshenziswa kwendawo luhlinzekela ngemithetho yokulawula ukuklama nentuthuko futhi luyithuluzi elineminingwane yokusingatha ukusetshenziswa kwendawo bese luhlinzeka nangokwabiwa kwamalungelo okuthuthukisa indawo emhlabeni kahulumeni kanye nakulowo wabantu abazimele.

(9) Izimiso zokuma kwezakhiwo ziyipulani engafaka-

- (a) iminingwane yaleso siza futhi ifakanesithombe eziveza zonke izinhlangothi; kanye
- (b) nomyalelo wendlela yokwakha, okungafaka lokhu nangaphezulu, ubukhulu, ubungako bephansi, indawo yokupaka kanye nokutshala.

Ukwamukelwa koHlaka lukaMasipala Lokuthuthukisa Indawo

12. (1) UMasipala kumele enze futhi amukele uHlaka lukaMasipala Lokuthuthukisa Indawo oluhambisana nemigomo ye SPLUMA.

(2) UHlaka lukaMasipala Lokuthuthukisa Indawo kumele lwenziwe njengengxenywe yoHlelo lukaMasipala Lwentuthuko Edidiyele ngokuhambisana nezihlinzeko zoMthetho Wezinhlalo Zomasipala.

(3) UMasipala ngesikhathi elungiselela ukwamukelwa koHlaka lwakhe Lokuthuthukisa Indawo, kumele aqinisekise ukuthi uHlaka lwakhe Lokuthuthukisa Indawo luyahambisana nezinhlaka zokuthuthukisa indawo zikazwelonke nezesifundazwe.

(4) Ngaphambi kokwamukelwa koHlaka lukaMasipala Lokuthuthukisa Indawo okukhulunywe ngako esigatshaneni (1) kanye nanoma ikuphi ukuchitshiyelwa okuhlongozwayo oHlakeni lukaMasipala Lokuthuthukisa Indawo, uMkhandlu kumele—

- (a) ukhiphe isaziso ngalolo Hlaka oluhlongozwayo lukaMasipala Lokuthuthukisa Indawo emaphephandabeni aziwayo;
- (b) umeme umphakathi ukuba ulethe izethulo ezibhalwe phansi mayelana noHlaka lukaMasipala Lokuthuthukisa Indawo oluhlongozwayo uzithumele eMkhandlwini zingakapheli izinsuku ezingama -60 emva kokukhishwa kwaleso saziso okukhulunywe ngaso endimeni (a); futhi
- (c) acubungule zonke izethulo azitholile mayelana noHlaka lukaMasipala Lokuthuthukisa Indawo oluhlongozwayo.

(5) UMkhandlu ngokufaka isaziso *kwiGazethi Yesifundazwe* kanye nasemaphephandabeni aziwayo kumele amukele uHlaka lukaMasipala Lokuthuthukisa Indawo.

(6) UHlaka lukaMasipala Lokuthuthukisa Indawo kumele luveze izinhloso zoHlelo Lwentuthuko Edidiyele futhi luhlinzeke ngohlaka lokwakhiwa kwezindawo.

(7) UMasipala ngemizamo yakhe angaveza imigomo yakhe yezentuthuko ngokuchibiyela uHlaka lwakhe Lokuthuthukisa Indawo.

(8) UMasipala angabuyekeza uhlelo lwakhe lokusetshenziswa kwendawo ukuze kube nenhlalanjalo oHlelweni lwakhe Lokuthuthukisa Indawo, futhi lokhu kumele akwenze njalo eminyakeni emihlanu.

ISIAHLUKO 6

UHLELO LOKUSETSHENZISWA KOMHLABA

Isinqumo sokwenza uhlelo lokusetshenziswa komhlaba

13.(1) UMkhandlu kumele wamukele isinqumo sokuqala ukulungiselela uhlelo lokusetshenziswa kwendawo lapho lungekho khona uhlelo lokusebetshenziswa kwendawo.

Ukulungiselela uhlelo lokusetshenziswa komhlaba

14.(1) UMasipala, emva kokuxhumana nomphakathi, kumele amukele uhlelo lokusetshenziswa komhlaba wazo zonke izindawo ezingaphansi kwakhe ingakapheli iminyaka emihlanu kuqale umthetho we SPLUMA.

(2) Ngaphambi kokwamukela uhlelo lwedolbha lokusetshenziswa komhlaba okukhulunywe ngakho esigatshaneni(1) futhi ngaphambi kokwenza noma iziphi izichibiyelo ezihlongozwayo ohlelweni lwedolobha lokusetshenziswa komhlaba, uMasipala kumele-

(a) afake isaziso kumaphephandaba amabili salolo hlelo lwedolobha lokusetshenziswa komhlaba oluhlongozwayo;

(b) ameme umphakathi ukuba wenze izethulo ezibhalwe phansi mayelana nalolo hlelo lwedolobha lokusetshenziswa komhlaba uzibhekise kuMasipala zingakapheli izinsuku ezingu 60 kusukela osukwini okushicilelwe ngalo lesa saziso okukhulunywe ngaso endimeni (a); fithi

(c) acubungule zonke izethulo azitholile mayelana nalolo hlelo lokusetshenziswa komhlaba oluhlongozwayo.

(3) UMasipala kumele azise umphakathi ngokuafaka emaphephandabeni amabili izaziso ezimayelana nokwamukelwa kohlelo lwedolobha lokusetshenziswa komhlaba.

(4) UMasipala, ngesikhathi enza umsebenzi wakhe ngokwalo Mthetho kaMasipala, kumele avumele ukubamba iqhaza kweMikhandlu yaMakhosi ngendlela okuvunyelenwe ngayo phakathi kukaMasipala neMikhandlu yaMakhosi.

(5) Uhlelo lokusetshenziswa komhlaba kufanele lufake izigaba ezifanele zokuklanywa komhlaba kanye nemithethonqubo yayo yonke indawo kamasipala okufaka nezindawo ezingabanga neziphikiso ohlelweni lokusetshenziswa komhlaba.

(6) Ngaphezu kwezihlinzeko zesigatshana (5), lezi zinto ezilandelayo ziyosebenza njengezizathu zokwamukelwa kohlelo lokusetshenziswa komhlaba-

- (a) noma yini yokusingatha ukusetshenziswa kwemvelo eyamukele isikhungo esifanele sezemvelo;
 - (b) ukufakwa kwezihlinzeko ezikhuthaza ukufakwa kohlelo lwezindlu ezingambi eqolo lapho kwakhiwe khona izindlu zokuhlala;
 - (c) ukufakwa kwezibonelelo zokusetshenziswa komhlaba nentuthuko ukuze kukhuthazwe ukulandelwa ngendlela kwenqubomgomo yezentuthuko noHlaka lukaMasipala Lokuthuthukisa Indawo;
 - (d) ukufakwa kwezihlinzeko zokusetshenziswa komhlaba nentuthuko ukuze kukhuthazwe ukulandelwa ngendlela kwezinqubomgomo zikazwelonke nezesifundazwe;
 - (e) nezihlinzeko zoHlaka lukaMasipala Lokuthuthukisa Indawo kanye ne-IDP; kanye.
 - (f) nanoma imiphi imithetho noma izimiso ezibekwe uMkhandlu weNkosi yakuleyo ndawo ethintekayo
- (7) Uhlelo lokusetshenziswa komhlaba lungafaka izihlinzeko ezimayelana—
- (a) nezidingo ezithile eziqondene ngqo nanoma iyiphi indawo eyisipesheli ehlonzelwe ukufeza izidingo zikaMasipala zezentuthuko; kanye
 - (b) nokwahluka kwemibandela yohlelo lokusetshenziswa komhlaba ngale kokwahluka okungase kuguqule kakhulu noma kuphazamise imibandela eqondene nokusetshenziswa, ubukhulu kanye nobungako bamabhilidi nokucinana kokusetsneziswa komhlaba.

Inhloso nokuqukethwe uhlelo lokusetshenziswa komhlaba

15. (1) Uhlelo lokusetshenziswa komhlaba kumele luhambisane futhi lungehluki oHlakeni lukaMasipala Lokuthuthukisa Indawo futhi lunqume ngokusetshenziswa kanye nokuthuthukiswa kwendawo engaphansi kukamasipala oluqondene nalo ukuze kukhathazwe—

- (a) ukukhula kwezomnotho;
- (b) ukufakwa komphakathi;
- (c) ukuthuthukiswa kwendawo okufanele
- (d) nomthelela ongatheni empilweni yomphakathi, imvelo kanye nemithombo yemvelo; kanye
- (e) nemigomo yezentuthuko

(2) Uhlelo lokusetshenziswa komhlaba kufanele lufake—

(a) imithetho yohlelo ebeka izinqubo kanye nemibandela eqondene nokusetshenziswa kanye nokuthuthukiswa kwendawo kunoma uluphi uhlobo lomklamo;

(b) ibalazwe eliveza ukuklanywa kwendawo kamasipala ngokuthi izosetshenziselwa yiphi inhloso; kanye

(c) nerejista yazo zonke izichibiyelo ezenziwe ohlelweni lokusetshenziswa komhlaba.

(3) Uhlelo lokusetshenziswa komhlaba kumele luveze futhi luhambisane nemigomo yezentuthuko.

Umthelela wezomthetho wohlelo lokusetshenziswa komhlaba

16. (1) Uhlelo lokusetshenziswa komhlaba olwamukelwe—

(a) luphoqelela ngokomthetho kanti bonke abanikazi bomhlaba nabasebenzisi bomhlaba, okubala ngisho uMasipala kanye namanye amazanga nezinhlaka zikahulumeni, ezingaphansi kwendawo kamasipala babophezelwe izihlinzeko zalolo hlelo lokusetshenziswa komhlaba;

(b) lungena esikhundleni sazo zonke ezinye izinhlelo ebezikhona kuleyo ndawo kamasipala okusebenza kuyo uhlelo lokusetshenziswa komhlaba; futhi

(c) luhlinzekela ngamalungelo okusetshenziswa nokuthuthukiswa komhlaba.

(2) Umhlaba ungasetshenziselwa kuphela inhloso evumelekile—

(a) ngokohlelo lokusetshenziswa komhlaba;

(b) ngokohlelo lwedolobha, kuze kube lolo hlelo selukhishwe uHlelo Lokusetshenziswa Komhlaba; noma

(c) ngokwesigatshana(3).

(3) Lapho lungekho uhlelo lokuhlelwa kwedolobha noma uhlelo lokusetshenziswa komhlaba olusebenzayo kuleso siqeshana somhlaba, ngaphambi kokuba kuvunywe futhi kwamukelwe uhlelo lokusetshenziswa komhlaba, lowo mhlaba ungasetshenziswa kuphela-

(a) ngokuhambisana nemvume eyakhishwa ngokwesigaba 11(2) se Town Planning Ordinance, 1949 (uMthetho No. 27 ka 1949);

(b) noma ngokwemvume eyakhishwa ngokwanoma imuphi umthetho ofanele;

(c) ngokwendlela eyayisebenza ngaphambi koba khona kohlelo lwedolobha; noma

(d) ngokokusetshenziswa kwayo okungahambisani nendawo okukhona njengamanje.

(4) Ngale kwezihlinzeko zesigatshana (1)(b), noma iyiphi indawo eyayisetshenziswa ngokusemthethweni ngaphambi kokwamukelwa kohlelo lokusebenzisela indawo leyo nhloso engahambisani nohlelo lokusebenzisa indawo ingaqhubeka nokusthezniselwa leyo nhloso.

(5) Uma ukusetshenziswa komhlaba okukhulunywe ngakho esigatshaneni (4) kumiswa isikhathi esingaphazamisekile esiyizinyanga eziyi -18, leyo ndawo angeke isasetshenziselwa leyo nhloso.

(6) Uhlelo lokusetshenziswa komhlaba olwamukelwa kumele lubhekane futhi luxazulule noma ikuphi ukushayisana nohlelo olukhona phakathi kohlelo olungachithiwe noma lwakhishwa uhlelo olusha lokusetshenziswa komhlaba.

Ukuchitshiyelwa kwemingcele kamasipala

17.(1) Lapho imingcele yendawo kamasipala iguqulwa, omasipala abathintekayo kumelengokuxhumana bodwa, bachibiyele izinhlelo zabo zokusetshenziswa komhlaba ngokufanele; futhikuze kube lezo zichibiyelo ziyenziwa, izihlinzeko zohlelo lokusetshenziswa komhlaba ezikhona ziyaqhubeka nokusebenza ngendlela ebezisebenza ngayo ngaphambi kokuguqulwa kwemingcele, kanti umasipala othathe lezo zindawo kumele abhekane nejoka lokuyiphoqelela.

Ukuchitshiyelwa kohlelo lokusetshenziswa komhlaba nokuklama kabusha

18.(1) UMasipala, emva kokuxhumana nomphakathi okukhulunywe ngakho esigabeni 14(2), ungachibiyela uhlelo lwakhe lokusetshenziswa komhlaba uma isichibiyelo—

- (a) sizosiza umphakathi;
- (b) sizosiza imiphakathi eyayincishwe amathuba ngaphambilini; kanye noma
- (c) sizozqhubezela phambili umbono nezinhloso zezentuthuko zikaMasipala.

(2) Ngale kwezihlinzeko sesigatshana (1), uMasipala, emva kokuxhumana nomphakathi okukhulunywe ngakho esigstahaneni 14(2) angachibiyela uhlelo lwakhe lokusetshenziswa komhlaba ngokuklama kabusha noma imuphi umhlaba odingekayo ngokukaMasipala ukuze afeze izinhloso zakhe zezentuthuko nezinhloso zoHlaka lukaMasipala Lokuthuthukisa Indawo.

(3) Noma iluphi uguquko ohlelweni lukaMasipala lokusetshenziswa komhlaba oluthinta imithetho yalolo hlelo, lungagunyazwa nguMkhandlu kuphela.

(4) Noma ikuphi ukwedlulisela isinqumo soMkhandlu okwenzekalayo njengoba kuchazwe esigatshaneni (3) kumele kunqunywe Isigungu Sokwedlulisela Izingqomo.

Ukubuyezwa nokwaluswa kohlelo lokusetshenziswa komhlaba

19.(1)UMasipala angabuyekeza futhi eluse ngaphakathi ukusebenza kohlelo lwakhe lokusetshenziswa komhlaba njalo ngonyaka ngokuhambisana nesigaba 14(2), futhi achibiyele uhlelo lwakhe lokusetshenziswa komhlaba.

(2) UMasipala, njengokuyalela komthetho we SPLUMA noma ngokwanoma imuphi umthetho wesifundazwe, kumele athumele uhlelo lwakhe lokusetshenziswa komhlaba olwamukelwe nguMkhandlu kuNdunankulu wesiFundazwe saKwaZulu-Natali ukuze aluse ukusebenza kukaMasipala.

Irekhodi lokuchitshiyelwa kohlelo lokusetshenziswa komhlaba

20.(1) UMasipala kumele enze futhi agcine irekhodi lazo zonke izicelo ezithunyelwe kanye nezizathu zezinqumo ezathathwa mayelana nalezo zicelo zokuchibiyela uhlelo lwakhe lokusetshenziswa komhlaba.

(2) Amarekhodi abhaliwe okukhulunywe ngawo esigatshaneni (1) kumele atholakale kumalungu omphakathi ngezikhathi zokusebenza ezejwayelekile emahhovisi amakhulu kaMasipala.

ISAPHELA 7

IZICELO ZOKUTHUTHUKISA UMHLABA

Izicelo zokuthuthukisa umhlaba

21. (1) Akukho muntu ongaqala, enze noma aqhubeke nanoma ikuphi ukuthuthukisa noma imuphi umhlaba ngaphandle kwemvume ebhalwe phansi kaMasipala.

(2) Zonke izicelo zokuthuthukisa umhlaba kumele zithunyelwe kuMasipala, njengesiphathimandla sokuqala.

(3) Ngale kwezihlinzeko zesigatshana (2) ngenhla, lapho isicelo noma sidingeka ngokwanoma umuphi omunye umthetho oqondene nokusetshenziswa komhlaba, leyo mvume kumele icelwe ngokwalowo mthetho futhi sihambisane nesicelo esithunyelwe kuMasipala.

(4) Isicelo sokuthuthukisa indawo singathunyelwa-

- (a) umnikazi;
- (b) umuntu omele umnikazi noma onelinye igunya;
- (c) umuntu onikwe umhlaba ukuba awuthuthukise futhi onencwadi ayinikwe uhlaka lukahulumeni noma ayinikwe yilowo muntu ogunyazwe yi-ejenti; kanye
- (d) nomhlinzeki wamasevisii onomsebenzi wokuhlinzeka ngengqalasizinda kanye nanoma imiphi eminye imisebenzi efana nalo.

(5) Ngale kwezihlinzeko zesigatshana (4), zonke izicelo eziyisigaba 2, nesigaba 3 kanye nezimvume eziyisipesheli kungathunyelwa kuphela ngumuntu osemthethweni emkhakheni wezokwakha, obhalisiwe ebhodini elengamele lowo mkhakha wakhe, noma umuntu owakumukelwe ukuba asebenze ngokusemthethweni ngokoMthetho Wezabammeli (Attorneys Act, 1979 (uMthetho No. 53 ka 1979) noma njengommeli wasemajajini ngokoMthetho Wabammeli Basemajajini (Advocates Act), 1964 (uMthetho No. 74 ka 1964) njengoba uchitshiyelwe.

