



UKULUNGISELELA KUNYE NOKUNGENISA IPLANI YOKWAKHA

Ndingaqinisekisa njani ukuba iplani yam yokwakha iphunyezwa ngokukhawuleza?

INTSHAYELELO

Phambi kokuba uqalise ukwenza utshintsho okanye ukongeza kwikhaya lakho okanye ukwakha isakhiwo esitsha, kufuneka ngokomthetho ukuba ube neplani yokwakha yaloo msebenzi epasiswe ngokweMimiselo yoKwakha kaZwelonke (umzekelo; iMimiselo yoKwakha kaZwelonke kunye noMthetho ngeNdlela yoKwakha, we-103 ka1977) ngumasipala.

ICandelo loLawulo lweZakhiwo likaMasipala lifumana futhi lisebenza ngamakhulu ezicelo zokupasiswa kweplani zokwakha ngonyaka ngamnye. Ukuze kuqinisekiswa ukusetyenzwa ngokusulungekileyo nokhupha impendulo ngokukhawuleza yezi zicelo, kubalulekile ukuba zihambisane neemfuno kwakunye nendlela esemthethweni yokuzifaka, zizalisiwe kananjalo zikhatshwe zizo zonke iinkcukacha namaxwebhu afunekayo, njengoko iimpazamo nokushiyelwa kubangela ukucotha kwenkqubo, nokulibaziseka ekupasisweni kwaso kwaye kusenokukhokelela ekwaliweni kwesicelo sakho.

Kunini ukungeniswa nokuphunyezwa kweplani yokwakha?

Phantse yonke imisebenzi yokwakha ifune iplani yokwakha ephunyeziweyo. Oku kubandakanya ukwakhiwa kwazo zonke izakhiwo ezitsha, utshintsho okanye ukwandiswa kwazo okanye ukutshintsha kokusetyenziswa kwezakhiwo esele zikho

OKUYIMFUNeko EKULUNGISELELENI IPLANI

Nje akuba umzobi wakho efumanise ukuba iplani yokwakha iyafuneka kananjalo neenkukacha eziyimfuneko zikhona (umzekelo, ukutshintshwa kokusetyenziswa komhlaba nemida yesakhiwo). Nceda uqaphele ukuba akukho zikopi zeplani kwezikhoyo eziya kunikezelwa ngaphandle kwemvume ebhaliweyo evela kumnikazi weplani, kubalulekile ukuba ezi zinto zilandelayo zithotyelwe xa ulungiselela ukungenisa iplani yakho, kuba wakusilela ukwenza njalo isicelo sakho singangamkelwa, sinokulibaziseka okanye sibuyiselwe kuwe ngoba singagqibelelanga okanye sibe sesingamkelekanga okanye side sikhatywe.

Ubukhulu beplani

Amaphepha eplani afakwe njenge nxalenye yesicelo seplani yakho yokwakha akufunekanga umzekelo;

- abemancinci kune A4 (210 x 297 mm)
- abemakhulu kune A3 (297 x 420 mm) xa iyimisebenzi emincinci
- abemakhulu kune A0 (841 x 1 189 mm)

Iiplani mazizotywe ngokobukhulu obufanelekileyo, bube bobunye bezi zilandelayo kodwa bungaphelelanga apha:

Ingxenywe yeplani

Umzekelo: Iplani yesiza

Ubukhulu

1:100, 1:200, 1:250, 1:500 okanye 1: 1 000

Okudingeka kwiplani yesiza kunye nobume

Ubuncinci, nayiphi na iplani yesiza nezakuba yinxalenye yesicelo sakho seplani yokwakha kufuneka umzekelo: ibonise oku kulandelayo kodwa kungaphelelanga apho:

- inombolo yesiza
- igama lesitalato esingaphambili esijonge kuso isiza
- izakhiwo ezikhoyo

Ukongezelela, eminye imizobo ngobume kufuneka umzekelo: iquke oku kulandelayo kodwa kungaphelelanga apho:

- injongo zokusetyenziswa kwamagumbi onke
- izixhobo nemibhobho yogutyulo lwelindle kunye namanzi

Okudinga ukufakelwa ukukhupha amanzi

Nayiphi imizobo yoko kuza kufakelwa ukukhupha amanzi amdaka kufuneka umzekelo ibonise oku kulandelayo kodwa kungaphelelanga apho:

- indawo, ubukhulu ngokomthamo kunye nendawo ezidibana kuyo kwidreyini ekwakhelweni kwisiza nendlela ezihamba zidibane ngayo phantsi komhlaba, kuquka nokugqibelela kwayo kwisakhiwo.

