



Province of the
EASTERN CAPE
Cooperative Governance
& Traditional Affairs

GREEN PAPER

Spatial Planning & Land Use Management

**Ukuphicothwa kwakunye nokunatyiswa
kwenkqubo**

September 2015



Ingaba imalunga nantoni le nkqubo?

- Ngamafutshane, le nkqubo iphathelene nephulo lephondo lempuma koloni lokwenza amalungiselelo azakukhokhelela kumthetho ozakuthi unike umkhomba-ndlela kwindlela yokuqulunqwa kwezicwangwiso zophuhliso-mhlaba kwakunye nolawulo lwendlela ekusetyenziswa ngazo imihlaba.
- Ngezicwangwiso zomhlaba sithetha izigqibo ezithi zithatyathwe ngendlela imihlaba eyakuthi esetyenziswe ngazo kwithuba elizayo.
- Ngolawulo lwendlela ekusetyenziswa ngazo imihlaba sithetha ulawulo lwendlela ekusetyenziswa ngazo imihlaba kwixesha langoku.



Amagqabantshintshi ngembali

Ukuze sikwazi ukuqonda ngemeko
yeli lixa sikulo yaye sikwazi
nokucwangcwisela ikamva elizayo
kuyimfuneko ukuba sigxile
ekuqondeni imbali.

Ingaba kwenzeke njani ukuba sizifumane sinephondo
elineempawu ezinguntlaba-zahlukane, ezingelula
ukuzincothula neengcambu. (Umgangatho wophuhliso,
Imfundo, Ezempilo, Inqesho njlnjl.)

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Masijolise iliso kwimbali

- Iindlela zolawulo ezithe zabonakala ephondweni kule minyaka ingama 200 zahlukile xa ubani ethelekisa intshona kwakunye nempuma yeli phondo lempuma koloni..
 - *Iindlela ezigqamileyo zolawulo entshona yephondo kwakunye nemimandla yeedolophu ezisempuma zibufana kakhulu neendlela zolawulo zehlabathi namazwe asentshona.*
 - *Kwimimandla engamaphandle empuma yephondo ulawulo lwemihlaba lusekelwe kumalinge ocalulo, kwakunye nokusengelwa ecaleni kweemfuno zabemi bemveli beli, yaye belusandula luxhaswe bubungangamsha boorhulumente bengcinezelo kwakunye nokusetyenziswa kwendlela zolawulo lwabemi bemveli beli ekubhekiseni phambili iinjongo zengcinezelo.*

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Imizekelo engumzila wembali enxulumene nezicwangwiso zophuhliso kwakunye nolawulo

| ENTSHONA | EMPUMA |
|---|---|
| Imida yolawulo yoomasipala igqamile. | Imida yolawulo loomasipala ephixanayo nemida yolawulo lwemveli. |
| Ubunikazi bomhlaba obusekelwe kwitayitile. | Ubunikazi bomhlaba obungumfela ndawonye obusekelwe kumaphepha-mvume athi anikwe iintloko zamakhaya ezingamaddoda. Ukungabikho kwendlela yolawulo lweetayitile ze quitrent. |
| Imihlaba ibhaliswe ngokusemthethweni kwi-ofisi zemihlaba zelizwe. | Ukufumaneka kwelungelo lomhlaba kusekezelewe kwiindlela nemigaqo yemveli. |
| | Ukudodobala kwendlela zolawulo lwemihlaba emaphandleni. Umthetho onika isikhokhelo ngolawulo lwenkokheli zemveli (TLGFA) inika urhulumente welizwe kwakunye nabamaphondo ukuba baqulunqe imithetho ecazulula indima yeenkokheli zemveli kulawulo lwemihlaba. Kukhona ukungacaci okukhoyo kwelisoloty. |

Imbali – kwakunye nentsingiselo yolawulo lwendlela zokusetyenziswa kwemihlaba (LUM)