(6) UMasipala uyokwamukela, acubungule bese ethatha isinqumo kuphela nezicelo ezinalo lonke ulwazi, imibhalo ehambisana naso futhi sekukhokhwe nemali ebekiwe yokufaka izicelo.

(7) Noma imuphi umuntu ofisa ukuqala umsebenzi wokuthuthukisa indawo emhlabeni ongaphandle kohlelo lokuthuthukisa indawo, kanti leyo ntuthuko ingena ngaphansi kwesicelo esiyisigaba 2, 3, noma 4 kumele athumele-

- (a) isicelo sokuthuthukisa indawo ukuze kunwetshwe imingcele yokusebenza kohlelo lapho kufanele, isicelo sokuklama kanye nobufakazi kwanoma ikuphi ukugunyazwa akuthola ngokwesigaba 11(2) se Town Planning Ordinance, 1949 (uMthetho No. 27 ka 1949), kanye
- (b) nanoma iyiphi enye imvume ayithola ngokwanoma imuphi omunye umthetho ofanele noma obunye ubufakazi obufanele.

(8) Ngaphambi kokuthunyelwa kwesicelo sokuklama okukhulunywe ngaso esigatshaneni (7), kufanele kutholakale imvume, uma idingeka, ngokoMthetho Wokuhlukaniswa Komhlaba Wezolimo i-Subdivision of Agricultural Land Act, 1970 (uMthetho No. 70 ka 1970).

Uphenyo ngezokuhlela

22.(1) UMasipala angaxhumana nomfakisicelo ukuze ameluleke noma amyalele nganoma iziphi izidingo, izinqubo kanye nanoma yini enye ephathelene nokuthunyelwa kwesicelo sokuthuthukisa umhlaba, okubala ngisho ukuthi isicelo sithinta uhulumeni kaZwelonke noma wesiFundazwe.

(2) Umfakisicelo kudingeka ukuba athole wonke amagunya kunoma iliphi izinga likahulumeni kanye nezimvo zeminyango ethintekayo ngaleso sicelo sokuthuthukisa indawo uma ngokubona kukaMasipala kufanele enze njalo.

(3) Umphumela walokhu kuxhumana okukhulunywe ngakho esigatshanane (1) asiqinisekisi ukuvunywa kwesicelo sokuthuthukiswa kwendawo.

Ukuthunyelwa kwesicelo sokuthuthukisa umhlaba

23.(1) Isicelo sokuthuthukisa umhlaba kumele sihanjiswe kuMasipala ngokugcwalisa ifomu elifanele bese lisayinwa futhi lifakwe nosuku ngumfakisicelo.

(2) Isicelo sokuthuthukisa umhlaba kufanele, lapho kufanelekile, siphelkezelwe-

- (a) ubufakazi bobuninimhlaba;
- (b) imvume yomnini webhondi noma abanini bebhondi noma ubufakazi bokuthi ayikho ibhondi ebhalisiwe ngalowo mhlaba;
- (c) incwadi ecacisa ukuthi kungani kufanele kubhekwe leso sicelo;
- (d) ikheli okungathunyelwa kulo izaziso noma kusevwe kulo imibhalo, okubala ikheli lendawo, ifeksi noma imeyili; kanye
- (e) nesiqinisekiso esibhalwe phansi esiphuma kumfakisicelo sokuthi akukho ukudluliswa kwesinqumo okusalindiwe maqondana nokugunyazwa kwaleso sicelo asifiakile

(3) Isicelo sokuthuthukisa umhlaba kufanele, lapho kufanelekile siphelkezelwe yile mibhalo ebalulwe lapha ngezansi ngendlela leyo mibhalo edingeka ngayo maqondana naleso sicelo:

- (a) ikhophi eqinisekisiwe yencwadi yokudlulisa amandla okusayina;
- (b) ikhophi eqinisekisiwe yesinqumo noma isigunyazo esigunyaza umuntu ukuba amele inkampani, itrasti, ibhodi elangamele noma inhlango yabanikazi bemizi;
- (c) ikhophi eqinisekisiwe yemibhalo yenkampani kanye nobufakazi bokuthi inkampani ibhalisiwe;
- (d) ikhophi eqinisekisiwe yecwadi yetrasti (*trust deed*) kanye nencwadi egunyazayo;
- (e) ikhophi kamdabuli womhlaba omkhulu yomdwebo noma ipulani;
- (f) noma imiphi imibono ebhalwe phansi yomfakisicelo ephendula ngemibono ebhalwe phansi emayelana nesicelo eyenziwe iminyango yangaphakathi;
- (g) noma iyiphi imvume edingekayo;
- (h) imvume okufanele ikhishwe ngokwesaziso somphakathi uma kudingekile;

- (i) ngaphansi kwesigatshana 21(3) no 22(3) ngenhla, noma iziphi izigunyazo ezivele emazingeni kahulumeni noma izimvo ezivela eminyangweni;
- (j) noma imaphi amanye amapulani noma imidwebo edingekayo;
- (k) ucwaningo noma umbiko kangoti;
- (l) ubufakazi bophenyo lwezokuhlela, lapho kufanelekile;

(4) Ngaphezu kwesigatshana (3), umfakisicelo kudingeka athumele nanoma iluphi ulwazi noma imibhalo engadingwa nguMasipala.

(5) UMasipala angamukela inqubomgomo ehlinzeka ngemihlahlandlela yokuthunyelwa kanye nokuhlaziywa kwezicelo zokuthuthukisa indawo

Isicelo esiphelele

24. (1) UMasipala kumele azise umfakisicelo ngokumbhalela incwadi noma ngokuthumela imeyili lapho kufanele, ukuthi isicelo siphela.

(2) Umfakisicelo, ngencwadi, nganoma isiphi isikhathi ngaphambi kokuthathwa kwesinqumo, angasihoxisa isicelo sakhe.

(3) Umfakisicelo kumele athumele isicelo esisha uma eke wasihoxisa isicelo sakhe njengoba kuchaziwe esigatshaneni (2).

ISAPHLUKO 8

UKUHLUKANISA NGEMIKHAKHA IZICELO ZOKUTHUTHUKISA UMHLABA

Ukuhlukanisa ngemikhakha izicelo zokuthuthukisa umhlaba

25.(1) UMasipala kufanele uhlukanise ngemikhakha zonke izicelo zokuthuthukisa umhlaba.

(2) Noma iziphi izicelo ezihlanganyele-

(a) ziyocutshungulwa ehhovisi lesifunda; bese

(b) zithunyelwa ehhovisi le-SPLUMA, lapho ziyodluliselwa emkhakheniofanele ngokuhambisana nesigaba 27 kanye no 28 lapha ngezansi.

Izicelo zokuthuthukisa umhlaba ezisemkhakheni 1

26.(1) Isicelo somkhakha 1 kufanele sibhekwe ebese uMkhandlu kaMasipala uthathaisinqumo ngaso kanti lezi zicelo zifaka-

(a) ukwamukelwa kohlelo lokusetshenziswa kwendawo; kanye

(b) ukuchitshiyelwa noma ukubuyezwa kohlelo lokuthenziswa kwendawo

Izicelo zokuthuthukisa umhlaba ezisemkhakheni 2

27.(1) Isicelo esiyisigaba 2 kufanele sicutshungulwe bese isiGungusithatha isinqumo ngaso kanti lesi sicelo sifaka-

(a) isicelo sokuthuthukisa umhlaba lapho kunokuchezuka ezinhlinzekweni zoHlaka lukaMasipala Lwentuthuko Ngokwezindawo;

(b) isicelo sokuklama kabusha umhlaba lapho kusuke kufakwe iziphikiso ngaleso sicelo;

(c) ukufakwa kwendawo entsha noma umklamo omusha ohlelweni lokusetshenziswa kwendawo;

(d) ukuklanywa kwendawo; kanye

(e) nesicelo esihlanganyele, esifaka izindlela eyodwa noma ngaphezulu zokusethenziswa kwendawo njengoba kubekiwe ku (a) kuya ku (d) kanye nokusetshenziswa kwendawo okungena ngaphansi kwesigaba 3 no 4.

Izicelo zokuthuthukisa umhlaba ezisemkhakheni 3

28.(1) Isicelo esiyisigaba 3 kumele sicutshungulwe iNhlolo bese ithatha isinqumo: kodwa uma kufakwe isicelo sokuphikisa noma zokuphikisa ngesikhathi sokubamba iqhaza komphakathi maqondana nesicelo sokuklama kabusha umhlaba okukhulunywe ngakho esigatshaneni 2(f), iNkundla kaMasipala Yezokuhlela kufanele icubungule bese ithatha isinqumo ngaleso sicelo.

(2) Isicelo esiyisigaba 3 sifaka-

(a) isicelo semvume eyisipesheli;

(c) isicelo sokuhlukanisa umhlaba;

(d) isicelo sokuhlukanisa nokuhlanganisa umhlaba;

(e) isicelo sokusungulwa kwelokishi;

(f) isicelo sokuvalwa kwemigwaqo nezindawo ezivulekile zomphakathi;

(g) isicelo sokuklama kabusha umhlabangokuhambisana noHlaka lukaMasipala Lokuthuthukisa Indawo;

(h) isicelo sokususa, ukuchibiyela noma ukumisa imibandela evimbayo;

(i) isicelo sokuthuthukisa indawo ongangeni ohlelweni lokusetshenziswa kwendawo; kanye

(j) nesicelo esihlanganyele, esifaka izindlela eyodwa noma ngaphezulu zokusetshenziswa kwendawo njengoba kubekiwe ku (a) kuya ku (h) ngenhla kanye nokusetshenziswa kwendawo okungena ngaphansi kwezicelo eziyisigaba 4.

Izicelo zokuthuthukisa umhlaba ezisemkhakheni 4

29. (1) Isicelo esiyisigaba 4 kufanele sicutshungulwe iPhini leNhloko ebese lithatha isinqumo.

(2) Isicelo esiyisigaba 4 sifaka-

(a) isicelosokuxegiselwa ezimvumweni ezikhona, uma kunesidingo noma uma izimvume zitholakele;

(b) isicelosokukhululwa ezihlinzekweni zohlelo lokusetshenziswa kwendawo lapho sekutholakele izimvume ezidingekayo;

(c) isicelo senkontileka (*i-notarial tie*);

(d) isicelo sokuthuthukisa indawo engaphandle kohlelo lokusetshenziswa kwendawo maqondana nesicelo sokuxegiselwa noma ukukhululwa ezimvumweni ezikhona.

IKomidi Elihlanganyele Lokweluleka (JAC).

30.(1)Ngalokhu kusungulwa iKomidi Elihlanganyele Lokweluleka.

(2) Umsebenzi weKomidi Elihlanganyele Lokweluleka ukwenza izincomo kumthathizinqumo ngezicelo zokuthuthukisa umhlaba.

(3) INhloko iyoqoka abasebenzi abangeqile kwabane ababhaliswe ngokusemthethweni njengabahleli ukuba bahlale njengamalungu eJAC.

(4) INhloko iyoqoka usihlalo kulawo malungu.

(5) Uma kwenzeka uSihlalo engekho, omunye waBahleli besiFunda uyoqokwa ukuba abe ngusihlalo womhlangano.

(6) Amalungu amathathu eJAC kumele abe khonaukuze umhlangano ukwazi ukuqhubeka.

(7) IJAC kumele ihlangane kangankuba kudingeka ukuze ikwazi ukwenza imisebenzi yayo.

(8) INhloko iyonquma izinqubo zokusebenza zeJAC.

(9) Ngaphambi kokuba noma isiphi isicelo sifakwe ohlelweni lomhlangano weJAC, umbiko kumele ube sewusayiniwe yihhovisi lesifunda kanti uMhleli wesiFunda kumele ahlanganise, asayine bese ethumela isitifiketi somhleli eKomdini Elihlanganyele Lokweluleka sazo zonke izicelo sokuthuthukisa indawo eziyisigaba 2 no 3 azitholile esiqinisekisa ukuthi lezo zicelo ziyahambisana nalo Mthetho kaMasipala.

(10) Ngaphezu kwesitifiketi okukhulunywe ngaso esigatshaneni (9), uMhleli wesiFunda kumele athumele isicelo kanye nemibhalo ehambisana naso ekomidini le JAC ngesikhathi esinqunyiwe sokwenza lokho emva kokuba esegculisekile ukuthi isicelo sipelele.

(11) IJAC kumele ithumele izincomo zayo kumththizinqumo zingakapheli ziinsuku eziyi -14 yenze lezo zincomo.

Ukuphawula ngezicelo

31. (1) INhloko ingenza izincomo zokugunyaza noma zokwenqabela noma isiphi isicelo esilethwe umnyango ukuba kuphawulwe ngaso.

ISAHLUKO 9

UKUBAMBA IQHAZA KOMPHAKATHI

Izinhlobo zezicelo zokuthuthukisa umhlaba ezidinga ukubamba iqhaza komphakathi

32. (1) Umfakisicelo kuyodingeka ukuba azise umphakathi ngesicelo sokuthuthukisa umhlabangalezi zinhlobo ezilandelayo zezicelo-

- (a) izicelo zemvume eyisipesheli;
- (b) izicelo zokuklama nokuklama kabusha;
- (c) izicelo zokususa, ukuchibiyela noma ukumisa imibandela evimbayo;
- (d) ukuvalwa kwemigwaqo nezindawo ezivulekile zomphakathi; kanye
- (e) nanoma isiphi isicelo esiyisigaba 2.

(2) Umfakisicelo kuyodingeka kuphela ukuba afake isaziso ngesicelo sokuthuthukisa umhlaba kubanikazi bomhlaba abangomakhelwane, noma lapho kufanele, abanikazi abathintekayo ngalezi zinhlobo ezilandelayo zezicelo-

- (a) isicelo sokukhululwa; kanye
- (b) nesicelo sokuxegiselwa.

(3) Lapho umnikazi ongumakhelwanenoma umnikazi othintekayo engayikhiphi imvume mayelana nesicelo okukhulunywe ngaso esigatshaneni (2), lesosicelo siyoguqulwa sibe isicelo semvume eyisipesheli.

Ukubamba iqhaza komphakathi

33. (1) Umfakisisicelo angaqhubeka kuphela nokufaka isaziso somphakathi maqondana nesicelo sokuthuthukisa umhlaba uma uMasipala usukuqinisekisile ngokubhala phansi ukuthi isicelo siphelile.

(2) Umfakisisicelo kumele aqale uhlelo lokwazisa umphakathi ngendlela efanele ehlinzekwe esigabeni 34 zingakapheli izinsuku eziyi-14 ethole isaziso okukhulunywe ngaso esigatshaneni (1).

(3) Lapho uMasipala ebona kungeke kwenzekwe ukubakuthunyelwe izaziso kubo bonke abanikazi abangomakhelwane baleyo ndawo ethintekayo, ngenhloso yokubamba iqhaza komphakathi, angabiza umhlangano womphakathi bese ekhipha isaziso emaphephandabeni ameme-

- (a) abantu abanentshisekelo nabathintekayo ukuba bethamele umhlangano; kanye
- (b) nokuthi umphakathi ulethe iziphikiso ezibhalwe phansi kuMasipala zingakadluli izinsuku ezingu -30 kusukela osukwini okuqoshwe ngalo isaziso.

(4) Umhlangano okukhulunywa ngawo kwisigatshana (3) kumele ubanjwe sekwendlule izinsuku eziyisikhombisa kodwa zingakadluli izinsuku ezingamashumi ayisithupha kukhishwe isaziso okukhulunywa ngaso esigatshaneni (3).

Indlela yokubamba iqhaza komphakathi

34.(1) Isaziso esikhishwa ephephandabeni, isaziso esichonywa esayithini kanye nesaziso esithunyelwe kubanikazi abangomakhelwane baleyo ndawo, abanikazi abathintekayo, amazinga kahulumeni kanye nekhansela lesigcemekufanele sibe nalolu lwazi olulandelayo-

- (a) amagama aphelele omfakisisicelo;
- (b) amandla umfakisisicelo asebenza ngaphansi kwawo uma engeyena umnikazi;
- (c) incazelo ephelele yendawo, efaka nekheli lendawo lalowo mhlaba;
- (d) isifingqo esifishane sesicelo;
- (e) igama lomuntu kanye nekheli lapho ukuphikisa noma ukuphawula kungabhekiswa khona;

- (f) ukuphikisa noma ukuphawula okubhalwe phansi kumele kubhekiswekuMasipala kanye nakumfakisiselo zingakapheli izinsuku ezingama-30-
- (i) kusukela osukwini lokushicilela ephephandabeni;
 - (ii) kwathunyelwa isaziso; noma
 - (iii) kwachonywa isaziso esayithini;
- (g) indawo nesikhathi lapho kungahlolwa khona imininingwane yesicelo; kanye
- (h) nanoma iluphi ulwazi olungaphezulu uMasipala ongaludinga ukuba lufakwe kwisaziso.