Ezinye iiplani eziyakufuneka

Ukungozelela koku kungentla, le mizobe ilandelayo nayo iye ifunwe kwiimeko ezithile:

umzekelo: lingxeny zeplani	Zifuneka nini
<ul style="list-style-type: none">• Imizobo yoyilo lwesakhiwo (ebonisa ulungelelwaniso lwesakhiwo kunye neenkukacha, kunye nesiqinisekiso sokuqeshwa)	<ul style="list-style-type: none">• Apho naluphi na uyilo lwesakhiwo (umzekelo: ikhonkrithi eqinisiweyo, isakhiwo samazinki/seentsimbi okanye isakhiwo samaplanga) lucetywayo.

Ukufakela imibala kwiiplani

Zonke iiplani kunye nemizobo eyinxalenye yezinto ozingenisayo kufuneka zifakelwe imibala ngokwemigaqo emiselweyo.

OKUDINGEKAYO EKUNGENISENI

lifomu zesicelo

Ezi fomu kunye nala maxwebhu aqhelekileyo alandelayo ayafumaneka kwiSebe loLawulo lweZakhiwo lwengingqi yakho:

- umzekelo: Ifomu yeplani yokwakha kunye
- nefomu yesicelo seMvume yokuDiliza

Amaxwebhu axhasayo kunye nenani leeplani ezifunekayo

Kuxhomekeka kuhlobo lwesicelo, ukufaka isicelo seplani yokwakha kufuneka udibanise amaxwebhu kwaneenkukacha ukuze sibe nokwamkelwa njengesilungileyo nesigqibeleleyo.

Umzekelo: oku kulandelayo kufuneka kubandakanywe kodwa kungaphelelanga apho:

- zalisa ifomu yesicelo (isayinwe ngumnikazi wesakhiwo) okanye ummeli wakhe ogunyazisiweyo
- zalisa ngokupheleleyo iifomu ze-SANS10400 (ifomu yoku-1 neyesi-2 ukuba kuyimfuneko)
- iplani yesiza
- iplani ngobume
- imizobo ngokufakelwa kwemibhobho yokukhupha amanzi (ukuba kuyimfuneko)
- imizobo yobunjinieli yesakhiwo (ukuba kuyimfuneko)
- liseti ezintathu ezigqibeleleyo zazo zonke iiplani (zonke iiseti mazifakwe imibala)

Okunye Okudingekayo

Nceda uqaphele oku landelayo nokudingekayo banzi:

- ukucima ngetipeksi okanye ukuncamathelisi amaphetshana akuvumelekanga kuzo naziphi na iiplani
- umnikazi obhalisiweyo kufuneka asayine kwaye abhale nomhla kwiifomu zesicelo nakuzo zonke iiplani
- ukuba isakhiwo asisesomntu omnye, bonke abanobunini kufuneka basayine ifomu yesicelo
- ukuba isakhiwo sesenkampani, indibaniselo yosapho, inkampani yabucala okanye inkampani elinganiswa nomntu ngokwasemthethweni, isicelo kufuneka sikhathshwe sisigqibo senkampani esigunyazisa ummeli ukuba asayine egameni layo.
- izicelo zeplani yokwakha ezinxulumene nesiza esiyinxalenye yolwahlulwa-hlulo olusandulukwenziwa aziyi kwamkelwa ngaphandle kokuba kukhutshwa ileta yesiqinisekiso evela kumagqwetha abhalisa izakhiwo echaza ukuba ubhaliso kwi-Ofisi lobuNini beZakhiwo sele luzakuqosheliswa.

Iintlawulo zesicelo / zokuphonononga

Xa ungeniswa isicelo seplani yokwakha, iintlawulo zokusiphonononga ziya kubalwa ngokweentlawulo ezibekiweyo ngokohlalo lwabiwo-mali. Le yintlawulo engabuyiswayo (kungakhathaliseki ukuba sithini na isiphumo sesicelo) kwaye ihlawulwa ngokupheleleyo ekungenisweni kwesicelo.

Ukubhaliswa kwa-SACAP:

Ngubani onokulungiselela iiplani zokwakha ezizakungeniswa?

NgokoMthetho wobuGcisa bezoLimo, wama-44 ka-2000 kunye nemimiselo enxulumene nawo (ukuqala ngowo-1 Julayi 2006), nawuphi na umntu owenza iiplani yokwakha (ebandakanya umsebenzi wokuzoba) ezakungeniswa kwamasipala kufuneka abe ubhalisile kwiBhunga loMzantsi Afrika lobuGcisa bezoYilo (i-SACAP).

Ukuvavanywa kweeplani zokwakha

Isigqibo sokuphumeza okanye ukwala kufuneka senziwe kwiintsuku ezingama-30 kwizakhiwo ezingaphatsi kwe-500m² kanjalo kube kungaphelanga iintsuku ezingama-60 kwizakhiwo ezinkulu kune-500 m² – oku yimfuneko esemthethweni kazwelonke. “Naluphi na utyeshelo lwemiqathango”, olufana nokutshintsha ukusetyenziswa komhlaba njl.njl, kuya kuthetha ukuba iiplani yakho iyakulandela inkqubo eyahlukileyo kwaye izakufuna nemvume yokusetyenziswa komhlaba.