- Kumehlo engqondo esininzi soluntu ukwenziwa kwezicwangwiso zophuhliso kuvuselela amanxeba eenkumbulo zengcinezelo yangaphambili, ezifana neTrust, ukufuduswa kwabantu ngenkani nezithintelo kubunikazi-mhlaba, njalo-njalo.
- Imigaqo yolawulo lwemihlaba ibisandula isekezelwe ekulawuleni kophuhliso nokusetyenziswa kwemihlaba, ngaphandle kwengqalelo kubunikazi bomhlaba.
- Kodwa ngenxa yokuba umba wobunikazi bomhlaba ungxamele ukutshisa ibunzi kweli lomzantsi, kuye kusibanzima ukwahlula kwimigaqo yolawulo lwemihlaba. Kodwa ke akuyomfuneko ukuba ezi zinto zimbini zahlulwe.

Imbali – kwakunye nentsingiselo yolawulo lwendlela zokusetyenziswa kwemihlaba

- Kodwa ke, xa sijonge nje imbali yeli phondo, kubalulekile ukuba uburhulumente bungenelele kwimicimbi ebandakanya ulawulo lokusetyenziswa kwemihlaba khona ukuze ulawulo lwendlela zokusetyenziswa kwemihlaba kungasetyenziswa njengesixhobo sokukhetha iphela emasini, kusetyenziswa amandla ngendlela engafanelekanga.

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Imbali – kwakunye nentsingiselo yolawulo lwendlela zokusetyenziswa kwemihlaba

- Ngenxa yendlela elubonakala ngayo uchwangwiso lwemihlaba ekubekeni isiseko sendawo amabeme kuzo abantu, kukwabalulekile kananjalo ukuba lusetyenziselwe ukuguqula intswelo-mhlaba, ukudodobala kophuhliso kwakunye nokulwa nentsokolo.
- Ulawulo lwemihlaba neendlela zokusetyenziswa kwayo, kungumqolo wolawulo lophuhliso olufezekisa iimfuno zoluntu lwanamhlanje, ngaphandle kokusengela phantsi iimfuno zophuhliso loluntu kwizizukulwana ezizayo.

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Masivavanye inkqubo zolawulo lwendlela zokusetyenziswa kwemihlaba

Uvavanyo ngeliso elinegxeke lwendlela ekulawulwa ngazo iindlela zokusetyenziswa kwemihlaba.

Ingaba ingxuba-kaxaka ikumgaqo okanye ikwindlela umgaqo omiliselwa ngayo kusini na?

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Impixano kulawulo lwenkokheli zomthonyama nolorhulumente bamakhaya

- **Amasolotya ekuthi kohlulwe ngawo iindlela zosetyenziso-mihlaba kwakunye nemigaqo yolawulo kwimihlaba esezilalini ayingqamani neyoorulumente bamakhaya.**
- **Imida yeewadi zoorhulumente bamakhaya akuyithatheli-ngqalelo imida yolawulo lweelali.**
- **Ukurhoxiswa okanye ukudilika kwenkqubo yolawulo nokubhaliswa kwemihlaba (ie. PTO) ngaxesha linye neendlela zokuqokelela irhafu.**
- **Ezinye iindlela zolawulo ziyaqhubeka, kodwa ngaphandle kolawulo loburhulumente.**

Ukungangqamani kolawulo lwemveli noorhulumente bamakhaya

- Iindlela eziqingqiweyo ezisemthethweni zeendlela zokusetyenziswa kwemihlaba kwakunye namagama asetyenziswayo azizibandakanyi iindlela zolawulo kwakunye neemfuno zabemi bamaphandle (ezilalini).
- Yingxuba kaxaka inquleqhu yokuphicothwa kwezicelo zokusetyenziswa komhlaba kwaye azikho izikhokhelo ezaneleyo zokuyicombulula.
- Nangona isidingo seenkonzo sikhula ezilalini igalelo lengxowa yerhafu linqongophele.
- Nangona iliqela ingeniso evela kushishino nasekuqeshiseni ngemihlaba, ingeniso leyo iyaphuncuka emnatheni wengxowa yerhafu.