(2) Umfakisiselo kufanele akhiphe isaziso sesicelo sokuthuthukisa umhlaba ngokushicilela emaphephandabeni amabili endawo asatshalaliswa kuleyo ndawo: Kuncike ekutheni uma izinsuku zokushicilela zingefani, usuku lokugcina lokushicilela luthathwa njengosuku lokushicilela.

(3) Isaziso okukhulunywe ngaso kwisigatshana (2) kufanele sishicilelwe ngolimi lwephephandaba.

(4) Umfakisiselo,ngosuku noma ngaphambi kosuku lokushicilelwa kwamaphandaba okukhulunywe ngawo esigatshaneni (2) kufanele achome isaziso kuleyo ndawo futhi azisa abanikazi abaseduze, abanikazi abathintekayo, amazing kahulumeni kanye nekhansela lendawo.

(5)Umfakisiselo kufanele achome isaziso sendawo kuyo yonke imigwaqo engenela kuleyo ndawo.

(6)Isaziso sendawo noma izaziso zendawo kumele-

- (a) zibe u A3 ubukhulu futhi sihambisane nendlela ebekwe ebekwe nguMasipala mayelana nokuqukethwe kanye nokubekwa kwesaziso noma izaziso;
- (b) zichonywe ngendlela ezodala ukuba zibonakale zifundeke ngaso sonke isikhathi sokubekwa kwaso njengesaziso somphakathi

(7) Umfakisiselo uyothwala zonke izindleko ezihambisana nokufakwa kwesaziso somphakathi.

(8) Uma umnikazi oseduze noma oncikene naleyo ndawo eyilungu leBody Corporate noma leHome Owners Association, ukusevwa kwesaziso kwiBody Corporate noma kwiHome

Owners Association kuthathwa njengokusevwa kubo bonke abanikazi baleyo Body Corporate noma baleyo Home Owners Association.

Ubufakazi bokubamba iqhaza komphakathi

35.(1) Umfakisicelo kufanele adabule isiqeshana sesaziso asifake ephephandabeni njengobufakazi kuMasipala zingakapheli izinsuku eziyisikhombisa kuvalwe isaziso okuyisikhathi esivumela ukuba kuthunyelwe iziphikiso.

(2) Ngaphezu kobufakazi okukhulunywe ngabo kwisigatshana (1), ngesikhathi esifanayo, umfakisicelo kumele athumele kuMasipala ubufakazi bokuthi-

- (a) ubanikile isaziso abanikazi abaseduze, ikhansela lendawo, abanikazi abathintekayo, noma amazinga khulumeni;
- (b) nencwadi efungelwe eqinisekisa ukuthi isaziso sendawo sichonyiwe kuleyo kanye; kanti
- (c) izithombe eziqinisekisa ukuchonywa kwesaziso sendawo kumele
 - (h) zibonakale ngokucacile zivele ukubekwa kwaso, amagama kanye nokubonakala lwesaziso; futhi
 - (i) sibe nosuku okwathathwa ngalo isithombe.

Ukuphikisa izicelo zokuthuthukisa umhlaba

36.(1)Ukuphikisa okubhalwe phansi okumayelana nesicelo sokuthuthukisa umhlabakufanele kuthunyelwe umfakisicelo nakuMasipala zingakapheli izinsuku ezingu 30 okuyisikhathi okuvulelwe ngaso ukulethwa kweziphikiso.

(2)Umfakisicelo angathumela ukuphawula kwakhe okubhalwe phansi kuMasipala ephendula ukuphikisa kungakapheli izinsuku ezichazwe kwisigatshana (1) ngaphezulu.

(3) Ukuphikisa kumele kube nalolulwazi olulandelayo-

- (a)igama nekheli lomuntu ophawulayo;
- (b)ikheli lapho umuntu angathunyelelwa khona noma isiphi isaziso, okungafaka nefeksi noma ikheli lemeyili;
- (c) ukuthinteka kwakhe kuleso sicelo;
- (d) nesizathu sokuphikisa; kanye
- (e) nesizathu sokucela ukwengezela kwesikhathi sokufaka iziphikiso.

Izicelo zokuthuthukisa umhlaba ezichitshiyelwe

37. (1) INhloko ingavumela umfakisicelo ukuba achibiyele isicelo sakhe ngaphambi kokuthi kuthathwe isinqumo uma lokho kuchibiyela kungeke kushintshe uhlobo lwesicelo.

(2) Lapho iNhloko ivumelaukuchitshiyelwa kwesicelo okuchazwe kwisigatshana (1),-

(a) ingadinga ukuba isicelo esichitshiyelwe siphinde sisatshalaliswe eminyangweni yangaphakathi nasezinhlakeni zikahulumeni ukuze kuphawulwe; futhi

(b) inganquma indlelayokubamba iqhaza komphakathi okungadingeka ukuba umfakisicelo ayilandele.

(3) Lapho iNhloko idinga umfakisicelo ukuba alandele indlela ethile yokubamba iqhaza komphakathi ngesicelo esichitshiyelwe okukhulunywe ngaso kwisigatshana (2)(b), noma ikuphi ukuphikisa okwakuthunyelwe phambilini kuyophelelwa isikhathi bese kucutshungulwa kuphela lokho kuphikisa okuthunyelwa ngesikhathi sokubamba iqhaza komphakathi ngesicelo esichitshiyelwe.

ISAPHLUKO 10**ISIGUNGU SIKAMASIPALA SOKUHLELA****Ukusungulwa kwesiGungusikaMasipala Sokuhlela**

38. (1) UMasipala kufanele usungule isiGungu ukuze sicubungule izicelo zokuthuthukiswa komhlaba ngokwalo Mthetho kaMasipala.

(2) IsiGungu kufanele sibe nezikhulu ezisebenzela umasipala ngokugcwele kanye nabantu abazoqhamuka ngaphandle abazobe beqokwe uMkhandlu kaMasipala.

(3) IKhansela likaMasipala akufanele liqokwe njengelungulesiGungusikaMasipala sokuhlela.

(4) IsiGungu kufanele sisebenzise amandla aso ngokuzimela futhi sihambisane nemigomo yobuqotho, ukungachemi, kanye nokulandela indlela efanele.

(5) UMasipala, uhlaka lukahulumeni kanye nanoma imuphi umuntu akufanele agxambukele ekusebenzeni kwesiGungu.

(6) ILungulesiGungu kufanele lisebenze ngokungachemi futhi lisebenzise amandla futhi lenze imisebenzi yalongendlela enobulungiswa ngaphandle kokwesaba, ukwenzelela noma ukubandlulula.

(7) IsiGungusingakhipha umyalelo obhalwe phansi siwubhekise kunoma isiphi isikhulu noma umsebenzi kaMasipala, simyalela ukuba avele ngaphambi kwesiGungu ngenhloso yokuhlinzeka ngolwazi olufanele lesi sicelo.

Inqubo yokuqoka amalungu esiGungu

39. (1) UMasipala, ngokufaka isaziso emaphephandabeni amabili angacela ukuba kukhethwe abantu abaqhamuka ngaphandle ukuba babe ngamalungu esiGungu.

(2) Noma imuphi umuntu wangaphandle ozophendula kuleso sazi so kufanele-

(a) afake isicelo esibhalwe phansi ngokugcwalisa ifomu elibekiwe lihambisane nalawo maphepha adingakalayo kuleso sikhathi esibekiwe; futhi

(b) ahambisanenezimfanelo nendlela ebekiwe yokuqokelwa ukuba yilungu lesiGungu.

(3) UMkhandlu kufanele ucubungule izincomo zokuqoka ezenziwe iphaneli yabahlungi eyakhiwe izikhulu zikamasipala bese uqoka omunye umuntu wangaphandle ukuthi ahlale kulesi siGungu.

(4) Umuntu oqokiwe kufanele anikezwe incwadi yokuqokwa enemigomo nemibandela yokuqokwa kwakhenjengoba inganqunywa nguMkhandlu futhi ngokuhambisana nanoma imiphi imigomo namazinga abekiwe.

(5) Isikhulu esiyisisebenzi sikamasipala sibophezelekile ngokwemibandela yaso yokusebenza futhi angeke sithole umholo owengeziwe, isibonelelo, ilivu yokuphumula, ilivu yokugula kanye nanoma imiphi eminye imihlomulo ngenxa yokuba ilungulesiGungu.

(6) IsiGungusingakwazi ukuqala ukusebenza uma iMenenja kaMasipala isikhiphe isaziso kwiGazethi Yesifundazwe eqinisekisa umthethosisekelo wesiGungu, amagama amalungu kanye nosuku lokuqala kokusebenza kwesiGungu.

(7) UMasipala kumele acele ukuba kuqokwe abanye abantu ngokulandela izinhlelo ezibekwe kulesi sigaba uma labo abatholakele bengahlangabezani nenqubo ebekiwe yokuqoka amalungu.

Ukwakheka kwesiGungu

40. (1) IsiGungu kufanele sibe—

- (a) nabasebenzi abaqokiwe abasebenza ngokugcwele kuMasipala; kanye
- (b) nabantu abaqhamuka ngaphandle abaqokwe uMkhandlu kaMasipala.

(2) Noma imuphi umuntu obekwe noma oqokwe njengelungulesiGungu kufanele abenemfundo efanele, abhalise enhlanganweni yomkhakha womsebenzi akuwo uma ikhona, ulwazi ngokwesipiliyoni anaso kwezokuhlelwa komhlaba, ukusingathwa kokusetshenziswa nokuthuthukiswa komhlaba, noma umthetho ohlobene nalokhu.

(3) Izikhulu eziqokiwe ezisebenza ngokugcwele kuMasipala kufanele -

- (a) zibe ngabahleli ababhalisile;
- (b) kube ngumsebenzi wezemvelo obhalisile; kanye
- (c) noMeluleki Wezomthetho oMkhulu, uMeluleki Wezomthetho Oyinhloko, iPhini leNhloko noma iNhloko yoMnyango wakwa-Legal and Compliance.

(4) Umuntu oqhamuka ngaphandle oqokwe uMkhandlu kaMasipala kufanele abe-

- (a) umhleli wamapulani obhalisiwe onesipiliyoni sokuhlela amapulani; kanye
- (b) nomhleli wamapulani obhalisiwe onesipiliyoni sokuthunyelwa kwezicelo zokusetshenziswa komhlaba.

(5) Amalungu angamaphesenti angu 50 kanye nelungu elilodwa ngaphezulu esiGungu ayasenza isibalo esanele sokuhlala komhlangano (ikhoramu): ngaphansi kokuthi umhleli wamapulaniobhalisile kanye noMeluleki Wezomthetho okukhulunywe ngabo esigabeni 40(3)(c) bakhona ukuze kuqhubeka umhlangano.

(6) isiGungungesikhathi senza umsebenzi waso, singacela, siqoke noma sisebenzise umeluleki wezobuchwepheshe noma ungoti walowo mkhakha othintekayo.

(7) Umeluleki wezobuchwepheshe noma uongoti okukhulunywe ngabo esigatshaneni (6) abawona amalungu futhi abanalo ilungelo lokuvota emhlanganweni wesiGungu.

(8) Umeluleki onguchwephesheongesona isisebenzi sikahulumeni noma sikaMasipala angakhokhelwa ngendlela efanele.

(9) Isikhathi sokuba sezikhundleni kwamalungu esiGungu siyoba iminyaka emihlanu, noma lesi sikhathi esifushane esinganqunywa uMkhandlu, ngaphansi kokuthi ilungu angeke likwazi ukuqhubeka nokuba ilungu isikhathi esingaphezu kweminyaka eyishumi.

(10) UMasipala angaqoka isikhulu sikamasipala njengelungu lesikhashana lesiGungu, esikhundleni selungu eliqokelwe lokho ngokwendima (1)(a), uma lelo lungu elisemthethweni lingekho ngenxa yokugula noma liselivini yokuyobeletha futhi linikiwe imvume yokuthatha leyo luvu ngusihlalo.

(11) Ilungu eliqokwe okwesikhashana ngokwesigatshana (10) kumele kube ngeliqashwe ngumasipala esikhundleni esifanayo nesalelo longu elisemthethweni elibambeke.

Ukuqokwa kukaSihlalo

41. (1) UMkhandlu kufanele uqoke ilunga elizosebenza njengosihlalo futhi lowo muntu kumele ahlale kulesi sikhundla isikhathi esingeqile eminyakeni emihlanu.

(2) UMkhandlu kufanele uqoke omunye kumalungesiGungu ukuba abe yiPhini likaSihlalo futhi lowo muntu kumele ahlale kulesi sikhundla isikhathi esingeqile eminyakeni emihlanu.

(3) IPhini likaSihlalo kufanele lisebenze njengosihlalo esiGungwini uma uSihlalo engekho noma engakwazi ukwenza umsebenzi wakhe. Uma kwenzeka bobabili, uSihlalo kanye nePhini likaSihlalo bengekho noma bengakwazi ukwenza umsebenzi wabo, amalungu angakwazi ukwenza umsebenzi wabo, amalungu angakwazi ukwenza umsebenzi wabo, amalungu angakwazi ukwenza umsebenzi wabo, amalungu angakwazi ukwenza umsebenzi wabo.

(4) USihlalo, noma uma kwenzeka iPhini likaSihlalo, uyena oyosayinela isiGungu.

(5) USihlalo kufanele aqondise umsebenzi wesiGungu, amele isiGungukuzo zonke izinto eziphathelele nezokuphatha futhi engamele imihlangano yesiGungu.

(6) USihlalo kufanele anqume isikhathi nendawo lapho kuzobanjelwa khona imihlangano yesiGungu.

(7) USihlalo usizwa yihhovisi leSPLUMA ekwenzeni imisebenzi yakhe.

(8) Isinqumo seningi lamalungesiGungu isinqumo esingujuqusesiGungu.

(9) Uma ngodaba oluthile kuba nesibalo samavoti esilinganayo, lowo okhethwe okwengamela umhlangano nguyena oyoba nevoti elithatha isinqumo ngaphezu kwevoti lakhe lokuba yilungulesiGungu.

Isikhathi sokuba sesikhundleni kwamalungesiGungu

42. UMkhandlu kaMasipala ungaqoka umuntu wangaphandle ukuba abe yilungu lesiGunguisikhathi esiyiminyaka emihlanu noma esifishane kuye ngokunquma koMkhandlu.

Ukukhishwa ekubeni yilungu lesiGungu

42. (1) Umuntu angeke akwazi ukuba aqokelwe noma aqhubeke nokuba yilungulesiGunguuma –

- (a) engesona isakhamuzi noma engahlali ngokuphelele kwiRiphabhuliki yaseNingizimu Afrika;
- (b) eyilunga noma ekhethelwe ukuba yilungu lePhalamende, Isishayamthetho sesifundazwe, uMkhandlu kaMasipala noma iNdlu Yobuholi Bomdabu;
- (c) ecwile ezikweletini;
- (d) amenyezela inkantolo yomthetho njengomuntu ophazamisekile ngokomqondo noma eboshelwe ngaphansi komthetho wabaGula ngeNgqondo, 2000(uMthetho No. 17 ka 2002);
- (e) wake walahlwa amacala okwephula umthetho ahlanganisa ukungethembeki;
- (f) wake wakhishwa esikhundleni ngenxa yokungaziphathi kahle;
- (g) wake wakhishwa esiGungwiningaphambilini ngokwephula noma iziphi izihlinzeko zomthetho weSPLUMA, umthetho wesifundazwe oshaywe ngokweSPLUMA noma ngokwalo Mthetho kaMasipala;
- (h) etholakale enecala lokungaziphathi kahle nokungasebenzi ngendlela;
- (i) ehlulekile ukuthobela izihlinzeko zeSPLUMA nanoma umuphi umthetho wesifundazwe eshaywe yiSPLUMA noma ngokwalo Mthetho kaMasipala;
- (j) emenyezela yinkantolo njengomuntu owehluleka ukusingatha izindaba zakhe noma ofakwe ohlelweni lokuphathelwa izimali,
 - (k) ehluleka ukudalula ukuthinteka kwakhe odabeni oluthile bese eqhubeka nokuba yingxene yomhlangano;
 - (l) ephutha emihlanganweni emibili ilandelana ngaphandle kokunikwa ilivu yokungabibikho yisiGungu; noma
 - (m) eyilingu keJAC

(2) IlungulesiGungukufanele lishiye esikhundleni ngokushesha uma lelo lungu litholakala ukuthi alifanelekile ukuba sesikhundleni ngokusho kwesigatshana (1).

(3) Isikhala esiGungwini sivela uma-

- (a) ilunga lesula ngokubhala incwadi;
- (b) kuphele isikhathi sokuba sehhovisini kulelo lungu;

- (c) lidlulile emhlabeni;
- (d) lingasafanelekile ukuba sesikhundleni njengokulandisa kwesigatshana(1);
- (e) uMkhandlu ukhipha ilungu ehhovisini; noma
- (f) ilungulingasafanelekile ukuba ilungulesiGungunoma lingasahlangabezani nenqubo yokuqokelwa ukuba yilungu lesiGungu.

(4) Uma kukhona isikhala, isiGunguangeke ivinjwe ekwenzeni imisebenzi yaso kanti uMasipala kufanele ukhethe ngokushesha umuntu ozoba ilungulesiGungungokulandela inqubo ebekiwe yokuqoka amalungesiGungu.

