

STRATEGY AND PLANNING - PLANNING AND BUILDING DEVELOPMENT MANAGEMENT: LAND USE MANAGEMENT

Must be read in conjunction with Business Rules

	SERVICES RENDERED	UNIT	REMARKS	2009/10 Recalculated excl. VAT	2009/10 R incl. VAT	VAT Yes/No	2010/11 R excl. VAT	2010/11 Recalculated excl. VAT	2010/11 Variance due to rounding	2010/11 R incl. VAT
1	BASIC APPLICATION FEES									
(a)	Regulation Departures (including title restrictions)									
(i)	In respect of residential erven 200m ² or less, as well as housing developed with national housing subsidy funding	All departures	No application fees payable	No charge	No charge	y	No charge	No charge	No charge	No charge
(ii)	In respect of residential erven larger than 200m ² building lines / coverage / boundary wall height	Dwelling house (including double / second dwelling) - per application. All other properties - per departure	Building line / coverage / boundary wall height and other Regulations Departures get charged separately - i.e. a Building line / coverage / boundary wall height application does not exempt applicant from other (including other departure) fees and vice versa. Properties occupied only by a single dwelling house, or double dwelling, or a main dwelling and second dwelling regardless of its zoning are included in this basic application fee.	157.63	179.70	y	166.46	166.49	0.03	189.80
(iii)	In respect of residential erven larger than 200m ² other than building lines / coverage / boundary wall height	Dwelling house (including double / second dwelling) - per application. All other properties - per departure	Building line / coverage / boundary wall height and other Regulations Departures get charged separately - i.e. a Building line / coverage / boundary wall height application does not exempt applicant from other (including other departure) fees and vice versa. Properties occupied only by a single dwelling house, or double dwelling, or a main dwelling and second dwelling regardless of its zoning are included in this basic application fee.	423.42	482.70	y	447.13	447.11	-0.03	509.70
(iv)	In respect of any non-residential erven	All departures, per individual departure	Each departure charged separately	423.42	482.70	y	447.13	447.11	-0.03	509.70
(b)	Consent / Conditional use or Temporary land use departure in respect of									
(i)	* Accessory Buildings (Residential-Divco scheme)	per application		193.33	220.40	y	Delete	Delete	Delete	Delete
(ii)	* House shops / Working from home	Per application		193.33	220.40	y	204.16	204.12	-0.04	232.70
(iii)	* Places of Instruction / Worship	Per application		193.33	220.40	y	204.16	204.12	-0.04	232.70
(iv)	* Urban conservation areas	Per application		193.33	220.40	y	204.16	204.12	-0.04	232.70
(v)	* Second dwelling	Per application		423.42	482.70	y	447.13	447.11	-0.03	509.70
(vi)	* Other Temporary land use departure	Per application		966.58	1 101.90	y	1 020.71	1 020.70	-0.01	1 163.60
(vii)	* Other Consent / Conditional use	Per application		1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(c)	Subdivision									

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(i)	Up to 3 erven created	Basic fee	Number of erven created includes remainder. Public roads and public open spaces are excluded.	797.02	908.60	y	841.65	841.67	0.02	959.50
(ii)	4 - 10 erven created	Basic fee	Number of erven created includes remainder. Public roads and public open spaces are excluded.	1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(iii)	Per erf above first 10	Basic fee	This fee must be added to the basic fee for subdivisions up to 10 erven. This fee is calculated as 10% of the 4 - 10 category	664.21	757.20	y	148.25	148.25	-0.01	169.00
(iv)	Amendment / cancellation of an approved subdivision plan	Per application	This fee is payable in all cases where subdivision approval has already been granted, irrespective of whether a general plan has been approved or not.	1 207.46	1 376.50	y	1 403.92	1 403.95	0.03	1 600.50
(v)	Condition of approval Clearance for first transfer / CRT's	Per erf	Clearance i.t.o. Section 31(1) of LUPO	327.19	373.00	y	345.52	345.53	0.01	393.90
(vi)	Erection of buildings/structures in subdivision not confirmed (eg show houses)	Per application	I.t.o. Section 31(2) of LUPO	500.00	570.00	y	528.00	527.98	-0.02	601.90
(vii)	Exempted subdivision	Per application	Subdivisions exempted i.t.o. Section 23(1) of LUPO	157.63	179.70	y	166.46	166.49	0.03	189.80
(d)	Rezoning									
(i)	To any Residential / Industrial / Business / Commercial zone									
	Area rezoned up to and including 2 000m ²	Basic fee	Areas rezoned to Subdivisional Area, multiple zones or split zones are calculated separately for each area rezoned to Residential, Industrial, Business/Commercial or other zone	1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
	Area rezoned above 2 000m ² up to and including 10 000m ²	Basic fee	Areas rezoned to Subdivisional Area, multiple zones or split zones are calculated separately for each area rezoned to Residential, Industrial, Business/Commercial or other zone	3 989.56	4 548.10	y	4 212.98	4 212.98	0.01	4 802.80
	Per every additional 10 000m ² area or part thereof above first 10 000m ²		Areas rezoned to Subdivisional Area, multiple zones or split zones are calculated separately for each area rezoned to Residential, Industrial, Business/Commercial or other zone. The fee for each additional 10 000m ² or part thereof is added to the fee for the first 10 000m ² .	2 660.00	3 032.40	y	2 808.96	2 808.95	-0.01	3 202.20
(ii)	To public road and/or public open space	All	No additional fee payable in respect of public road and/or public open space zones created.	No charge	No charge	y	No charge	No charge	No charge	No charge

