

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

**Must be read in conjunction with Business Rules**

SERVICES RENDERED	UNIT	REMARKS	TARIFFS					EFFECTIVE DATE	AUTHORITY
			2006/07	2006/07	VAT	2007/08	2007/08		
			Recalculated excl. VAT	R incl. VAT	Yes/No	Recalculated excl. VAT	R incl. VAT		
<b>BASIC APPLICATION FEES</b>									
<b>Departure (Regulations) - for residential erven 200m<sup>2</sup> or less as well as subsidised housing</b>	All Regulations Departures	No application fees payable	No charge	No charge	y	No charge	No charge	01.Jul.07	
<b>Street, lateral or rear building lines and coverage Departures (Regulations) - for residential erven larger than 200 m<sup>2</sup></b>	Dwelling houses (including double / second dwellings) - per application. All other properties - per departure	Building line / Coverage and other Regulations Departures get charged separately - i.e. a Building line / Coverage 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.	130.00	148.20	y	136.84	156.00	01.Jul.07	
<b>All Departures (Regulations) other than building lines / Coverage - for residential erven larger than 200 m<sup>2</sup></b>	Dwelling houses (including double / second dwellings) - per application. All other properties - per departure	Building line / Coverage and other Regulations Departures get charged separately - i.e. a Building line / Coverage 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.	350.00	399.00	y	368.42	420.00	01.Jul.07	
<b>All Departures (Regulations) on non-residential erven</b>	All Regulations Departures - per departure	Each departure charged for separately	350.00	399.00	y	368.42	420.00	01.Jul.07	
<b>Consent/Conditional Uses and Temporary land use departures in respect of:</b>									
* Accessory Buildings (Residential-Divco scheme)	per application		160.00	182.40	y	168.42	192.00	01.Jul.07	
* House Shops / Working from Home	per application		160.00	182.40	y	168.42	192.00	01.Jul.07	
* Places of Instruction / Worship	per application		160.00	182.40	y	168.42	192.00	01.Jul.07	
* Urban conservation areas	per application		160.00	182.40	y	168.42	192.00	01.Jul.07	
* Second Dwelling	per application		350.00	399.00	y	368.42	420.00	01.Jul.07	
* Other Temporary Departures	per application		800.00	912.00	y	840.35	958.00	01.Jul.07	
* Other Consent / Conditional uses	per application		1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Subdivisions</b>									
Up to 3 erven being created	basic fee		660.00	752.40	y	692.98	790.00	01.Jul.07	
4 - 10 erven created	basic fee		1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
For every 10 erven created above the first 10	basic fee	Calculated as R1 000.00 for first 10 erven + R500.00 for every additional 10 erven (or part thereof) created above the first 10	550.00	627.00	y	577.19	658.00	01.Jul.07	
<b>Transfer Clearances</b>	per erf		270.00	307.80	y	284.21	324.00	01.Jul.07	
<b>Exempted Subdivisions</b>	per application	Subdivisions exempted i.t.o. Section 23 of LUPO	130.00	148.20	y	136.84	156.00	01.Jul.07	
<b>Rezoning to any Residential zone</b>									
Amendment / cancellation of an approved subdivision plan	per application	This fee is payable in all cases if a subdivision for which an approval has already been granted, irrespective of whether a general plan has been approved for the subdivision or not.		1,140.00, or 1/10th of the fee the original subdivision application would have cost per this fee Table, whichever is less.	y	1,050.00	1,197.00, or 1/10th of the fee the original subdivision application would have cost per this fee Table, whichever is less.	01.Jul.07	
Rezoning to public road and public open space	All	No additional fee payable for rezonings if it contains a public road and/or public open space	No charge	No charge	y	No charge	No charge	01.Jul.07	
Area rezoned up to 2000 m <sup>2</sup>	basic fee	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	1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
Area rezoned above 2000 m <sup>2</sup> up to 10000m <sup>2</sup>	basic fee	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	2,200.00	2,508.00	y	2,312.28	2,636.00	01.Jul.07	
Area rezoned to Residential above 10000 m <sup>2</sup>	basic fee	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	3,300.00	3,762.00	y	3,468.42	3,954.00	01.Jul.07	
<b>Rezoning to any Industrial, Business / Commercial zone</b>									