(5) UMkhandlu ungalikhipha esiGungwini ilungu eliqhamuka ngaphandle emuva kokuba selinikiwe ithuba lokwenza izethulo zokuphendula ngezizathu ezidale ukuba likhishwe esikhundleni.

(6) Ilungu lesiGunguakufanele emhlanganweni ngaphandle kokuthola imvume ebhalwe phansi egunyazwa uSihlalo, futhi kufanele lihlele ukwenziwa komsebenzi walo ngalesi sikhathi lingeko.

(7) Ukwepfulwa komthetho yinoma ngumuphi umsebenzi kufanele kubhekanwe nakho ngokwesigaba 67(1) (h) soMthetho Wezinhlelo Zomasipala.

(8) IlungulesiGungu —

- (a) kufanele liveze konke ukuthinteka ngqo kwalo, noma ikuphi ukuthinteka okungase kube khona ngesikhathi esibekiwe; futhi
- (b) akufanele lithamele umhlangano noma livote konoma imuphi umhlangano wesiGungu oqondene noma yiluphi udaba oluhlangene nokuthinteka kwalo.

(9) IlungulesiGunguliba nokuthinteka ngqo uma —

- (a) ilungu uqobo noma ilungu lomndeni walo, uphathina noma uzakwabo ebhizinisini engumfakisicelo noma enokunye ukuthinteka nje odabeni oludingidwa yisiGungu; noma
- (b) ilungu linokunye nje ukuthinteka okungalivimba noma okubonakala kungalivimba ekwenzeni imisebenzi yalo ngendlela enobulungiswa, engachemi futhi efanele.

(10) Uma nganoma isiphi isikhathi kusaqhubeka umhlangano, kuvela ukuthi ilungu liyathinteka ngqo odabeni olithile-

(a) ilungu kufanele lidalule ngokuphelele ukuthinteka kwalo bese liwushiya umhlangano; futhi

(b) lokhoelikudalulayo kufanele kuqoshwe emaminithini omhlangano.

(11) IMenenja kaMasipala kufanele ibe nerejista eqopha kuyo konke ukudalula ukuthinteka okwenziwe ngamalungu esiGungu.

(12) Wonke amalungu esiGungukufanele athobeleIndlela Yokuziphatha Kwamalungu esiGungu.

(13) Ilunga elisebenza ngokugcwele kuMasipala, ngaphezu kokuthobela indlela yokuziphatha okukhulunywe ngayo esigatshaneni (12), kufanele liphinde ligcine izihlinzeko zeNdlela Yokuziphatha Kwabasebenzi bakaMasipala njengoba ibekiwe kusheduli 2 woMthetho Wezinhlelo Zomasipala.

(14) UMasipala ungahlangula ecaleni futhi uhlinzeke ilungulesiGungungommeli lapho kufakwe khona amacala ngalelo lungu avele ngesikhathi lenza noma imuphi umsebenzi wesiGungukanye nalapho lenze ngokuthembeka, nangale kokuba budedengu kanye nangokuhambisana nezinhlinzeko zanoma iyiphi inqubomgomo eyamukelwe nguMkhandlu ephathelene nemigomo nemibandela yokuzihlangula ecaleni.

ISAHLUKO 11

IZINQUMO NGEZICELO ZOKUTHUTHUKISA UMHLABA

Ukunquma ngesicelo sokuthuthukisa indawo

44. Umthathisinqumo, lapho kufanele, kumele abheke lokhu okulandelayo ngesikhathi ecubungula futhi enquma nganoma isiphi isicelo sokuthuthukisa indawo-

- (a) uMthethosisekelo;
- (b) uguquko olulindeleke ngokoMthethosisekelo nemisebenzi yamazanga kahulumeni;
- (c) imigomo yentuthuko;
- (d) uhlobo lwesicelo oluthunyelwe;
- (e) inqubo elandelwe ngesikhathi kuhlaziywa isicelo;
- (f) I-IDP kanye noHlaka lukaMasipala Lokuthuthukisa Indawo;
- (g) izinhloso nombono kaMasipala kwezentuthuko;
- (h) izihlinzeko zohlelo lokusetshenziswa kwendawo;

- (i) uHlaka lukaZwelonke nolwesiFundazwe Lokuthuthukisa Indawo; nalapho kufanele, noHlaka lwesiFunda Lokuthuthukisa Indawo;
- (j) iqoqo lamapulani ahlanganisiwe;
- (k) noma ikuphi ukuphikisa nokuphawula okwafakwa ngesikhathi sohlelo lokubamba iqhaza komphakathi;
- (l) noma ikuphi ukuphendula okubhalwe phansi okwenziwe umfakisiselo ephendula ngeziphikiso nokuphawula okwatholakala;
- (m) noma ikuphi ukuphawula okwatholakala eminyangweni yangaphakathi, kanye nasemazingeni kahulumeni;
- (n) ukuthinteka komphakathi;
- (o) isimo nomthelela wemisebenzi yezobunjiniyela, ingqalasizinda yomphakathi kanye nezidingo zendawo evulekile;
- (p) izimali zentuthuko ezazisebenza ngokomthetho ngesikhathi kufakwa isicelo;
- (q) amaqiniso nezimo ezibalulekile kwisicelo; futhi uma kufanele, kubandakanya izindaba okukhulunywe ngazo eMthethweni Wokuhlela Nentuthuko njengezindaba ezihlobene naleso sicelo;
- (r) amalungelo nezibopho okufanele kwabo bonke abathinteka ngokufakwa kwesicelo;
- (s) ukucubungula nezincomo zama-planner okubhalwe phans;
- (t) ukuthotshelwa kwemithetho yezemvelo kanye nanoma imiphi eminye imithetho efanele ephathelene nezokuhlela nokusingathwa kokusetshenziswa komhlaba;
- (u) izincomo ezenziwe yiKomidi Elihlanganyele Lokweluleka (JAC);
- (v) iqhaza nokuthinteka koMkhandlu wamaKhosi kuleso sicelo;
- (w) noma iyiphi inqubomgomo kaMasipala esebenza mayelana nokuthathwa kwezinqumo, ezokuhlela nokusingathwa kokusetshenziswa komhlaba;
- (x) nanoma yini enye, okufaka izikhathi ezinqunyiwe zokuthathwa kwezinqumo;
- (y) izinqubomgomo, imigomo kanye namazinga noma eminye imihlahlandlela ebekwe nguHulumeni kaZwelonke kanye nowesiFundazwe; kanye
- (z) nesigaba 42 somthetho weSPLUMA

(2) Isaziso sezinqumo kumele siqukathe lolu lwazi olulandelayo:

- (a) imininingwane yomfakisiselo;
- (b) umphumela wesicelo;
- (c) izizathu zezinqumo okukhulunywe ngaso endimeni (b);
- (d) noma imiphi imibandela isicelo esigunyazwa ngaphansi kwayo;
- (e) noma imiphi imiyalelo eqondene noMdabulimhlaba Omkhulu, uma ikhona;
- (f) isizathu sanoma iluphi uguquko olwenziwe esicelweni;

- (g) usuku lokuvala lokudluliswa kwezinqumo; kanye
- (h) nosuku lokuqala ukusebenza kwesinqumo sikaMasipala.

(3) Noma iliphi iphutha lokubhala elenzeke embhalweni noma ekuqoshweni kwesinqumo lingalungiswa nguSihlalo weNkundla, iNhloko yoMnyango noma iPhini leNhloko yoMnyango ngokuhambisana nesigaba sesicelo.

Imisebenzi namajoka kamthathisinqumo

45. (1)Umthathisinqumo kufanele —

- (a) acubungule bese enquma ngazo zonke izicelo ezidluliswe noma zathunyelwa kuye ngokomthetho;
- (b) acubungule zonke izincomo ezithunyelwe yi JAC ngaphambi kokuthatha isinqumo ngesicelo;
- (c) agcine amarekhodi ayo yonke imihlangano; futhi
- (d) ahlinzeke ngezizathu ezibhalwe phansi zanoma iziphi izinqumo azithathile; futhi
- (e) agcine irejista lazo zonke izaziso zezinqumo.

(2)Umthathisinqumo—

- (a) angabeka noma imiphi imibandela efanele eqondene nokuhlinzekwa kwemisebenzi yobunjiniyela kanye nokukhokhelwa kwanoma iziphi izimali zentuthuko;
- (b) angachibiyela noma amise umbandela obekiwe;
- (c) angenza noma ikuphi ukunquma okufanele mayelana nazo zonke izindaba ezifanele noma ezihambisana nokwenza umsebenzi wakhe ngokomthetho we SPLUMA, umthetho wesiFundazwe kanye nangokwalo Mthetho kaMasipala;
- (d) angenza noma iluphi uphenyo oluqondene nesicelo esiphambi kwakhe;
- (e) angacela uMkhandlu ukuba uqoke isisebenzi sakhe noma uqoke noma imuphi umuntu ngokwesigaba 32(3) se SPLUMA njengomhloli ukuba enze uphenyo;
- (f) angacela olunye ulwazi kunfakisicelo
- (g) anganikeza imiyalelo efanele eqondene nemisebenzi yakhe kunoma imuphi umuntu osebenzela uMasipala;
- (h) angaya kohlola indawo;
- (i) anganquma nganoma imuphi umbuzo osendaweni engaphansi kwakhe;

- (j) angaqoka umeluleki wezobuchwepheshe ukuba ameluleke noma amsize ekwenzeni imisebenzi yakhe ngokomthetho we SPLUMA nangokwalo Mthetho kaMasipala;futhi
- (k) angenza isinqumo sokuthi ingabe umuntu ufanelekile yini njengomuntu othintekayo ukuba anikezwe igunya lokuba umngeneleli esicelweni sokuthuthukisa indawo futhi anganqinda ukubamba iqhaza kwalowo muntu kube mayelana nalezo zinto okutholakale ukuthi uyathinteka kuzo kuphela.

Ukuthatha isinqumo

46.(1)Umthathisinqumo -

- (a) angaphasisa isicelo sonke noma ingxenye yaso;
- (b) angaphasisa isicelo abeke imibandela;
- (c) angasenqaba isicelo; noma
- (d) angahlehlisa ukuthathwa kwesinqumo sesicelo ukuze kuyiwe kohlola indawo noma kuyokwenziwa olunye uphenyo, noma ukuze kutholakale iseluleko sochwepheshe noma ukuze kutholakale olunye ulwazi oludingeka kumfakisicelo: Kuncike ekutheni isinqumo angeke sahlehliswa isikhathi esingaphezu kwezinsuku ezingu -30.

(2) IsiGungu singacela ukuba kulalelwe lesi sicelo bese sazisa umfakisicelo, nanoma imuphi umuntu ofake isiphikiso kanye nanoma imuphi umuntu onganikwa igunya lokuba ngumngeneleli ngosuku, isikhathi kanye nendawo okuzohlalwa kuyo.

(3) Lapho kufanele, isaziso sokulalelwa kwesicelo okukhulunywe ngaso esigatshaneni (2) kufanele-

- (a) sibe nendawo, usuku nesikhathi okuzohlalwa ngaso;
- (b) sisho inhloso yalokho kulalelwa kwesicelo;
- (c) sazise zonke izinhlangothi ngamalungelo azo zokuba khona noma zokumeleka kulowo mhlango;
- (d) sazise zonke izinhlangothi ngamalungelo azo zokubeka udaba lwazo noma zokuhola ubufakazi bokweseka udaba lwazo; futhi
- (e) sifake nanoma iluphi olunye ulwazi oludingekayo.

(4) Umfakisicelo kanye nanoma imuphi omunye umuntu ohlose ukuba khona ecaleni kumele azise isiGungungenhloso yakhe yokuzolalela ngaphambi kokulalelwa kwalo.

- (5) Abantu okukhulunywe ngabo esigatshaneni (2) bangavunyelwa ukuba babize ungoti oyedwa noma ngaphezulu njengofakazi kanti kumele athumele ubufakazi obufingqiwe bukungoti esiGungwini kusasele izinsuku eziyisikhombisa ngaphambi kokulalelwa kwecala.
- (6) Ubufakazi obufingqiwe obuzokwethulwa wungoti kumele kube okungenani nolwazi olwanele oluzodala ukuba olunye uhlangothi lukwazi ukubona ukuthi luvumelana noma luphikisana kangakanani nalobo bufakazi bukungoti.
- (7) IsiGungu, lapho bekulalelwe khona icala, kumele sithathe isinqumo zingakapheli izinsuku eziyi-30 kulalelwe lelo cala.
- (8) Ngaphansi kwesigatshana 45(1) salo Mthetho kaMasipala, isiGungu, lapho bekungadingekile ukuba kulalelwe icala, kumele sithathe isinqumo ngesicelo zingakapheli izinsuku eziyisikhombisa sithole izincomo zeJAC.
- (9) Ngaphansi kwesigatshana 45(1) salo Mthetho kaMasipala, iNhloko noma iPhini leNhloko kumele lithathe isinqumo ngesicelo zingakapheli izinsuku eziyisikhombisa lithole izincomo zeJAC.
- (10) Umthathisinqumo kumele athumele kumfakisicelo kanye nakunoma imuphi umuntu ophikisayo, noma imuphi umuntu ogunyazwe ukuba umngeneleli, kanye nakuMhleli wesiFunda uma kufanele, isaziso esisayiniwe ngesinqumo zingakapheli izinsuku eziyisikhombisa kuthathwe lesi sinqumo.
- (11) Umthathisinqumo, uma engakwazi ukuthatha isinqumo ngesicelo ngesikhathi esinqunyiwe, kumele azise umfakisicelo ngokumbhalela incwadi, amazise ngokubambezeleka kanye nezizathu zalokho, futhi asho usuku okulindeleke ukuba kuthathwe ngalo isinqumo ngaleso sicelo.
- (12) Lapho umthathisinqumo esiphikisile isicelo, uMasipala angavumela umfakisicelo ukuba athumele isicelo esisha uma kuphela ezokwazi ukukhombisa ukuthi sekukhona ukuguquka kwezimo.
- (13) Lapho kungekho ukwedluliswa kwezinqumo okwenziwe, isinqumo siqala ukusebenza ngosuku olulandela ukuphela kwesikhathi sokwedlulisa isinqumo: Ngaphansi kokuthi uma besingekho isidingo sokubamba iqhaza komphakathi ngaleso sicelo futhi

nomfakisicelo engalisebenzisanga ilungelo lakhe lokwedlulisa isinqumo, isinqumo siqala ukusebenza ngosuku esithathwe ngalo.

(14) UMasipala kumele azise zonke izinhlangothi okukhulunywe ngazo esigatshananeni (10) ngokuzibhalela phansi, ngosuku lokuqala ukusebenza kwesinqumo zingakapheli izinsuku eziyisikhombisa kuphele isikhathi noma usuku lokugcina okukhulunywe ngalo esigatshananeni(13).

(15) Lapho kufakwe isicelo sokwedlulisela phambili isinqumo, isinqumo siyamiswa kuze kutholakale umphumela wokwedluliswa kwaso.

Ukuvunywa kwesicelo sokuthuthukisa indawo okunemibandela

47. (1) Isicelo singavunywa ngaphansi kwemibandela enganqunywa umthathisinqumo.

(2) Ukuvunywa kwesicelo okunemibandela kuyaphela uma imibandela ingalandelwa —

(a) esikhathini esiyiminyaka emibili kusukela osukwini okwavunywa ngalo, uma singabekwanga isikhathi okumele kuthotshelwe ngaso leyo mibandela ngesikhathi kuvunywa isicelo; noma

(b) esikhathini esibekiwe sokuthobela leyo mibandela ebekwe ngesikhathi kuvunywa isicelo, kanye nanoma isiphi isikhathi esinwetshiwe esingagunyazwa, kepha esingekwe seqe eminyakeni emihlanu.

(3) Isaziso sesinqumo kumele sikubeke kucace ukuthi leso sinqumo siyosebenza isikhathi esingakanani, kanti isinqumo siyophelelwa isikhathi uma amapulani okwakha engazange athunyelwe kuMasipala ngesikhathi esinqunyelwe ukwenza lokho: Ngaphandle uma uMasipala emva kokuba kufakwe isicelo ngaphambi kokuphelelwa isikhathi saleso sinqumo enganweba isikhathi saleso sinqumo.

(4) Lapho umsebenzi udinga ukuba kuganyazwe isicelo sokuthuthukisa umhlaba kanye nokuphasiswa kwamapulani okwakha, imvume yokuthuthukisa umhlaba kumele itholakale kuqala ngaphambi kokuba kuphasiswe amapulani okwakha: Kepha ukugunyazwa okwenziwe ngokwalo Mthetho kaMasipala akuqinisekisi ukugunyazwa yiNational Building Regulations and Building Standards Act, 1977 (uMthetho No.103 ka 1977).

(5) Umfakisicelo kumele azise uMasipala ngokumbhalela phansi uma esekulungele ukuqala umsebenzi kuleyo ndawo.