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(iii)	To any zone other than Residential, Industrial, Business / Commercial, Public road or Public open space	Per application, irrespective of how many different "other" zones included	Areas rezoned to Subdivisional Area, multiple rezonings or split zonings are calculated separately for each area rezoned to Residential, Industrial, Business/Commercial or other zone	1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(iv)	Zoning Certificate / Extract	Per erf	Calculated per erf, except where more than one abutting erven of the same zone given on the same certificate. then per certificate.	150.00	171.00	y	158.40	158.42	0.02	180.60
(e) Site Development Plan Assessment										
(i)	In respect of erf with one Dwelling house (including a Double / Second dwelling)	Per plan / set of plans	This fee not payable if SDP approved at the same time it is imposed as a condition of approval. Fee payable only once if it is submitted to BDM and LUM at the same time.	337.98	385.30	y	356.91	356.93	0.02	406.90
(ii)	In respect of any other Residential use / development (including multiple dwellings)	Per plan / set of plans	This fee not payable if SDP approved at the same time it is imposed as a condition of approval. Fee payable only once if it is submitted to BDM and LUM at the same time.	664.21	757.20	y	701.41	701.40	0.00	799.60
(iii)	In respect of any Business / Commercial / Industrial use / development	Per plan / set of plans	This fee not payable if SDP approved at the same time it is imposed as a condition of approval. Fee payable only once if it is submitted to BDM and LUM at the same time.	1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(iv)	In respect of any use / development other than Residential / Business / Commercial / Industrial	Per plan / set of plans	This fee not payable if SDP approved at the same time it is imposed as a condition of approval. Fee payable only once if it is submitted to BDM and LUM at the same time.	966.58	1 101.90	y	1 403.92	1 403.95	0.03	1 600.50
(v)	Amendment of approved Site Development Plan and approval or amendment of Home Owners Association Constitutions and/or Design Manuals	Per plan / set of plans or per constitution / manual	Where more than one involved, components (ie SDP, HOA constitution or Design manual) charged separately.	327.19	373.00	y	345.52	345.53	0.01	393.90
(f) Extension of validity period of a LUPO approval										
(i)	Building line / Coverage Departures on an erf with one Dwelling house (including a Double / Second dwelling) only	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	60.44	68.90	y	63.82	63.86	0.04	72.80
(ii)	All other Regulation Departures	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	132.81	151.40	y	140.24	140.26	0.02	159.90

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(iii)	Any other LUPO approval	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	Half or fee for each LUPO application applied for as payable per this Table	Half or fee for each LUPO application applied for as payable per this Table	y	100% or fee for each application component applied for as payable per this Table	100% or fee for each application component applied for as payable per this Table	100% or fee for each application component applied for as payable per this Table	100% or fee for each application component applied for as payable per this Table
(g)	Removal of Restrictions									
(i)	Where Council's consent is required in terms of a title deed condition or in case of 'soft title relaxation / waiver' recommendation to Provincial Government	Per application		132.81	151.40	y	140.24	140.26	0.02	159.90
(ii)	Conventional application	Per application		664.21	757.20	y	701.41	701.40	-0.01	799.60
(h)	Other									
(i)	Amendment of Zoning Scheme Regulations	Per application		1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(ii)	Amendment of Structure Plan / SDF	Per application		1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
(iii)	Amendment of Conditions of approval	Per condition		327.19	373.00	y	345.52	345.53	0.01	393.90
(iv)	Certificate of condonation in Sectional title developments	Per certificate	I.t.o. Section 4(5) of the Sectional Titles Act	150.00	171.00	y	158.40	158.42	0.02	180.60
2	COMPLEXITY FEES									
(a)	Environmental Impact Assessment (EIA) - Basic Assessment (in respect of activities listed in terms of GN R386)	Additional to basic applications fees	Independent of whether an HIA / EIA and/or TIS / TIA is also required, unless a HIA and EIA is required and the HIA and EIA is combined in a single investigation / report, in which case the higher of the applicable fee will apply.	1 725.79	1 967.40	y	1 822.43	1 822.46	0.02	2 077.60
(b)	Environmental Impact Assessment (EIA) - Full Scoping and Environmental Impact Assessment (in respect of activities listed in terms of GN R387)	Additional to basic applications fees	Independent of whether an HIA / EIA and/or TIS / TIA is also required, unless a HIA and EIA is required and the HIA and EIA is combined in a single investigation / report, in which case the higher of the applicable fee will apply.	3 450.61	3 933.70	y	3 643.85	3 643.86	0.01	4 154.00
(c)	Heritage Impact Assessment (HIA)	Additional to basic applications fees	Independent of whether an HIA / EIA and/or TIS / TIA is also required, unless a HIA and EIA is required and the HIA and EIA is combined in a single investigation / report, in which case only one fee will apply.	3 324.30	3 789.70	y	3 643.85	3 643.86	0.01	4 154.00