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Unqongopahalo lweendlela zokuthathela ingqalelo amalungelo nengeniso engabhaliswanga

- Kwimimandla engqonge iidolophu amalungelo angabhaliswanga agqame ukwedlula lawo abhalisiweyo. Kodwa naxa kunjalo iindlela zocwangwiso lophuhliso lwemihlaba akuwaseli-liso amalungelo angabhaliswanga.
- Apho urhulumente asilelayo ukuzisa ubomi obungcono abantu bazenzele ngokwabo ngaphandle kweendlela ezibhalisiweyo ngenxa yokuba urhulumente engakwakwazi ukuzifezekisa iimfuno.
- Imigaqo yamandulo yendlela zokusetyenziswa kwemihlaba azingqamani neemeko ezimbaxa zokuziphilisa zanamhandle.
- Iimfuno zophuhliso loluntu okanye indlela abaziphilisa ngazo abantu ziyakhabana nemigaqo yolawulo lokusetyenziswa kwemihlaba.

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Masikhe solule amathambo engqondo

- Ingaba zingakhangeleka njani izicwangcwiso zophliso kwakunye nezolawulo lwendlela zokusetyenziswa kwemihlaba xa siqulunqwe:
 - *“Zizityebi” okanye “abantu abahluphekileyo”*
 - *“Ngabantu abangaphangeliyo” okanye “abaphangelayo” okanye “oosomashishini”*
 - *Ngabantu abanezithethe nenckubeko ezahlukeneyo*
 - *“Ngabantu abanomhlaba” okanye “abantu abangenamhlaba”*

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Indima yoorhulumente bamakhaya kulawulo lwendlela zokusetyenziswa kwemihlaba

- Nangona orhulumente bamakhaya behamba phambili ngokuqulunqwa kwezicwangcwiso zophuhliso lwemihlaba, umgangatho wezo zicwangcwiso awuginyisi mathe.
- Imigaqo elawula izicwangcwiso zokusetyenziswa kwemihlaba kunqabile ukuba ibe igunyazisiwe ngorhulumente bamakhaya okanye ngamabhunga.
- Unxibelelwano phakathi kwe IDP kwakunye nezinye izicwangcwiso zophuhliso ngumsonto. Isebe nesebe licwangcwiswa ngukungathi lilo lodwa.
- Amagosa agxininisa ukuphumelela kwawo kwezivavanyo ezekiweyo zokujonga umsebenzi. Ukuba izicwangcwiso ziyalukhokhela uphuhliso, kuza mva. - *“Xa isicwangcwiso sikhangeleka kakuhle kugqityiwe”*

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Indima yoorhulumente bamakhaya kulawulo lwendlela zokusetyenziswa kwemihlaba

- Amasoloty abalulekileyo olawulo lweendlela zokusetyenziswa kwemihlaba kulawulwa ngendlela engaginyisi-mathe. “*Kulityalwa izinto*”
- Iinckukacha kwakunye nobungqina bembalelwano obukumaziko oburhulumente aphelela kwiziqu, nto leyo ekhokhelela ekudukeni kweenckukacha xa kuthe ubani low walishiya iziko.
- Ixesha elithatyathwayo kuphiconthwa izicelo lide kakhulu kunnokulindelekileyo nokwamnkelekileyo..
- Isikhewu sokubhenela kwiinkundla zamatyala xa umcimbi uphethwe ngendlela engaxolisiyo kubantu abahluphekileyo ayifikelelekii ngenxa yexabiso loko eliphezulu kubemi beli abasisininzi.

Indima yoorhulumente bamakhaya kulawulo lwendlela zokusetyenziswa kwemihlaba

- Isakhono kumagosa (ngokwamani, imfundo, ubuchule, amava kwakunye nezishobo) oorhulumente bamakhaya busezantsi kakhulu.
- Akukho ndlela inye yokuphonononga inkqubela-phambili kwakunye nokunika inkxasi kumagosa apho kukho ubuthathaka.
- Ulawulo lwenkqubo zolawulo lwamagosa kuyabhidaniswa ziimpembelelo zopolitiko.