(6) UMasipala kumele aqinisekise ukuthi imibandela okuvunyweisicelo ngaphansi kwayo iyalandelwa ngaphambi kokuba-

- (a) kubekwe isakhiwo kulowo mhlaba noma kusetshenziswe lowo mhlaba ngokuhambisana nemvume leyo;
- (b) kwakhiwe ibhilidi kulowo mhlaba;
- (c) kungenwe kuleyo ndawo; noma
- (d) kubhaliswe umhlaba kobunye ubunikazi;

ngokuhambisana nemibandela leyo ebekiwe.

(7) Izihlinzeko zesigatshana (6) azikuvimbeli ukusetshenziswa komhlaba ngokwenhloso eyayihlelelwe yona ngaphambi kokuvunywa kwesicelo ngaphandle uma umthathisinqumo ekhiphe umyalelo owehlukile emibandeleni yakhe yokuvuma isicelo.

(8) Isivumelwano sokuvala kwendawo ehlukenisiwe noma ehlanganisiwe okwavunywa nguMasipala kepha engakasikhiphi isitifiketi sokuthi umfakisisicelo uhambisane nemibandela yokuvunywa kwesicelo ngaphambi kokuba ibhaliswe egameni lakhe, kumele sibe nendima edalula ukuthi-

- (a) umfakisisicelo akakahlangabezni nemibandela yokuvunywa kwesicelo; nokuthi
- (b) indawo leyo angeke ikwazi ukubhaliswa egameni lakhe njengoba kuchazwe esigabeni 1 somthetho Alienation of Land Act, 1981 (uMthetho No.68 ka 1981).

Ukwaziswa kukaMdabuli Womhlaba Omkhulu noMbalisibunini Bomhlaba

48. Umthathisinqumo kumele esikhathini esibekiwe ngemuva kokuba isinqumo sokusetshenziswa komhlaba esimayelana nokusetshenziswa komhlaba okungahambisani nombandela wetayitela, azise —

- (a) uMbalisibunini bomhlaba (Registrar of Deeds) ohhovisi lakhe ligcina amafayela alezo zigunyazo; kanye
- (b) neHhovisi lika oMdabuli womhlaba Omkhulu (Surveyor-General), ohhovisi lakhe ligcina amafayela ezigunyazo ezithinta imidwebo noma iplani.

Ukususwa, ukuchitshiyelwa kanye nokumiswa kwemibandela

49.(1) UMasipala angeke avumele ukuba kufakwe isicelo sokussa, ukuchibiyela noma ukumisa imibandela maqondana ne-

- (a) nelungelo lemayini elibhalisiwe;
- (b) nombandela ovuna iKwaZulu-Natal Conservation Board ngaphandle kwemvume ebhalwe phansi yokususa, ukuchibiyela noma ukumisa umbandela;

- (c) umbandela ovuma iSouth African Roads Board obekwe ngokwe South African Road Boards Act k 1988 (uMthetho No.74 ka 1998);
- (d) umbandela obekwe yi South African National Roads Agency Limited (SANRAL);
- (e) umbandela ebekwe yilungu le Executive Council ngokomthetho iKwaZulu-Natal Provincila Roads Act, 2001 (uMthetho No. 4 ka 2001);
- (f) umbandela ophathelene nokudayiswa komhlaba, okubala nelungelo lokuthenga umhlaba kanye nombandela wokuthi inani lebhilidi kumele libe ngaphezu kwenani eliyithile; noma
- (g) umbandel ophathelene nomhlaba oyoifa, okubala umbandela ovumela umuthu ilungelo lokusebenzisa umhlaba impilo yakhe yonke.

(2) Umbandela osetayiteleni omayelana namalungelo okusebenzisa umhlaba ungachitshiyelwa ngemvume kaMasipala kuphela.

(3) Ngesikhathi kucutshungulwa isicelo sokususa, ukuchibiyela noma ukumisa umbandela, umthathizinqumo akaphoqelekile ukunxephezela noma ngubani olahlekelwe yinoma yini okudalwe noma okuhambisana nesinqumo esithathwe ngokwenza okuhle.

(4) Umfakisicelo kumele ashicilele ephephandabeni ngendlela enqunyiwe futhi efanele isaziso sokugunyazwa kokususwa, ukuchibiyela noma ukumiswa kombandela.

(6) Isitifiketi sikakhonveyensa kumele sifakwe nesicelo sokususa, ukuchibiyela noma ukumiswa kombandela esiqinisekisa ukuthi-

- (a) ulihlolile itayitela, kanye nokuthi;
- (b) ayikhoeminye imibandela yetayitela eyothintekangenxa yokususwa, ukuchibiyela noma ukumiswa kombandela.

(6) Umfakisicelo kumele ahambise itayiteka uqobo lwalo kanye nesaziso sesinqumo, isitifiketi esikhishwenguMasipala esiqinisekisa ukuthotshelwa kwemibandela kanjalo nobufakazi besaziso esakhishwa ngokwesigatshana (4) siya kuMdabuli womhlala kanye nakuMbhalisibunini bomhlaba ngesikhathi esinqunyelwe lokho ukuze kufakwe ngendlela kuphinde kugunyazwe kwirejista, itayitela, umdwebo noma ipulani efanele emahhovisini afanele ngokwehlukana kwawo.

Izindawo zasemalokishini

50. (1) Ukuvunywa kwesicelo sokuthuthukisa indawo ukuze kwakhiwe ilokishi kungaba ngaphansi kwemibandela ethile.

(2) UMasipala kumele kanye nesaziso ngesinqumo akhiphe isitifiketi esiqukethe imibandela yokusungulwa kwalo okukhulunywe ngayo kwisigatshana (1).

(3) UMasipala kumele wazise uMbhalisibunini bomhlaba kanye noMdabuli womhlaba ngokugunyazwa kwesicelo kanye nemibandela yokusungula ebekiwe.

(4) Ngemuva kokugunyazwa kwesicelo, umfakisisicelo kumele ahambise kuMdabuli womhlaba amapulani kanye nemidwebo ukuba kugunyazwe ngokufanele ngezikhathi ezibekiwe, aphinde ahlinzeke uMasipala ngekhophi yepulani kanye nemidwebo egunyazwe nguMdabuli Womhlaba Omkhulu.

(5) Umfakisisicelo angahambisa ipulani yokwakha kuMasipala kuphela ngemuva kokuba esethole zonke izitifiketi ezidingekayo eziwubufakazi bokuthi imibandela yokwakha isithotsheliwe, noma ukuthi usethole imvume ebhalwe phansi kuMasipala yokwakha ngaphambi kokuba athole izitifiketi lezo nangaphambi kokuthobela imibandela yokwakha.

(6) UMasipala ungavumela ukudayiswa kweziqephu zomhlaba emalokishini ngaphambi kokuvuma kwakhe.

(7) Umfakisisicelo kumele athumele ubufakazi obubhaliwe kuMasipala bokuthobela imithetho ngendlela ebekiwe eqinisekisa ukuthi-

- (a) uyithobeleimibandela ebekiwe yokusungula kanye;
- (b) nokuthi wonke amasevisi angaphandle nangaphakathi asefakiwe elokishini ngendlela egculisa uMasipala.

(8) UMasipala uyokhipha isitifiketi ngendlela efanele asinike umfakisisicelo esiqinisekisa ukuthotshelwa kwemithetho njengokulandisa kwesigatshana (7).

(9) UMbhalisibunini bomhlaba ngeke akuvumele ukubhalisa ukwedluliswa kobunini banoma isiphi isiqephu somhlaba saselokishini-

- (a) ngaphandle kwesitifiketi esikhishwe uMasipala esiqinisekisa ukuthotshelwa kwemithetho njengokulandisa kwesigatshana (8);
- (b) uma uMasipala eluleke uMbhalisibunini bomhlaba ukuthi imibandela yokusungula ilokishi ayizange ithotshelwe; noma
- (c) umasekuphele isikhathi sokugunyazwa.

(10) UMbhalisibunini bomhlaba kumele azise uMasipala uma ipulani ejwayelekile isibhalisiwe, ukuvulwa kwerejista yelokishi kanye nokuvunywa noma ukubhaliswa kwanoma iliphi itayitela.

(11) UMasipala angakhipha isitifiketi sokugunyaza ilokishiuma esaziswe uMbhalisibunini bomhlaba njengoba kuchazwe kwisigatshana (10): ngaphansi kokuthi uma kunezigaba ezahlukene kulelo lokishi, umfakisicelo kumele athole isitifiketi esigunyaza isigaba ngasinye.

(12) Indawo evulekile yomphakathi noma umgwaqo womphakathi ngaphambi kokuba ibhaliswe noma ngasikhathi sinye sokubhaliswa kokwedluliswa kokugcina kobunikazibesiqephu somhlaba elokishini, kumele idluliselwe kuMasipalangezindleko zomfakisicelo.

(13) Isikhungo somphakathi ngaphambi kokuba sibhaliswe noma ngasikhathi sinye sokubhaliswa kokwedluliswa kokuqala kobunikazi besiqephu somhlaba elokishini, kumele sidluliselwe kuMasipala ngezindleko zomfakisicelo.

Ukuvalwa kwemigwaqo nezindawo zomphakathi ezivulekile

51.(1) Isicelo sokuvala umgwaqonoma indawo yomphakathi evulekile singadinga ukuba kuthunyelwe kanye nombiko wokuhlola umthelela kwezemvelo kanye nokuthotshelwa kwanoma imiphi imithetho esebenzayo.

(2) UMasipala kumele azise Umdabulimhlaba Omkhulu ngokuvala umgwaqo futhi afake isicelo sokuchibiyela noma iyiphi ipulani efanele.

(3) Umbhalisi wamatayitela, lapho ubunikazi bomgwaqo noma indawo yomphakathi evulekile kungobamasipala noma uhlaka lukahulumeni, kumele akubhale lokho ngokufanele.

Umhlaba wamapaki, izindawo zomphakathi ezivulekile nezikhungo zomphakathi

52. (1) Ukuvunywa kwesicelo sokuthuthukisa indawo esihlinzekela ukusetshenziswa komhlaba ngenhloso yokuhlalisa abantu kweyame ekutheni umfakisicelo kumele ahlinzeke nangendawo yamapaki, izindawo zomphakathi ezivulekile noma izikhungo zomphakathi.

(2) Umhlaba odingelwa amapaki, izindawo zomphakathi ezivulekile, noma izikhungo zomphakathi kumele utholakale kuleyo ndawo ephathelene nesicelo sokuthuthukiswa kwendawo. Ngaphansi kokuthi uMasipala ungabheka enye indawo engcono yokuhlinzeka

ngamapaki, izindawo zomphakathi ezivulekile noma izikhungo zomphakathi lapho kungenzeka.

(3) Imihlahlandlela kaMasipala yokuhlinzeka ngezikhungo zomphakathi kanye namanye mathuluzi amukelwe nguMasipala iyosebenza njengawona mazinga kaMasipala okunquma ngezibalo zezindawo zomphakathi ezivulekile kanye nezikhungo zomphakathi ezidingekayo.

(4) UMasipala uyokwenza ipulani ehlinzekela ngokuqalwa kwamapaki kanye nezindawo ezivulekile zomphakathi: ngaphansi kokuthi uMasipala ungacubungula futhi uvume isiphakamiso sokuqalwa kwalezi zindawo esithunyelwe umfakisicelo

(5) Umhlaba odingwa nguMasipala ukuba usetshenziswe njengepaki, indawo yomphakathi evulekile noma isikhungo somphakathi kumele uthathwe njengomhlaba ubunikazi bawo obukuMasipala njengoba kubezwe esigabeni 32 se Deeds Registries Act.

Ukuxhumana nezinye izikhungo zokuthuthukiswa kwezindawo

53. (1) UMasipala kumele uxhumane nanoma iluphi uhloko lukahulumeni ukuze akwazi ukusebenzisa umthetho ophathelene nanoma iyiphi ingxenye yokwenziwayo nakho okudinga ukugunyazwa ngokwalo Mthetho kaMasipala ukuze kuhlelwe ngendlela okwenziwayo ngokuhambisana nezimfuno zalowo mthetho futhi kugwemeke ukuphindaphindeka.

(2) UMasipala, ngokusebenzisa iSahluko 3 soMthethosisekelo, ngemuva kokuxhumana nohloko lukahulumeni okukhulunywe ngako kwisigatshana (1), ungengena esivumelwaneni esibhalwe phansi nalolu hloko lukahulumeni ukugwema ukuphindaphindeka kwezinto uma kuthunyelwa ulwazi noma sekwenziwa uhlelo olupathelene nanoma iyiphi ingxenye yokwenziwayo nakho okudinga ukugunyazwa ngokwalo Mthetho kaMasipala.

(3) Emva kokuba uMasipala esengene kuleso sivumelwano okukhulunywe ngaso kwisigatshana (2), umthathizinqumo ofanele angabheka noma iluphi uhlelo olugunyazwe ngaphansi komthetho obalulwe kuleso sivumelwano njengowanele ukuhlangabezana nezidingo zalo Mthetho kaMasipala

Imvume

54. (1) Uma okwenziwayo okudinga imvume kuphinda kulawulwa ngokomunye umthetho, uMasipala kanjalo nohloko lukahulumeni olunamandla okukhipha imvumelokho

okwenziwayo ngokomunye umthetho, bangasebenzisa amandla abo ngokuhlanganyela ngokukhipha—

- (a) izimvume ezihlukene; noma
 - (b) izimvum ezihlanganisiwe.
- (2) Izimvume ezihlanganisiwe okukhulunywe ngazo kwisigatshana (1)(b)zingakhishwakuphela uma—
- (a) izihlinzeko ezifanele zayo yonke imithetho efanele sezithotshelwe; futhi
 - (b) imvume ehlanganisiwekubalula—
 - (i) ukuthi ikhishwe ngaphansi kwaziphi izinhlinzeko; kanye
 - (ii) nezikhungo ezifanele ezikhiphe leyo mvume.

ISAHLUKO 12

UKWEDLULISWA KWEZIKHALO

Isigungu sokudlulisela Izinqumo

55. (1) Isigungu Esiphezulu isona esiyiSigungu Sokudlulisela Izinqumo ngokwalo Mthetho kaMasipala.

(2) Ngale kwezihlinzeko zesigatshana (1), uMasipala esikhundleni sesiGungu sakhe Esiphezulu, ungakwazi ukugunyaza ukuthi isigungu noma isikhungo esingaphandle kukaMasipala senze umsebenzi weSigungu Sokudlulisela ilzinqumookungaba yiwo wonke umsebenzi wesigungu noma maqondana nokwedlulisa isinqumo okuyisipesheli noma maqondana nesigaba esithile sokwedlulisa isinqumo.

(3) Isigungu Esiphezulu okukhulunywe ngaso esigabeni (1) singadlulisa amandla aso okulalela izigaba ezithile zokwedluliswa kwezikhalo kwabasezikhundleni zezepolitiki, ekomidini, kubasebenzi noma kwiphaneli yabasebenzi njengokuyalela kwesigababa 56 se SPLUMA.

(4) Lapho Isigungu Esiphezulu sidlulise amandla aso njengoba kuchazwe esigatshaneni (2) noma (3), izihlinzeko zalesi Sahluko zisebenza ngokufanayo nakuleso sikhungo okudluliselwe kuso umandla maqondana nokusebenza kwaso njengeSigungu Sokwedlulisela Izinqumo.

Amandla esiGungu Sokwedulisela Izingumo**56. IsiGungu Sokudlulisela Izingumo -**

- (a) singavumanoma siphikise ukudluliswa Kwesinqumo bese sibeka noma imiphi imibandela mayelana nodabala olwedlulisiwe;
- (b) singathatha noma isiphi isinqumo esifanele mayelana nazo zonke izindaba eziphathelene nokwenziwa komsebenzi waso ngokwalo Mthetho kaMasipala;
- (c) singenza noma iluphi uphenyo oludingekayo;
- (d) singathatha isinqumo mayelana nanoma yini eyenzeka endaweni engaphansi kwaso;
- (e) singaphoqa nanoma ngubani ukuba avele ngaphambi kwaso;
- (f) singathola ubufakazi noma umbono kangoti; ngemizamo yaso
- (g) singayalela noma ikuphi ukwahluleka kwanoma iluphi uhlangothi ekudlulisweni kwesinqumo ukuba luthobele imiyalelo enikezwa Isigungu Sokudlulisela Izingumo;
- (h) singahlehlisa udaba isikhathi esifanele ukuze kutholakale ubufakazi noma iseluleko.

Ukudalula ukuthinteka**57. (1) Ilungu leSigungu Sokudlulisela Izingumo-**

- (a) kufanele lidalule ngokuphelele noma ikuphi ukuthinteka kwalo kanye nanoma ikuphi ukuthinteka okungase kube khona kunoma iluphi udaba okubele lulubheke; futhi
- (b) akufanele lithamele umhlangano noma livote konoma imuphi umhlangano wesigunguoqondene nanoma yiluphi udaba oluhlangene nokuthinteka kwalo.

