

MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY



PUBLIC NOTICE:

BUILDING PLANS APPROVAL AND LAND USE APPLICATIONS

Residents and business owners are reminded to submit building plans to the municipality for approval before they can commence with construction work on their properties. All construction work – be it alterations and additions to existing buildings, or the building of walls and outside entertainment areas – require prior approval from the Municipality. This is to ensure the plans comply with the National Building Regulations and the development rules applicable to the property and area.

Residents and business owners are further reminded that all land units that fall within the municipal boundaries have a base zoning that determines what the land can be used for, and how the land may be developed. This zoning, among others, is indicated in the Modimolle-Mookgophong Land Use Management Scheme, 2023 (LUMS) and Modimolle-Mookgophong Spatial Planning and Land Use Management Bylaw, 2019 (SPLUM Bylaw)

The LUMS and SPLUM Bylaw have an impact on the current and future developments and land uses, determine property owners' rights, and provide clarity about what is allowed in the building environment, and what is not. In fact, the LUMS and SPLUM Bylaw together with building regulations affect all who live in Modimolle- Mookgophong municipal area because these legal instruments influence the image of our towns and townships.

Should an owner want to use a building or erf for something other than what it is zoned for or permitted, they need to submit a land use application to the municipality for consideration and approval. This applies also to the business such as tuck-shops, general dealers, taverns, rental accommodations (rooms),

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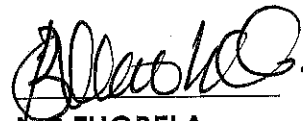
bottle stores, scrapyards, hardware's, guest house, retail shops, filling stations and many more.

The municipality is currently in a process of finalizing the fines and penalties for illegal land use activities and unlawful building construction. If/when approved, they will form part of the municipal tariffs from 2024/25 financial year which commence from **1 July 2024**.

Residents and business owners are encouraged to utilize this grace period, from **April to June 2024** to submit building plans and land use applications to the municipality for approval before the implementation date of fines and penalties.

For more information on building plans approval and land use applications contact Manager: Town Planning, Mr M.S Tefo on the following number/email; **014 718 2000/ Tefom@Modimolle.gov.za**. Alternatively, the public can come to the Town Planning Office (Commando) in Modimolle Town for further assistance

OR Tambo Square
Harry Gwala Street
MODIMOLLE
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N.B THOBELA
MUNICIPAL MANAGER

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