Ulawulo lweendlela zokusetyenziswa kwemihlaba, ngeliso elibanzi

- Indlela yolawulo lwezicelo zotshintsho lwendlela ekusetyenziswa ngazo umhlaba icazululwe yasasazwa kumasebe ohlukeneyo, nto leyo ethi ikhokhelele kwisiphitha-nyongo nombhodamo kubahlali kwakunye nakumagosa amelwe ukulawula, imizekelo:
 - *Imvume esekelwe kwiliso nemithetho yendalo*
 - *Imvume zokusebenzisa amanzi*
 - *Imvume zzezicwangwiso zophuhliso, njalo-njalo.*
- Ngenxa yezi zizathu ukuphunyezwa kwezicelo zophuhliso, kunzima, kuhamba ngonyawo lonwabu, kukho ukuphindaphinda, yaye ixabiso liphezulu.

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Ingaba izicwangwiso zeendlela zokusetyenziswa kwemihlaba kunentsingniselo na kuluntu?

- Kumaxa amaninzi iinjongo zezicwangwiso sokusetyenziswa kwemihlaba azizifezekisi iinjongo ebezidalelwe zona, nto leyo ethi ikhokhelele ekungahoyweni kwezicwangwiso luluntu.
- Amalinge okuqinisa ulawulo loorhulument bamakhaya okuthi kubandakanye amalinge olawulo lweendlela zokusetyenziswa kwemihlaba, kuthi kubonakale kunyuka umnqantsa kwiliso loluntu.
- Oozungul'ichele bathi balisebenzise esi sikhewu sokuwa kolawulo njengendlela yokuphepha amalinge okuqokelelwa kwwerhafu.

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Imithetho echaphazelekayo phantsi kweliso elibanzi

**Intsimi yemithetho ozakuthi asebenze
kuyo umthetho nomgaqo wephondo
olawula indlela zokusetyenziswa
kwemihlaba.**

**Masikhe siphonononge iindiza kule-ntsimi yemithetho,
Ngaxesha linye sibe sicaphula nakumava ehlabathini
ngokubanzi.**

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Imithetho esentsimini

**Izicwangwiso zophuhliso zingumqolo phakathi
kwemitho eliqela ebalulekileyo nayo, esingabala
phakathi kwayo; ie.:**

- **The Constitution of the Republic of South Africa (Act 108 of 1996)**
- **The Environment Conservation Act (Act 73 of 1989)**
- **The National Environmental Management Act (Act 107 of 1998)**
- **The Municipal Structures Act (Act 117 of 1998)**
- **The Promotion of Administrative Justice Act (Act 3 of 2000)**
- **The Municipal Systems Act (Act 32 of 2000)**
- **The Eastern Cape Traditional Leadership & Governance Framework Act (Act 4 of 2005)**
- **The Intergovernmental Relations Framework Act (Act 13 of 2005)**

Umthetho ogonyamela eminye imithetho yelizwe

- Isisekelo samalungelo oluntu akumgaqo siseko aqinisekisa amalungelo eelwimi, ilungelo lenckubeko nezithethe, kwaye ezizicatshulwa zinye ziyanyanzelisa ukuba la malungelo axhanyulwe ngendlela ethi ingangquzulani namanye amalungelo akumgaqo siseko.
- Umgaqo-siseko welizwe udandalazisa ngokuselubala ukuthathelwa ingqalelo kwenkokheli zemveli kwakunye nemithetho yomthonyama. Kodwa kunsenjalo kukho ukungaboni-ngasonye ngokuqonda imithetho yomthonyama.

Imbono ezicatshulwa kumava ehlabathi

Umbutho iFAO we UN ubophelela oorhulumente kulemiqathango;

- **MAKUTHETHELWE INGQALELO KUHLONITSHWE** amalungelo oluntu afanelekileyo aphantsi koxinzelelo, kwakunye nabantu abachaphazelekayo
- **MAKUKHUSELWE** onke amalungelo afanelekileyo kuxinzelelo.
- **MAKUBHEKISWE PHAMBILI KUNCEDISWANE** kukhuthazwa ukuba uluntu luxhamle ngemizimba engenaxhala kumalungelo omhlaba.
- **MAKUVULWE** amathuba awoneleyo eluntwini ukuze lufikelele ezinkundleni, xa amalungelo alo ephantsi koxinzelelo.
- **MAKUKHUSELWE** iingxabano kwakunye nemilo edalwa zizikhewu zorhwaphilizo. (UN FAO 2012).