(2) Ngokwalesi sigaba, ilungu liyathinteka uma-

- (a) ilungu uqobo noma ilungu lomndeni walo, uphathina noma uzakwabo ebhizinisini engumfakisicelo ngokwalo Mthetho kaMasipala, noma enokunye ukuthinteka nje odabeni oludingidwa yiSigungu Sokwedlulisa Izingumo; noma
- (b) ilungu linokunye nje ukuthinteka okungalivimba noma okubonakala kungalivimbaekwenzeni imisebenzi yalo ngendlela enobulungiswa, engachemi futhi efanele.
- (c) Ilungu laliyilungu lesiGungu ngenkathi kuthathwa isinqumo noma lalingumthathizingumo owathatha lesi sinqumo;

- (d) Ilungu like laba ingxenywe yodaba ezingeni elihlukile, okubandakanya ukuba ngumeluleki, ungoti, noma ufakazi; noma
- (e) Ilungu, noma ilungu eliseduze lomndeni walo, umlingani walo ebhizinisini uxhumane nanoma yimuphi umuntu ophikisana nesicelo.

Amandla namajoka kasihlalo

58. Amandla namajoka kasihlalo abandakanya phakathi kokunye—

- (a) ukubamba inkundla yokulalela isicelo ngendlela enobulungiswa nengachemile;
- (b) ukuthatha izinqumo ezifanelekile ukuze kugwemeke ukubambezeleka ekulalelweni kwezicelo;
- (c) ukugcina isimo silungile;
- (d) ukulawula ukufungisa kanye nokuqinisekisa;
- (e) ukwamukela noma ukunqaba ubufakazi kanye nokwamukela imibhalo edingekayo, efanelekile kanjalo nezama ukucacisa;
- (f) ukubeka indlela uhlelo lokulalela oluzoqhubeka ngayo kanjalo nendlela yokuziphatha kwezinhlangothi zonke kanye nalabo ababamele;
- (g) ukulalela nokukhipha izinqumo ngomlomo noma ezibhaliwe, ekupheleni kwayo yonke inqobo nokunye okungavela uma kunokuvumelana ekulalelweni;
- (h) ukukhipha isinqumoesifungqiwe esithathiwe;
- (i) ukusayina isaziso ngesinqumo;
- (j) ukuqinisekisa noma ukuhlehlisa udaba; kanye
- (k) nokukhipha uhlangothi oluthile, umuntu othile, noma omele uhlangothi oluthile ophula umthetho ekubeni ingxenywe yokulalelwa kodaba ngesizathu esizwakalayo esibhalwe phansi.

Ukuziphatha kwesiGungu Sokwedlulisela Izinqumo

59. Ukuziphatha kwesiGungu Sokwedlulisela Izinqumo ekulalelweni kodaba kumele kungachemi futhi kumele kungacindezeli noma kubhebhezele okufunwa inoma iluphi uhlangothi enkundleni yokulalelwa udaba.

Ukudluliswa Kwesinqumo

60. (1) Umuntu omalungelo akhe ayathinteka ngesinqumo esithathwe umthathizinqumo ngokwalo Mthetho kaMasipala angafaka isicelo sokudlulisela lesi sinqumo ngokufaka Isaziso

Sokudlulisa Isinqumo esihamba nemali enqunyelwe lokho asibhekise kwiMenenja kaMasipala zingakapheli izinsuku ezingama-21 kuphume isaziso ngesinqumo.

(2) Umuntu omalungelo akhe ayathinteka ngezihlinzeko zesigatshana (1) kubandakanya -

- (a) umfakisiselo;
- (b) uMasipala lapho umhlaba othintekayo ukhona; kanye
- (c) noma imuphi umuntu onentshisekelo owaphikisa noma owayenelungelo lokuphikisa ngesikhathi kunohlelo lokubamba iqhaza komphakathi okungalindeleka ukuthi athinteke ngomphumela wohlelo lwesicelo sokuthuthukiswa komhlaba.

(3) Umphikisi ngezinhloso zesigatshana 2(c) kumele kube umuntu othinteka ngokwezimali noma ngokwebhizinisi othinteka kakhulu noma ongaveza isithombe sokuthi uzothinteka kakhulu ngesinqumo sikamthathizinqumo mayelana naleso sinqumo.

(4) Umuntu ofake isicelo sokudlulisa isinqumo kwiMenenja kaMasipala kumele futhi anikeze Isaziso Sokudlulisa Isinqumo kumfakisiselo, kunoma imuphi umuntu onikezwe isikhundla sokuba umngeneleli kanye nakunoma imuphi umuntu ofake isiphikiso mayelana nesicelo sokuthuthukiswa kwendawo lapho kufanelekile.

(5) Noma imuphi umuntu othunyelwe Isaziso Sokudlulisa Isinqumo njengoba kuchazwe kwisigatshana (4) angaphikisa ukudluliswa kwesinqumo ngokuthumela Isaziso Sokuphikisa Ukudlulisa Isinqumo kuMasipala ngendlela ebekiwe futhi zingakapheli izinsuku ezingama-21 ethole Isaziso Sokudlulisa Isinqumo.

(6) Isicelo sokudlulisa isinqumo singeke safakwa ngokwesigaba 26 soMthetho weziNhlelo Zomasipala.

Ukufinyelela kumarekhodi

61. Noma ngubani odinga ukufinyelela kumarekhodi noma imibhalo ephathelene nesicelo sokuthuthukiswa kwendawo kumele afake isicelo esibhalwe phansi.

Isaziso sokwedlulisa isinqumo

62. (1) Isaziso Sokwedlulisa Isinqumo kumele sigcwaliswe ngokuphelele bese siyasayinwa, siphinde sihambisane nolwazi olufanele, imibhalo kanye nemali enqunyelwe lokho.

(2) Isaziso Sokwedlulisa Isinqumokanye Nezasizo Zokuphikisa Ukudluliswa Kwesinqumo kumele sibeke izizathu okususelwa kuzo isicelo sokudlulisa isinqumo.

Ukuhlolwa kokuqala kwesicelo sokwedlulisa isinqumo

63. (1) IMenenja kaMasipala kufanele zingakapheli izinsuku ezinhlanu zesikhathi esibekelwe ukufaka Isaziso sokuphukisa Ukwedluliswa Kwesinqumo athumele yonke imibhalo eqondene nokwedluliswa kwesinqumo ayibhekise eSigungwini Sokwedlulisela Izingqimo.

(2) ISigungu Sokwedlulisela Izingqimo uma sithola yonke imibhalonjengoba kuchazwe sigsthaneni (2) singabuka imibhalo ukuthola ukuthi-

- (a) isaziso sokwedlukisa isinqumo nesaziso sokuphikisa ukwedluliswa kwesinqumo sigcwalisiwe yini ngokuphelele saphinde sasayinwa;
- (b) isaziso sokwedlukisa isinqumo nesaziso sokuphikisa ukwedluliswa kwesinqumo sithunyelwe singakapheli isikhathi esibekiwe;
- (c) ubufakazi bokuthunyelwa kweSaziso Sokudlulisa Isinqumo kubo bonke abathintekayo;
- (d) ukuthi ubufakazi bokukhokha bufakiwe; nokuthi
- (e) isiGungu Sokudlulisela Isinqumo sinamandla okulawula isicelo.

(3) IsiGungu Sokudlulisela Izingqimo kumele sibhale sazisa zonke izinhlangothi ukuthi isicelo sokudlulisa isinqumo siyekiwe uma-

- (a) isicelo sokudlulisa isinqumo sithunyelwe sekudlule isikhathi esibekiwe; noma
- (b) isiGungu Sokudlulisela Izingqimo singenawo amandla ngokwendawo okusingatha leso sicelo.

Ukuhlala kwesiGungu Sokwedlulisela Izingqimo

64. (1) ISigungu Sokudlulisela Izingqumokumele silalela futhi sinqume ngesicelo sokudlulisa isinqumo zingapheli izinsuku eziyi 100 sithole imibhalo ephuma kwiMenenja kaMasipala njengoba kubalulwe esigabeni 60(1).

(2) ISigungu Sokudlulisela Izingqimo singabheka isicelo esibhalwe phansi kuphela noma silalele izethulo ezenziwe ngomlolo.

(3) ISigungu Sokudlulisela Izinqumo kumele sazise izinhlangothi zonke usuku, isikhathi kanye nendawo lapho kuzolalelwa khona udaba ezinsukwini ezi-14 ngaphambi kokuba kufike usuku lokulalelwa kodaba.

(3) Isaziso kumele sibe-

- (a) namagama azo zonke izinhlangothi;
- (b) udaba isicelo sokudlulisa isinqumo olungaso;
- (c) nosuku, isikhathi kanye nendawo yokulalelwa kodaba; kanye
- (d) nanoma iluphi olunye ulwazi olufanele.

Ukuhlehliswa kokulalelwa kokwedluliswa kwesinqumo

65. (1) Noma uluphi uhlangothi ekulalelweni kodaba lwesicelo sokudlulisa isinqumo lungabhala lucela ukuhlehliswa kodaba ngaphambi kwezinsuku okungenani eziyi-10 zokuba kuqale ukulalelwa kodaba.

(2) Noma isiphi isicelo sokuhlehlisa ukulalelwa kokwedluliswa kwesinqumo kumele kuthunyelwe eSigungwini Sokwedlulisela Izinqumo kanye nasezinhlangothini okukhulunywe ngazo esigabeni 60(4) ngenhla.

(3) Noma imuphi umuntu ofisa ukuphikisia isicelo sokuhlehlisa udaba kumele enze njalo ngokubhala phansi futhi abeke nezizathu zokuphikisa kwakhe.

(4) Isaziso sokuphikisa kumele sithunyelwe eSigungwini Sokwedluliswa Kwezinqumo kanye nasezinhlangothini okukhulunywe ngazo esigabeni 60(4) ngenhla, kusasele okungenani izinsuku ezintathu ngaphambi kokuhlala kwesigungu.

(5) Usihlalo angavumela ukuba udaba luhlehle uma kunesizathu esizwakalayo aphinde azise izinhlangothi ngesinqumo esinjalo zingakapheli izinsuku ezinhlano uhlangothi lufake isicelo.

(6) Uma ukuhlehliswa kodaba kuphikiswa, usihlalo angacela izinhlangothi ukuba zihlangane naye zethule izethulo ngaphambi kokuba akhiphe isinqumo.

Ukulalelwa kokwedluliswa kwesinqumo okubhaliwe

66. (1) IsiGungu Sokudlulisela Izinqumo singaqala ukulalela udaba olubhaliwe uma izinto okuzonqunywa ngazo zingatholakala ngokwanele zingekho izinhlangothi ezithintekayo ngokuba kubhekwe yonke imqulu ethunyelwe maqondana nalokho kwedliswa kwesinqumo.

(2) IsiGungu Sokudlulisela Izinqumo singacela uhlangothi ekulalelweni kodaba lokudlulisa isinqumo ukuba lithumele izethulo ezibhaliwe zingakapheli izinsuku eziyisikhombisakuceliwe.

Ukulalelwa kokwedluliswa kwesinqumo okwenziwa ngomlomo

67. (1) IsiGungu Sokudlulisela Izinqumo singalalela ukwedluliswa kwesinqumo okwenziwa ngomlomo-

- (a) umaizindaba okuzonqunywa ngazo zingatholakali ngokwanele uma zingekho izinhlangothi ezithintekayo ngokubheka kuphela yonke imiqulu ethunyelwe ngaleso sicelo; noma
- (b) umalokho kulalela kuzosiza ekusheshisweninokuqedwa ngobulungiswa ukwedluliswa kwesinqumo.

(2) Uhlangothi ekulalelweni kokwedluliswa kwesinqumo linga-

- (a) zizela uqobo noma lumelwe omunye umuntu;
- (b) thula uhlangothi lwalo;
- (c) hlola noma imuphi umqulu noma lwenze izethulo;
- (d) thula ubufakazi lwenze nenkulumompikiswano ekulalelweni kodaba; futhi
- (e) biza ofakazi bezothula ubufakazi. Ngaphansi kokuthi Isigungu Sokwedlulisela izinqumo siyonquma ukuthi imuphi ufakazi obalulekile ongabizwa; futhi
- (f) buzisisa imibuzo kunoma imuphi ufakazi

(3) Uhlangothi kumele lwazise isiGungu Sokudlulisela Izinqumo kanye nezinhlangothi okukhulunywe ngazo esigabeni 60(4) mayelana nanoma imuphi umqulu abanawo oluhlose ukuwusebenzisa ngesikhathi kuqhubeka udaba lokulalelwa kokwedluliswa kwesinqumo ngaphambi kwezinsuku eziyi-14kuhlale isigungu futhi ngaso leso sikhathi luhlinzeke ngamakhophi alowo mqulu kuwo wonke amalungu esigungu kanye nezinye izinhlango ezithintekayo.

Ukulalelwa kokwedluliswa kwesinqumo bengekho abathintekayo

68. (1) IsiGungu Sokudlulisela Izingqomo, ngemuva kokuthumela kuzo zonke izinhlangothi isaziso sokulalelwa kodaba, singalalela udaba lwanoma iluphi uhlangothgi olukhona, yize noma lungekho olunye uma-

(a) lowomdlulisi sinqumo noma lolu olunye uhlangothi lwazise isiGungu Sokudlulisela Izingqomo ukuthi alufisi ukuthamela ukulalelwa kodaba;

(b) lowo mdlulisi sinqumo noma lolu olunye uhlangothi lwehluleka ukuthamela ukulalelwa kodaba lokudlulisa isinqumo ngale kokunikeza izizathu zokungabibikho, ezivumela ukuhlehliswa noma ukuguqiswa kodaba nokubona kwesigungu Sokwedlulisela Izingqomo.

Ukunquma kwesiGungu Sokwedlulisela Izingqomo

69(1) IsiGungu Sokudlulisela Izingqomo kumele siqinisekise, siguqule noma sichithe isinqumo sikamthathizingqomo futhi kumeme sibeke nezizathu zalokho.

(2) Isinqumo seningi lamalungu siyisingqomo sesiGungu Sokwedlulisela Izingqomo.

(3) Usihlalo unevoti elithatha isinqumo uma kwenzeka kulinganwa ngamavoti.

(4) IsiGungu Sokudlulisela Izingqomo kumele sinqume ngesicelo sokudlulisa isinqumo zingakapheli izinsuku eziyi-14 sicubungule ukwedluliswa kwesinqumo.

(5) Usihlalo kumele asayine isinqumo sesiGungu Sokwedlulisela Izingqomo nanoma imuphi umyalelo okhishwe yiso.

(6) Noma iliphi iphutha elenzekekunoma imuphi umbhalo oqopha isinqumo sesiGungu Sokwedlulisela Izingqomo lingalungiswa usihlalo.

(7) Ngemuva kokuphuthulwa kwesinqumo sesiGungu Sokudlulisela Izingqomo, iMnenja kaMasipala noma umsebenzi ogunyazwe nguye, kumele abhalele zonke izinhlangothi azazise ngesinqumo zingakapheli izinsuku eziyi-14 yaziswengomphumela wokwedluliswa kwesinqumofuthi iveza ilungelo labo lokucela izizathu zingakapheli izinsuku ezingama-21 bazisiwe ngomphumela wokwedluliswa kwesinqumo.

(8) Akukho okunye ukwedluliswa kwesinqumo okungafakwa ngokwalo Mthetho kaMasipala emva kokuba sekukhishwe isaziso ngokwesigatshana (7).

(9) UMasipala kumele uqale wenze njengesinqumo sesiGungu Sokudlulisela Izingqomo.

Amarekhodi okokwedluliswa kwesinqumo

70.(1) IsiGungu Sokudlulisela Izinqumo kumele sigcine amarekhodi azo zonke isicelo zokudluliswa kwezinqumo ezifakiwe, nemibhalo ephathelene nalokhu kanye namaminithi okulalelwa kodaba.

(2) Amarekhodi okukhulunywe ngawo ngenhla kumele agcinwe njengamakhophi kanye nasemshinini.

Izimali ezikhokhwayo

71. (1) Izimali ezikhokhelwa isicelo sokudlulisa isinqumo zihambisa namatharifu amukelwe uMkhandlu.

(2) Noma ngumuphi umuntu okudingeka avele ngaphambi kwesiGungu Sokudlulisela Izinqumo ukuze ethule ubufakazi, aveze incwadi, ipulani noma omunye umbhalo noma okuthile, kumele akhokhelwe imali yofakazi ekhokhelwa noma ibaphi ofakazi ngokwamatharifu aseNkantolo kaMantshi.

(3) Umsebenzi kaMasipala noma osebenzela uhulumeni obizwe kulesi sigcawu ngesikhathi somsebenzi wansuku zonke, angeke akhokhelwa imali ekhokhelwa ofakazi.

ISAHLUKO 13

UKUTHOTSHELWA NOKUPHOQELELWA KOMTHETHO

Ukuqokwa kuka-Enforcement Officer

72.(1) UMasipala—

(a) ungaqoka umsebenzi kaMasipala noma uqoke noma imuphi umuntu njengo-Enforcement Officer ukuqiniseka ukuthi kuyahanjiswana nalo Mthetho kaMasipala; futhi

(b) kufanele anike u-Enforcement Officer ngmunaye incwadi yokumqasha.

(2) Uma u-Enforcement Officer enza imisebenzi yakhe ngokwalo Mthetho kaMasipala, kumele-

(a) uma eceliwe akhiphe ubufakazi bokuqashwa kwakhe obubhalwe phansi; futhi

(b) angabi umuntu onentshisekelo ngqo noma ngandlela thile odabeli oluphenywawo.