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(d)	Transport / Traffic Impact Statement (TIS)	Additional to basic applications fees	Independent of whether any other assessment is also required.	1 329.47	1 515.60	y	1 822.43	1 822.46	0.03	2 077.60
(e)	Transport / Traffic Impact Assessment (TIA)	Additional to basic applications fees	Independent of whether an HIA / EIA and/or TIS / TIA is also required, unless a HIA and EIA is required and the HIA and EIA is combined in a single investigation / report, in which case only one fee will apply.	3 324.21	3 789.60	y	3 643.85	3 643.86	0.01	4 154.00
(f)	Major Hazard Installation Assessment (MHI)	Additional to basic applications fees	Independent of whether any other assessment is also required.	1 329.47	1 515.60	y	1 822.43	1 822.46	0.03	2 077.60
3	ADVERTISING / PUBLIC CONSULTATION FEES									
(a)	Press advertisement (Removal of Restrictions)	Per application	If Removal of Restrictions application and another applications advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	6 649.56	7 580.50	y	8 772.00	8 771.93	-0.07	10 000.00
(b)	Press advertisement (All other)	Per advertisement	If Removal of Restrictions application and another applications advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	3 324.56	3 790.00	y	4 386.00	4 385.96	-0.04	5 000.00

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				Recalculated excl. VAT	R incl. VAT	Yes/No	R excl. VAT	Recalculated excl. VAT	Variance due to rounding	R incl. VAT
(c)	Serving of Notices									
	1 to 2 letters			90.00	102.60	y	95.04	95.00	-0.04	108.30
	3 to 5 letters			172.81	197.00	y	182.48	182.46	-0.03	208.00
	6 to 10 letters			327.19	373.00	y	345.52	345.53	0.01	393.90
	11 to 25 letters			724.65	826.10	y	765.23	765.26	0.03	872.40
	26 to 50 letters			1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
	After 50, every 50 letters (or part thereof) additional to first 50			1 329.47	1 515.60	y	1 403.92	1 403.95	0.02	1 600.50
4	PRINTING / COPIES & INFORMATION FEES									
	Photocopies, per copy	A4	As per Promotion of Access to Information Act 2 of 2000		0.60	y	0.53	0.53	0.00	0.60
		A3		2.46	2.80	y	2.59	2.63	0.04	3.00
		A2		12.11	13.80	y	12.78	12.81	0.02	14.60
		A1		19.12	21.80	y	20.19	20.18	-0.02	23.00
		A0		25.18	28.70	y	26.59	26.58	-0.01	30.30
	Computer prints, per copy	A4	As per Promotion of Access to Information Act 2 of 2000		0.40	y	0.35	0.35	0.00	0.40
		A3		4.82	5.50	y	5.09	5.09	-0.01	5.80
		A2		31.32	35.70	y	33.07	33.07	0.00	37.70
		A1		43.51	49.60	y	45.95	45.96	0.02	52.40
		A0		50.79	57.90	y	53.63	53.60	-0.04	61.10
	Colour maps, per copy	A4		2.46	2.80	y	2.59	2.63	0.04	3.00
		A3		4.82	5.50	y	5.09	5.09	-0.01	5.80
		A2		50.79	57.90	y	53.63	53.60	-0.04	61.10
		A1		56.84	64.80	y	60.03	60.00	-0.03	68.40
		A0		62.72	71.50	y	66.23	66.23	0.00	75.50
	Map compilation fee	Per hour		94.30	107.50	y	99.58	99.56	-0.02	113.50
	Search fee	Per hour		150.00	171.00	y	158.40	158.42	0.02	180.60
	Information on CD / DVD	Per CD / DVD	As per Promotion of Access to Information Act 2 of 2000		40.00	y	35.09	35.09	0.00	40.00

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5	EXEMPTIONS									
(a)	All applications submitted by or on behalf of Council are exempt from all the application, advertising and other fees in the attached table. This exemption only applies to applications made by Council or where Council is the developer. All other government institutions must pay the normal fees.									
(b)	Applications for the establishment of (state, provincial and/or council) subsidised housing schemes are exempt from all the application, advertising and other fees in the attached table. Application fees are, however applicable in subsidised housing areas after the initial establishment of the areas have been completed; subject to the conditions in the establishment of any of Less Formal Township.									
(c)	All applications required to address / give effect to successful resettlement claims in terms of the Restitution of Land Rights Act are exempt from all the application, advertising and other fees in the attached table.									
(d)	The above fees, if not specifically exempted, also applies to applications in BCDA areas where Council is the commenting authority.									
(e)	The Director: Planning & Building Development Management may grant or refuse applications for exemption of some or all applicable fees in respect of a particular application which is necessitated by changes to developments made at the request of the City's Environmental Resource Management department in the interests of environmental or heritage conservation.									