Kanye, yakuba iphunyeziwe iiplani yakho, kufuneka uwuqalise umsebenzi wokwakha kwisithuba sonyaka omnye/1 wokuphunyezwa kweplani. Wakuqalisa ukwakha, ubuncinane zizihlandlo ezi-5 zokukuhlola oluzakwenziwa, kwisigaba sokomba nokwakha imisele yesiseko, somgangatho, sokubeka uphahla, kwisigaba sokufakela imibhobho yokukhupha amanzi kunye naxa kugqitywa (isigaba sokugqibela). Uhlolo lokugqibela lucelwa ngumnikazi wesakhiwo kuphela xa wonke umsebenzi wokwakha ugqityiwe ngokweplani ephunyeziweyo. Kungoko kuphela apho umnikazi wesakhiwo enganakho nokucela isiqinisekiso sokupasiswa komsebenzi kwanembuyekezo yediphozithi yokwakha.

Ukuphunyezwa kweePlani zezakhiwo ezingaphezulu kweminyaka engama-60

Umnikazi wesakhiwo kufuneka angenise iiseti zeplani zokwakha kwiLifa leMveli laseNtshona Koloni ukuze zivavanywe. Ukuba ziphunyeziwe, umnikazi wesakhiwo angazingenisa iiplani zezakhiwo (nemvume) emvakoko iinkqubo eziqhelekileyo ziya kulandela.

Ukungenelela kwimida yesakhiwo

Zonke iiplani malunga noku kungentla kufuneka kukhatshwe bubungqina bentlawulo yesicelo kunye nesindululo esibhaliweyo esivela kubamelwane sokuba bayasivumela isicelo.

Ukudilizwa kwezakhiwo

Umrhumo wesicelo nesicelo kufuneka zingeniswe kwiSebe loKwakha. Uphononongo kunye/okanye ukuphunyezwa kukwaxhomekeke kwigalelo leLifa leMveli laseNtshona Koloni (kwizakhiwo ezineminyaka engaphezu kwama-60 eminyaka). Iphepha-mvume lisebenza unyaka omnye.

Ukwakha ngaphandle kweePlan

Isohlwayo esixabisa imali elinganiswa nentlawulo yokwakha izakhiwo ezi-4 iyakuhlululiswa idibane nemali yesohlwayo.

Inkqubo yokungenisa iiplani zokwakha

- umnini/umyili wezakhiwo uya kunikwa ifomu yesicelo
- ukuba umfaki-sicelo akanguye umnini-sakhiwo, imvume ngokupheleleyo kufuneka ihambe nesicelo
- iiplani zokwakha mazingeniswe kwiSebe loLawulo lweZakhiwo elikufutshane
- umnini-sakhiwo uya kungenisa iiseti ezintathu zeplani zokwakha ezigqibeleleyo (ezombala)
- igosa liya kuqulunqa intlawulo yesicelo njengoko kubonisiwe kuHlahlo-lwabiwo mali
- umfaki-sicelo uhlawula intlawulo yesicelo kwiSebe lezeMali
- ubungqina bentlawulo busiwe kwiSebe loLawulo lweZakhiwo
- ukuvavanywa kweplani kuza kuqalisa – iiplani ziza kuphicothwa ngamaSebe ahlukeneyo angaphakathi kunye nawePhondo xa kubonakala imfuneko yoko kodwa kungaphelelanga kula:
 - ESKOM
 - Ezendlela
 - kwiNkonzo zobuNjineli zoLuntu
 - kwiSebe loGcwangciso lweDolophu
 - kwiSebe loLawulo lweZakhiwo
 - kwiNkonzo zoMlilo
 - kwiNkonzo zoMbane
 - Amafa eMveli laseNtshona Koloni (kwizakhiwo ezibudala bungaphezu kweminyaka anagama-60)
 - kwiNjineli zeZitalato zeSithili
 - kuMasipala waseCape Winelands
- naziphi na iziphene ezifunyenwe kwiiplani zokwakha ezoplani ziya kubuyiselwa kumnini/umyili wezakhiwo ukuba kwenziwe izilungiso – ixesha lokuzivavanya lakuphinda liqalise xa kuphinde kwangeniswa iiplani ezilungisiweyo.
- zonke iiplani ziya kuvavanywa / ziphunyezwe kwiintsuku ezili-14 kuphela xa kungekho ziphene/zimpazamo

ISIQUKUMBELO

Ndingazifumana phi iinkcukacha ezibanzi?

Ukuba uneminye imibuzo malunga noku kungasentla okanye ufuna ukwazi ngakumbi, nceda uqhagamshelane noMhloli weZakhiwo weCandelo loKwakha okufutshane.