(3) Noma imuphi umuntu owenza umsebenzi ka-Enforcement Officer kumele aqokwe njengesikhonzi sokuthula njengoba kubekwe kuCriminal Procedure Act, 1977 (uMthetho No. 51 ka 1977)

Imisebenzi namajoka ka-Enforcement Officer

73. (1) U-Enforcement Officer —

- (a) angaphenya lzinqumo ezifakiwe;
- (b) ngokwalo Mthetho kaMasipala kanye nanoma imuphi omunye umthetho ofanele nomgunyazayo angahlola, eluse futhi aphoqebele ukuthotshelwa kwalo Mthetho kaMasipala;
- (c) ahlole indawo ngokwalo Mthetho kaMasipala;
- (d) asebenzise amandla awanikwe wumthetho njengesikhonzi sokuthula.

(2) Ngaphansi kwezihlinzeko zesigaba 74, u-Enforcement Officer okukhulunywe ngaye esigatshaneni (1) anga—

- (a) ngena kunoma iyiphi indawo, nganoma isiphi isikhathi, ngaphandle kokunikeza isaziso, ngenhloso yokuqinisekisa ukuthotshelwa kwalo Mthetho kaMasipala;
- (b) phonsa imbuzo kunoma imuphi umuntu okuleyo ndawo noma okade ekuleyondawo, eyedwa noma enabanye;
- (c) dinga noma imuphi umuntu noma olawula noma ophethe ibhuku, noma eminye imiqulu ekhona kuleyo ndawo, ukuba ngalesosikhathi noma ngesinye isikhathi angasinquma, amnikeze lelo bhuku noma lowo mqulu;
- (d) cubungula, athathe noma enze amakhophi alelo bhuku, irekhodi noma lowomqulu;
- (e) dinga ukuthola incazelo kulowo muntu ngokuqoshiwe kulelobhuku;
- (f) hlola noma imuphi umbalo, okusamuthi noma imishini ekuleyo noma obekukuleyo ndawo, kanye nanoma imuphi umsebenzi owenziwa kuleyondawo, nanoma iziphi izimo ezikuleyo ndawo noma athathe noma yini, okusamuthi noma imishini noma amasampula akho, ngenhlosoyokukuhlola noma ukukuhlaziya;
- (g) shaqa noma iliphi ibhuku, irekhodi, irejista noma omunye umqulu wombhalo, noma okunye okunjalo, ulwazi olugcinwe kwikhompyutha; imishini noma amasampula akho, uma ngokubona kwakhe ekholelwa noma enezinsolo zokuthi lelo bhuku, irekhodi, irejista noma omunye umqulu wombhalo kungasetshenziswa njengobufakazi ecaleni lanoma imuphi umuntu obekwe icala ngokwalo Mthetho kaMasipala noma ngokomtetho ongashicilelwe: Kuncike ekutheni umnikazi walelo bhuku, irekhodi, irejista, umqulu wombhalo noma okunye okunjalo angenza amakhophi ngaphambi kokushaqwa kwawo;futhi

(h) angayalela noma imuphi umuntu ukuba avele phambi kwakhe ngaleso sikhathi nakuleyo ndawo enganqunywa nguye bese ehlaba lowo muntu ngemibuzo eyedwa noma kukhona omunye umuntu nganoma yini ephathelene nalo Mthetho kaMasipala.

(3) U-Enforcement Officer angangena futhi aphenye indawo, ngale kwendawo okungeyona ekahulumeni, ngaphandle kwencwadi emgunyazayo yewaranti uma ngezizathu ezithile, ekholelwa ukuthi-

(a) incwadi egunyaza ukuba aphenye ingakhishwa umehluleli noma imantshi uma yena efaka isicelo sayo; futhi

(b) ukubambezeleka ekutholeni incwadi emgunyazayo kungase kubulale inhloso yokungena nokuphenya leyo ndawo.

(4) Uphenyo okukhulunywe ngalo ngenhla kumele lwenziwe emini, ngaphandle uma ukwenziwa kwalo ebusuku kunezizathu ezizwakalayo futhi kunesidingo.

(5) Uma u-Enforcement Officer engena kunoma iyiphi indawo ngokwesigatshana 2 umuntu olawulanoma ophethe leyondawo kumele ngaso sonke isikhathi ahlinzeke izinsiza ezidingwa nguyeukuze akwazi ukwenza ngendlela efanele nephephileumsebenzi wakheawunikwe ngokwalo Mthetho kaMasipala.

(6) Uma u-Enforcement Officer eshaqa noma ethatha lelo bhuku, irekhodi, irejista noma omunye umqulu wombhalo, njengokusho kwesigatshana (2)(f) noma (g) kumele enze uhlu lwalezozinto futhi ngaphambi kokuba ahambe kuleyo ndawo, alusayine bese enikeza umuntu ophethe leyo ndawo ikhophi.

(7) Ukuhlolwa kwendawo okungeyona ekahulumeni kungenziwa kuphela ngu-Enforcement Officer uma esegunyazwe ngokwewaranti ekhishwe inkantolo efanele. Uma iwaranti ingadingeki, okungenani kuthunyelwe isaziso, ngesikhathi esifanele futhi umuntu ophethe leyo ndawo avume ukuba umhloli angene futhi aphenye kuleyondawo.

(8) U-Enforcement Officer, lapho kufanele, angaphelekezelwa amaphoyisa kanye noma imuphi omunye umuntu odingekayo ukuba amsize ukuqhuba uphenyo lwakhe.

(9) U-Enforcement Officer angakhipha isaziso sokwephula umthetho ngendlela efanele, asinike lowomuntu olawula noma ophethe leyo ndawo noma umnikazi noma olawula indawo okungeyona ekahulumeni uma izihlinzeko zalo Mthetho kaMasipala zingathotshelwe.

(10) Isaziso sokwaphula umthetho siqhubeka nokusebenza kuze kulungiswe lokho kwaphulwa komthetho noma kuze kuthotshelwe izihlinzeko zalo Mthetho kaMasipalalafuthi no-inspektha wezokuhlela esekhiphe isitifiketi sokuthotshelwa komthetho ngaleso saziso.

(11) U-Enforcement Officer ongena futhi aphenye indawo okungeyona ekahulumeni ngaphansi kwalesi sigaba, ngencwadi emngunyazayo noma ngaphandle kwayo, kumele enze lolo phenyo noma ukushaqa ngokukhulu ukucophelela nangokunganyatheli amalungelo, isithunzi, inkululeko, ukuphepha kanye nobumfihlo bomunye umuntu.

Incwadi egunyazayo/iwaranti

74.(1) U-Enforcement Officer angafaka isicelo emantshini noma kumahluleli ukuze athole incwadi emngunyazayo noma acele iwaranti kanti imantshi noma umehluleli ingakhipha leyo waranti uma ulwazi olusesitatimendeni esifungelwe noma esiqinisekisiwe luveza ukuthi-

- (a) kunezizathu ezizwakalo eziholela ekutheni kube nezinsolo zokuthi kukhona ukwaphulwa koMthetho kaMasipala okwenzekile, okwenzekayo noma okungase kwenzeke;
- (b) ukuphenywa kwendawo kungase kunike ulwazi oluphathelele nalokho kwaphulwa komthetho; kanye
- (c) nokuthi uphenyo lunesidingo ukuze kuphoqelelwe lo Mthetho kaMasipala.

(2) Iwaranti yokungena kwenziwe uphenyo ingasetshenziswa emini kuphela, ngaphandle uma umehluleli noma imantshi eyikhiphile leyo ncwadi igunyaze ukuba isetshenziswe nasebusuku noma ngokwezikhathi noma izimo ezifanele.

Ukufakwa nokuphenywa kwezikhhalazo

75.(1) Noma imuphi umuntu, othintekayo noma ongaba nolwazi ngokwaphulwa komthetho okusolekayo, lapho kufanele, angabhalela uMasipala amcele ukuba aphenye lezo zinsolo zokwaphulwa komthetho.

(2) Isikhhalazo esibhaliwe kumele –

- (a) sibe nolwazi oluphathekayongezinsolo, oluhambisana namaphepha kanye nobunye ubufakazi obufanele, lapho kudingeka khona; futhi
- (b) sibenegama, ikheli kanye nenombolo yommangali.

(3) UMasipala kumele akuveze ukuthi usitholile isimangalo esibhaliwe bese enika ofake isikhhalou-Enforcement Officer ozophenya.

(4) UMasipala kumele azise umuntu omangalelwe bese umcela ukuthi abhale isitatimende esifungelwe ukuphendula isimangalo kungakapheli izinsuku ezinhlanu azisiwe.

(5) Ukwethula ubufakazi obungelona iqiniso noma obudukisayo kuMasipala kuyicala.

(6) UMasipala kumele aphenye isikhalazo kungakapheli isinsuku eziyisikhombisa kusukela osukwini lokufakwa kwesimangalo.

(7) Ekuphenyeni lesi simangalo, uMasipala engathumela isikhalazo kweminye iminyango efanele ukuze ibeke izimvo zayo, ahlola indawo athathe nobufakazi bezithombe ngesimangalo esifakiwe.

(8) Uma kufanele, uMasipala kumele azise ummangali ngemiphumela yophenyo uma icala seliqinisekisiwe.

(9) Uma uMasipala eqinisekisa ukuthi likhona icala emva kokuyohlola leyo ndawo, angashintsha amarates omhlaba ngokuhambisana neNqubomgomo Yamarates Omhlaba eyemukelwa uMkhandlu ngokoMthetho Wamarates Omhlaba uMunicipal Property Rates Act, 2004 (uMthetho No.6 ka 2004).

Isaziso sokwephula umthetho

76.(1)Ngokwezinhloso zalesi sahluko 'umnikazi' kushiwo umuntu umhlaba obhalwe egameni lakhe ehhovisi lamatayitela elifanele futhi kuhlanganisa –

(a) abaphatheli ababekiwe bebhodi eyengameleumhlaba, uma kukhulunywa ngomhlabaosetshenziswa ngokuhlanganyela;

(b) umlawuli webhodi eyengamelengohlelo lwetayitela umakukhulunywa ngomhlabaosetshenziswa ngokuhlanganyelalapho bengekho abaphatheli ababekiwe bebhodi eyengamele umhlaba;

(c) umabi wamafa, uma umnikazi esashona kanti nomhlaba awukususwa egameni lakhe;

(d) umlondolozisi, uma umnikazi emenyezwele yinoma iyiphi inkantolo njengowehlulekayo ukuziphathela izindaba zakhe noma obudedengu;

(e) umphathi, lapho umnikazi womhlaba kuwumuntu ogula ngengqondo njengoba echazweesigabeni 1 soMthetho Wabagula Ngengqondo, 2002 (uMthetho No. 17 ka 2002);

(f) umabi wamafa, uma impahla yomnikazi isidliwe;

(g) ohlakaza ibhizinisi, uma umnikazi womhlaba kuyibhizinisi noma isigungu sabaphatheli (trust) futhi sekuhlakaziwe;

(h) abebengamalungu enkampani eseyasulwa futhi besenezibophezelo eziqhubekayo njengoba kuhlangozwe esahlukweni 26 soMthetho Wezinkampani, 1984 (uMthetho 69 ka 1984), sifundwa nesigaba 83(2) kanye no 3 soMthetho Wezinkampani, 2008 (uMthetho 71 ka2008);

(i) ohlangula amabhizinisi, uma ibhizinisi selifakwe ngaphansi kohlelo lokuhlelwa kwamabhizinisi;

(j) umlawuli oqashiwe, uma umnikazi womhlaba engekho kwiRiphabhulikhi yaseNingizimu Afrkia noma uma uMasipala, emva kwemizamo efanele, ehlulekile ukuthola ukuthi ukuphi; noma

(k) wonke umuntu onelungelo lokuhlala noma lokusebenzisa umhlaba, noma ohlala noma osebenzisa isakhiwo lapho –

(i) umnikazi engekho kwiRiphabhulikhi yaseNingizimu Afrika;

(ii) uMasipala, emva kwemizamo eminingana, ehlulekile ukuthola ukuthi umnikazi womhlaba ukuphi; noma

(iii) engekhoumlawuli oqashiwe.

(2) UMasipala angathumela isaziso sokuphulwa komthetho, ngendlela efanele, kumnikazi noma kumuntu uma sekuqinisekisiwe ukuthi kwephulweumthetho noma kunezizathu ezizwakalayo zokusola ukuthi umnikazi wephule –

(a) okushiwo yilo Mthetho kaMasipala;

(b) okushiwo wuhlelo lokusetshenziswa komhlaba; noma

(c) umbandelaobekwe esazisweni sesinqumo.

(3) UMasipala, uma kufanele, angafaka umyelelo esazisweni sokuphulwa komthetho etshela umnikazi noma umuntu –

(a) ukuthi ayeke akwenzayo kulowo mhlaba ngaleso sikhathi;

(b) ukuthi asuse noma ashintshe noma isiphi isakhiwo noma umsebenzi ongavumelekile bese elungisa umhlaba noma abuyisele umhlabaesimweni obukuso;

(c) ukuthi ahambisane nombandela wokugunyazwa oqukethwe isinqumo singakapheli iskhathi asinqunyelwe;

(d) ukuthi ahambise isicelo sokuthuthukiswa komhlaba ngokwalo Mthetho kaMasipala zingakapheli izinsuku eziwu-30 ethole isaziso sokuphulwa komthetho: Kuncike ekutheni ngeke sivunyelwe isicelo sokuthuthukiswa somhlaba esihlose ukuklama kabushaumhlaba; futhi

(e) akhokhe inhlawulo zingakapheli izinsuku eziwu-30 kusukela ethole incwadi yokuphulwa komthetho.

(4) Umyalelo wokuthumela isicelo sokuthuthukiswa komhlaba ngokwesigatshana (3)(d)awushoukugunyazwa kwesicelo sokuthuthukiswa komhlaba.

(5) Uma umnikazi noma umuntu ehluleka ukuthatha izinyathelo ezibekiwe esazisweni sokuphulwa komthetho evela esigatshaneni (2), uMasipala angafaka isicelo somyalelo wenkantolo-

(a) ovimbela umnikazi noma umuntu ukusebenzisa umhlaba ngendlela eshayisana nohlelo lokusetshenziswa komhlaba noma noMthetho kaMasipala;

(b) ophoqelela umnikazi noma umuntu ukuthi ayeke akwenzayo okushayisana nomthetho;

(c) oyalela umnikazi noma umuntu ukuthi athathe izinyathelo zokulungisa ngesikhathi esinqunyiwe; futhi

(d) sanoma imuphi umyalelo wenkantoloofanele.

(6) Ngale kwezihlinzeko zesigatshana (5), uMasipala angaphinde ahoxise imvume ebesikhishiwe ngokwesaziso sesinqumo ngokubhalela umnikazi noma umuntu owehlulekile ukuthatha izinyathelo eziqukethwe esazisweni sokwephulwa komthetho bese evumela umnikazi nom lowo muntu ukuba enze izethulo kuMasipala zokuthi kungani kungamele ihoxiswe imvume yakhe.

(7) Noma imuphi umuntu othunyelwe isaziso sokwephula lo mthetho njengoba kuchaziwe esigatshaneni (2) angenza izethulo ezibhalwe phansi azibhekise kuMasipala acele ukuba kubuyekwezwe isaziso zingakapheli izinsuku eziyisikhombisa ethole isaziso.

(8) UMasipala emva kokubheka izethulo ezibhalwe phansi okukhulunywe ngazo esigatshaneni (7) angaqinisekisa, achibiyele noma abeke eceleni isaziso.

(9) Lapho uMasipala eqinisekisa noma echibiyela sonke isaziso noma ingxenye yaso, umuntu kumele athobele imiyalelo kanye nezikhathi ezinqunywe kuleso saziso.

(10) Izixazululo ezihlinzekwe kulo Mthetho kaMasipala zengeza ngaphezu kwanoma yiziphi ezinye ezitholakala kweminye imithetho uMasipala angayisebenzisa.

Ukuphuthuma

77.(1) Uma uMasipala ekholwaukuthi kuzoba nomonakaloongeke ulungisekenoma kuzophazamiseka imvelo, impilo, noma ukuphepha kwanomaimuphi umuntu noma umphakathi, uMasipala angathatha isinyathelo esiphuthumayo sokulungisa lesi simo aphinde afezekise izimfuno zesigaba 76 ngokwenza isicelo esiphuthumayo somyalelo wenkantolo –

(a) ovimbela noma imuphi umnikazi ukusebenzisa umhlaba ngokushayisana nohlelo lokusetshenziswa komhlaba noma lo Mthetho kaMasipala;

(b) ophoqa noma imuphi umnikazi noma umuntu ukuthi ayeke akwenzayo okwephula nomthetho;

(c) oyalela umnikazi noma umuntu ukuthi athathe izinyethelo zokulungisa ngesikhathi esithile esinqunyiwe.

(2) Uma kudingeka isinyathelo esiphuthumayo esihlongozwe esigatshaneni(1), uMasipala engathatha izinyathelo ezifanele ukulungisa isimo futhi angaqoqa zonke izindleko zokwenza lokhu kumnikazi noma kumuntu.