Siyaphi ukubheka phambili.....

**Masakhe ikamva eliqaqambileyo
elisekelwe kwimbali yethu, ngaxa-
linye sithabathela ingqazlelo
amakhwiniba kubomi banamhlanje.
Umelwe ukuba ukugangatha phi
umthetho wocwangwiso lophuhliso?**

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Umkhomba-ndlela wethutyana

- Kufuneka kuqulunqwe ukhomba-ndlela osisinyanzeliso ojjolise ekwakheni intsebenziswano phakathi kooceba kwaakunye nobukhosi. Oku kumelewe ukuba kwenziwa kulungiselelwa ukwakhiwa kwemigaqo yolawulo lwemihlaba, kulungiselelwa iimeko zonke (kubandakanywa needawo ezingalo ulawulo olo).
- Zimelwe ukuba sithabathe inyathelo ngalinye sifunda, ngelixa sizinzisa ulawulo lwendlela zokusetyenziswa kwemihlaba, nangakumbi ezilalini:
 - *Masiwuthambeke umsitho*
 - *Masifunde sibheka phambili sisebenzisa ukukhula kwamava*

Umkhomba-ndlela wethutyana

- Makuqaliswe kusulutywe izixhobo ezisebenzayo ezinxibelelanisaa izigqiba zanamahlanje zeendlela zokusetyenziswa kwemithetho, kwakunye neemfuno zophuhliso zezizukulwana ezizayo.
- Indlela yokwenza izinto masiyoyamannise needlela ezintsha zokucinga; ukugxininisa ekuncediseni kunemiqthango; sikhuthaze ukusetyenziswa kwemikhomba-ndlela ezacutha umonzakalo edalwa ziindlela ekwenziwa ngazo izinto.

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Umkhomba-ndlela wethutyana

- Masisebenzise umthetho okhuthaza intsebenziswano kulawulo njengendlela yokugxalatheliso lwezicelo zophuhliso..
 - Ubudlelwane phakathi kolawulo lwentende yomhlaba, uvimba wamagugu esizingca ngawo sisisizwe, kwakunye nolawulo lwendalo kukho imfuneko yokuba luphinde lungqanyaniselwe ukuba zisolondelelane.
- Masiwuxhome umgangatho wokusetyenziswa kobuchephesha ekubhaliseni amalungelo awohlukeneyo..
 - Oku kuzakufuna iinkokheli kwakunye nentsebenziswano phakathi kwazindlu zolawulo.

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Umkhomba-ndlela wethutyana

- Masisithathe ngonyawo lonwabu isantya sophuhliso – ngaxesha-linye sinika ithuba lokuba abantu bazincede .
- Apho abantu sele bezinzile, yaye kungekho bungozi namqobo, mabanikwe umoya wozinzo nengqiniseko youkuqinniswa kwamalungelo, ngalixa linye kuphuculwa imeko yendawo zokuhlala.

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Umkhomba-ndlela wethutyana

- Makusekwe izikhwu ezifikeleleka nezilula zoluntu zokunyanzelisa ukuba abasemagunyeni balinganisele ngomlinganiselo omnye womthetho.
- Masiyiqapele intsingiselo yamagama afana nala, “itayitile”, “isigunyazisi”, “iphepha-mvume”, “uluhlu lwamagama”, “ucando lomhlaba”, “imida” ngenxa yokuba wona athi angangqamani nendlela asetyenziswa ngazo kumazwe asentsona.
- Masisungule iindlela ezizizo nezilungele iimeko xeshikweni kulungiswa amagoso kwabasemagunyeni abatyeshela imisebenzi yabo..

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Enkosi

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