(3) Ukuqoqwa kwezindleko okuhlongozwe esigatshaneni (2) kwengeza ngaphezu kwanoma iyiphi inhlawulo engakhokhiswa umnikazi noma umuntu.

(4) Akekho umuntu ongafuna isinxephezelo ngokulahlekelwa noma ngokulinyalelwa okubangelwe yinoma isiphi isenzo noma isinqumo esifanele esithathwa uMasipala nanoma imuphi umsebenzi ogunyaziwe ngokwalesi sigaba.

(5) Uma uMasipala esethole umyalelo wenkantolo, ikhophiyalowo myalelo iyonanyathiselwa endaweni esobalukulowo mhlaba othintekayo.

(6) Noma ngabe imuphi umuntu osusa, olimaza noma ophazamisa umyalelo wenkamtolo evezwe esahlukwaneni (5) uyothwala icala.

Isitifiketi sokuthobelaumthetho

78. Isaziso sokwaphula umthetho siqhubeka nokusebenza kuze kulungiswe lokho kwaphulwa komthetho ngendlela egculisa uMasipala, futhi uMasipala wakhapha isitifiketi sokuthobela umthetho.

ISAPHLUKO 14
IZINDAWO ZAMAKHOSI

Isivumelwano noMkhandlu weNkosi

79. (1) UMasipala angangena esivumelwaneni samazinga okusebenza noMkhandlu weNkosi kulezo zindawo zikaMasipala lapho kusebenza khona lowo Mkhandlu weNkosi mayelana nezicelo zokuthuthukiswa komhlaba.

(2) Uma uMasipala esengenile esivumelwaneni samazinga okusebenza noMkhandlu weNkosinjengoba kushiwo esigatshaneni (1), lowo Mkhandlu weNkosi kumele uqale ukuphatha ukusetshenziswa komhlaba kuleyo ndawo ngokuhambisana nemigomo yesivumelwamo samazinga okusebenza.

(3) Uma isicelo sokuthuthukiswa komhlaba noma isicelo sokwabelwaumhlaba sesithunyelweMkhandlwini weNkosi, uMkhandlu weNkosiunejokalokwazisa uMasipala nokuveza ubufakazi bokwabiwa komhlaba namalungelo ngokomthetho wesintu osebenza kuleyo ndawo yezamasiko, ukuze kukhuthazwe –

- (a) ukukhula komnotho;
- (b) ukubandakanywa komphakathi;
- (c) ukuthuthukiswa komhlaba okusebenzayo; kanye
- (d) nokuncishiswa komthelela ongemuhle kwezempilo yomphakathi, kwimvelo kanye nezinsiza zemvelo, kanye
- (e) nemigomo yeSPLUMA yezentuthuko;

kuleyo ndawo yenkosi.

ISAHLUKO 15

UKUKHISHWA KWEZINOMBOLO ZEMIGWAQO NOKUQANJWA KWEMIGWAQO

Ukuthunyelwa kwezinqobolo zemigwaqo namagama emigwaqo ezicelweni zokuthuthukisa umhlaba

80.(1) Umfakisicelo, uma kufanele, kumele asho izinqobolo zesitaladi azifunayo kuzo zonke izindawo namagama emigwaqo ume enza isicelo sokuthuthukiswa komhlaba.

(2) UMasipala angachibiyela izinqobolo zemigwaqo esicelweni lapho izinqobolo zingahambisani nenqubomgomo kaMasipala ephathelene nezinqobolo zesitaladi nokuqanjwa kwemigwaqo.

Ukuqanjwa kwemigwaqo okungeyona ekahulumeni

81. Onke amagama emigwaqo okungeyona ekahulumeniathunyelwe ukuze agunyazwe kumele ahambisane nenqubomgomoephathelene nezinqobolo zemigwaqo nokuqanjwa kwemigwaqo.

(2) Uma igama lomgwaqo ongekho ngaphansi kukuMasipalaeliceliwelingavunyelwa, umfakisicelo engabonisana noMasipala ngamanye amagama angasetshenziswa ngaphambi kokuhambisa futhi igama kuMasipala ukuze livunyelwe.

(3) Onke amagama emigwaqo ancike ekugunyazweni uMasipala.

Ukuqanjwa kwemigwaqo kahulumeni

82.(1) Zonke izindaba ezithinta ukuqanjwa kwemigwaqo kahulumeni zibhekene noMasipala.

(2) Ukuqanjwa kwemigwaqo kahulumeni kumele kuhambisane nenqubomgomo noMthetho woMkhandlu WaseNingizimu Afrika Wamagama Ezindawo, ka 1998 (uMthetho No. 118 ka 1998).

(3) Onke amagama emigwaqo kahulumeni aphakanyisiwe kumele aphasiswe ngesinqumo soMkhandlu.

Izinombolo zemigwaqo namagama amabilidi akhona

83. UMasipala ngezikhathi ngezikhathi anga–

- (a) shintsha izinombolo zemigwaqo ezakhiweni ezikhona ukuze aqinisekise ukuhambisana nenqubomgomo kaMasipala; futhi
- (b) cela esugugwini noma kumuntu ophethe indawo ekhona uhlu oluphelele–
 - (i) lwezinzombolozezitaladizezakhiwo zonke ezikhona; kanye
 - (ii) namagama emigwaqo,kulezo zakhiwo ngendlela enqunyiwe.

(2) Izinombolo zezitaladi namagama emigwaqo ngeke kushintshwe ngaphandle kokuthola imvume kuqala kuMasipala.

ISAHLUKO 16

AMACALA NEZINHLAWULO

Amacala

84.(1) Umuntu wenza icala uma –

- (a) ephazamisa noma evimba noma ngayiphi indlela umsebenzi onegunya owenza umsebenzi ngaphansi kwalo Mthetho kaMasipala;
- (b) enqaba ukuhlinzeka umsebenzi ogunyaziwe ulwazi njengoba kudingeka ukuze umsebenzi ogunyaziwe akwazi ukwenza umsebenzi wakhe ngokwalo Mthetho kaMasipala;
- (c) enikeza ngokwazi ulwazi olungamanga noma oludukisayo kumsebenzi ogunyaziwe;
- (d) evimba ngokungemthetho umnikazi wanoma iyiphi indawo, umuntu osebenzela umnikazi, ukungena endaweni ukuze enze okufunwa yilo Mthetho kaMasipala;
- (e) ezenza umnikazi noma umsebenzi ogunyaziwe engesiyena;
- (f) ephula noma ehluleka ukulandela izihlinzeko zalo Mthetho kaMasipala noma umbandela wesaziso sesinqumo;
- (g) ephula noma ehluleka ukulandela noma imuphi umyalelo noma isaziso esikhishwe ngaphansi kwalo Mthetho kaMasipala;
- (h) ephula noma iziphi izihlinzeko zahlelo lokusetshenziswa komhlaba noma zohlelo lwedolobha;
- (i) ephikisana nanoma yisiphi isinqumo esithathwe noma umbandela, umkhawulo noma ukwenqatshelwaokubekwe ngokwalo Mthetho kaMasipala;

(j) esebenzisa umhlaba ngendlela ehlukile kunale evunyelwe uhlelo lokuklanywa kwezindawo.

(k) eguqulanomaelimaza umhlaba ngendlela yokuthi indawo ngeke isasebenziseka ngenhloso ebekiwe ohlelweni lokusetshenziswa komhlaba.

(2) Umnikaziwomhlaba ovumela ukuthi umhlaba usetshenziswe ngendlela evela esigatshaneni(1) futhi ongakumisi lokho kusetshenziswa noma athathe izinyathelo ezibonakalayo ukuqinisekisa ukuthi lokho kusetshenziswa kuyayeka, noma ovumela umuntu ukuthi ephule izihlinzeko zesigatshana (1) unecala.

(3) Umuntu wenza icala eliphindayo uma eqhubeka necala emva kokuthi isaziso sesikhishiwe ngokoMthetho kaMasipala esithi akayeke ukwenza lelo cala, noma ngemva kokuthi selike lamlahla lelo cala.

Izinhlawulo

85 Noma imuphi umuntu olahlweyicala ngaphansi kwalo Mthetho kaMasipala uyokhokha inhlawulo noma abhadle ejele iminyaka engeqile kwengama-20, noma kokubili inhlawulo nokubhadla ejele.

(3) Esimweni secala eliphindayo, inhlawulo eyengeziwe noma ukuvalelwa ejele isikhathi esingeqileezinyangeni ezintathu ngosuku ngalunye lapho leli cala liqhubeka noma kokubili inhlawulo nokuvalela ejele kuzokwehliswela kuye.

ISAHLUKO 17

IZINHLINZEKO EZINGXUBEVANGE

Isicelo sokuba umngeneleli

86.(1) Umthathizinqumo noma isiGungu Sokudlulisela Izinqumo bangabheka isicelo esenziwe umuntu ukuze abe umngeneleli esicelweni sokuthuthukiswa komhlaba noma ekudlulisweni kwesinqumo.

(2) Ofake isicelo sokuba umngeneleli kumele ahambise, kanye nefomu elifanele, incwadi efungelwe eqinisekisa ukuthi yena –

(a) akahlangene nofake isicelo, ophikisa isicelo noma odlulisa isicelo; futhi

(b) uzimisele ukumelana nokwenza ngokuhambisana nemiyalelo kamthathizinqumo noma yesiGungu Sokwedlulisela Izinqumo.

(2) Ofake isicelo sokungelela oveza ukuthi uwumuntu othintekayo esicelweni sokuthuthukiswa komhlaba kumele aveze ukuthi uwuntu othintekayo.

(4) Umthathizinqumo noma isiGungu Sokwedlulisela Izinqumo bengabheka lokhu okulandelayo uma becubungula ukuthi ingabe umuntu ofakeisicelo sokuba umngeneleli uyathinteka yini–

- (a) iqhaza lomphakathi belidingeka yini kulesi sicelo;
- (b) ukuthi umuntu wanikezwa yini isaziso sesicelo;
- (c) ukuchaza okubhaliwe okubeka isizathu sokungenelela;
- (d) imvume ebhaliwe yezinhlangothi ezithinteka esicelweni uma zivumile;
- (e) noma ikuphi ukubandlululeka okungabhekana nomfakisisicelo;
- (f) ukuphumelela komuntu ukuba angenelele;
- (g) ukuthiingabe imibono noma ukuphikisa okufanayo sekuke kwafakwa; kanye
- (h) izethulo ezibhalwe phansi ezitholwe ngumfakisisicelo, abaphikisana nesicelo salowo muntu sokuba ngumngeneleli; kanye
- (h) nanoma yini enye ephathelene nalokhu.

(5) Umthathizinqumo noma isiGungu Sokwedlulisela Izinqumo kumele bavume noma bachithe isicelo sokungenelela bese ofake isicelo bemazisa ngokumbhalela ngesinqumo sabo.

(6) Umthathizinqumo noma isiGungu Sokwedlulisela Izinqumo banganquma indlela nobungako bokungenelala okuzokwenziwa umngeneleliesicelweni.

Ukushintsha kobunikazi

87.(1) Umnikazi osethathe ubunikazi bomhlaba singakaphothulwa isicelo sokuthuthukisa umhlaba angaqhubeka naleso sicelo njengomuntu osezoba mngumnikazi olandelayo ngokomthetheo.

(2) Umnikazi omusha kumele azise uMasipala ngokumbhalela phansi ukuthi ufisa ukuqhubeka nesicelo sokuthuthukisa umhlaba futhi ahlinzeke nangemininingwane efanele.

Ukudlulisela ilungelo maqondana neziphikiso noma izimvo

88. (1) Umnikazi owathumela izimvo noma iziphikiso maqondana nesicelo sokuthuthukisa indawo, ngokubhala phansi angadlulisela ilungelo lakhe alinikiwe maqondana nalokho kuphikisa noma izimvo kumnikazi omusha wendawo.

(2) Umnikazi omusha kumele ahlinzeke uMasipala ngekhophi yokudluliselwa kwelungelo ebhalwe phansi kanye neminingwane yokuxhumana naye.

Ukukhishwa kwezaziso

89. (1) Uma kudingeka ukuba kukhishwe isaziso kunoma imuphi umuntu ngokwalo Mthetho kaMasipala kumele kuthathwe ngokuthi lesa saziso sikhishwe ngokwanelekuloyo muntu-

- (a) uma sithunyelwe sanikwa yena uqobo;
- (b) uma sishiwe endaweni yakhe yokuhlala noma yebhizinisi eRephabulikhi yaseNingizimu Afrika sanikwa umuntu oneminyaka engaphezu kweyi 16;
- (c) uma sithunyelwe ngeposi elibhalisiwe noma ngeposi eliqinisekisiwe sabhekiswa ekhelini lakho lokugcina elaziwayo eRephabulikhi yaseNingizimu Afrika lasekhaya noma lebhizinisi futhi kukhishwa necwadi eqinisekisa ukuposwa kwaso;
- (d) uma ikheli lakhe laseRephabulikhi yaseNingizimu Afrika lingaziwa, kepha isaziso sathunyelwa kwi-ejenti yakhe noma lowo omumele eRephabulikhi yaseNingizimu Afrika ngendlela echazwe endimeni (a), (b) noma (c);
- (e) uma ikheli lakhe noa le ejenti yakhe eRephabulikhi yaseNingizimu Afrika lingaziwa, kepha isaziso sixhonywe endaweni ecacile kuleyo ndawo/bhilidi; noma
- (f) sithunyelwe ngombani kagesi ofana nemeyili nom a ifeksi.

(2) Usuku lwesazisomayelana nanoma yisiphi isaziso esikhishwe ngokwalo Mthetho kaMasipala –

- (a) luwusukulokubhaliswakwesaziso, uma isaziso sithunyelwe ngeposi elibhalisiwe;
- (b) luwusuku lokuhanjiswa, uma sihanjiswe ngesandla;
- (c) luwusuku isaziso esashiywa ngalo endaweni yalowo muntu noma lapho ehlala khona kuleli kumuntu oneminyaka engaphezu kweyishumi nesithupha;
- (d) luwusuku isaziso esathunyelwangalo ngempumelelo, uma incwadi ithunyelwe nge-email noma enombolweni yefeksi; noma
- (e) luwusuku isaziso esakhangiswa ngalo obala esakhiweni noma endaweni esiphathelene nayo, okuwusuku isaziso esibekwe ngalo noma esinanyethiselwe ngalo kuleyo ndawo.

(3) Uma isaziso sithunyelwe ngeposi elibhalisiwe, ukuthunyelwa kwaso kungaqinisekiswa ngokuvezwa kobufakazi obungamaphepha bokuposa, obungaba incwadi noma umbiko wokulandelela ukuhamba kweposi.

(4) Izihlinzeko zomthetho we Electronic Communications and Transmissions Act, 2002 (uMthetho No.25 ka 2002) ziyosebenza kunoma iyiphi indlela yokuxhumana ngogesi okukhulunywe ngakho kulo Mthetho kaMasipala.

Ukudluliselwa kwamandla

90. (1) Kuncike kuMthethosisekelo kanye nemithetho efanele kazwelonke neyesifundazwe, noma yimaphi –

- (a) amandla, ngaphandle kwamandla okukhulunywe ngawo esigabeni 160(2) soMthethosisekelo;
- (b) umsebenzi;
- (c) amajoka,

athweswe, ngokwalo Mthetho kaMasipala, uMkhandlu, nanoma iziphi izinhlaka zikaMasipala zezombusazwe, iziphathimandla zezombusazwe, amakhansela noma abasebenzi bakaMasipala, kungadluliselwa yilolo hlaka lwezombusazwe, isiphathimandla sezombusazwe, ikhansela, noma umsebenzi kaMasipala ohlakeni lukaMasipala noma kumsebenzi oqashwe uMasipala.

(2) Ukudluliswaokwenziwa ngokwesigatshana (1) kumele kwenzekengohlelo lokudluliselwa kwamandla olwemukelwa uMkhandlu ngokuhambisana neSahluko 59(1) soMthetho Wezinhlelo Zomasipala Wohulumeni Basekhaya, 2000 (uMthetho 32 ka 2000), kuncike kwinqubo ebekwe esigabeni 59(2) semthetho okukhulunywa ngawo.

(3) Nomaikuphi ukudluliselwa kwamandla okukhulunywe ngakho kulesi sigaba kumele kuqoshwekwiRejista Yokudluliselwa Kwamandla, okumele libe neminingwane –

- (a) ngohlaka noma ngomuntu odlulisa amandla;
- (b) ngokudluliselwa kuye amandla; kanye
- (c) nemibandela ehambisana nokudluliswa kwamandla.

Izihlinzelo zesikhashana

91. (1) Lapho engekho khona amaplani emingcele ahambisana noHlaka Lokuthuthukiswa Kwendawo, wonke amaplani endawo nawokusetshenziswa kwendawo amukelwe nguMkhandlu ayosetshenziswa ukulawula nokusingatha intuthuko.

Isihloko esifingqiwe nokuqala kokusebenza komthetho

92. Lo Mthetho kaMasipala ubizwa ngoMthetho KaMasipala Wezokuhlela Nokulawula Ukusetshenziswa Komhlaba ka 2016 kanti uyoqala ukusebenza ngosuku oyoshicilelwa ngalo kwiGazethi Yesifundazwe.