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Area rezoned up to 2000 m <sup>2</sup>	basic fee	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	1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
Area rezoned above 2000 m <sup>2</sup> up to 10000m <sup>2</sup>	basic fee	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	3,300.00	3,762.00	y	3,468.42	3,954.00	01.Jul.07	
For every additional 10000 m <sup>2</sup> area or part thereof above the first 10000m <sup>2</sup> rezoned to Industrial	basic fee	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	2,200.00	2,508.00	y	2,312.28	2,636.00	01.Jul.07	
<b>Rezonings to any zone permitting Business / Commercial use</b>									
All rezonings to a zone other than Residential, Industrial or Business / Commercial public road and public open space	per application, irrespective of how many different "other" zones are applied for	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	1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Zoning Certificates</b>	per erf		50.00	57.00	y	52.63	60.00	01.Jul.07	
<b>Amendment of Zoning Scheme Regulations</b>	per application		1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Amendment of approved Structure Plans</b>	per application		1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Site Development Plan Assessment</b>									
Erf with one Dwelling house (including a Double / Second dwelling) - per application	per plan / set of plans	This fee is not payable if a site development plan is approved at the same time that it is imposed as a condition of approval, and the fee is paid only once if it is submitted to BDM and LUM at the same time.	280.00	319.20	y	293.86	335.00	01.Jul.07	
Other Residential (including multiple dwellings)	per plan / set of plans	This fee is not payable if a site development plan is approved at the same time that it is imposed as a condition of approval, and the fee is paid only once if it is submitted to BDM and LUM at the same time.	550.00	627.00	y	577.19	658.00	01.Jul.07	
Non-Residential (excluding Business / Commercial)	per plan / set of plans	This fee is not payable if a site development plan is approved at the same time that it is imposed as a condition of approval, and the fee is paid only once if it is submitted to BDM and LUM at the same time.	800.00	912.00	y	840.35	958.00	01.Jul.07	
Business / Commercial	per plan / set of plans	This fee is not payable if a site development plan is approved at the same time that it is imposed as a condition of approval, and the fee is paid only once if it is submitted to BDM and LUM at the same time.	1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Amendments of: Conditions of approval, Site Development Plans, Home Owners Associations Constitutions and Design Manuals</b>	per condition or section in constitution or manual amended or plan (set of plans) amended		270.00	307.80	y	284.21	324.00	01.Jul.07	
<b>Extension of validity period of a LUPO approval</b>									
Building line / Coverage Departures on an erf with one Dwelling House (including a Double / Second dwelling) only	per extension	HIS / HIA, EIS / EIA and/or TIS / TIA fees not applicable. Advertisements in the press / Notification fees applicable if advertising is required	50.00	57.00	y	52.63	60.00	01.Jul.07	
All other Departures (Regulations)	per extension	HIS / HIA, EIS / EIA and/or TIS / TIA fees not applicable. Advertisements in the press / Notification fees applicable if advertising is required	110.00	125.40	y	115.79	132.00	01.Jul.07	
All other (non-Regulation Departures) LUPO applications	per extension	HIS / HIA, EIS / EIA and/or TIS / TIA fees not applicable. Advertisements in the press / Notification fees applicable if advertising is required		Half the fee for each LUPO application applied for as payable per this fee Table	y	Half the fee for each LUPO application applied for as payable per this fee Table	Half the fee for each LUPO application applied for as payable per this fee Table	01.Jul.07	
<b>Removal of Restrictions</b>	per application		550.00	627.00	y	577.19	658.00	01.Jul.07	
<b>Search Fees</b>	per hour		60.00	68.40	y	63.16	72.00	01.Jul.07	

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<b>Heritage Impact Assessment (HIA)</b>	Additional to basic LUPO 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.	2,750.00	3,135.00	y	2,890.35	3,295.00	01.Jul.07	
<b>Environmental Impact Assessment (EIA): Basic Assessment: Listed activities in terms of GN. No. R. 386</b>	Additional to basic LUPO 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.	2,750.00	3,135.00	y	1,500.00	1,710.00	01.Jul.07	
<b>Environmental Impact Assessment (EIA): Scoping and Environmental Impact Assessment: Listed activities in terms of GN. No. R. 387</b>	Additional to basic LUPO 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.	2,750.00	3,135.00	y	3,000.00	3,420.00	01.Jul.07	
<b>Traffic Impact Statement (TIS)</b>	Additional to basic LUPO applications fees	Independent of whether an HIA and/or EIA is also required.	1,100.00	1,254.00	y	1,155.96	1,317.80	01.Jul.07	
<b>Traffic Impact Assessment (TIA)</b>	Additional to basic LUPO applications fees	Independent of whether an HIA and/or EIA is also required.	2,750.00	3,135.00	y	2,890.35	3,295.00	01.Jul.07	
<b>Major Hazard Installations (MHI)</b>		Independent of whether an HIA and/or EIA is also required.	1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>Advertisements in the press (Removal of Restrictions)</b>	per application	If Removal of Restrictions application and another applications get advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	5,500.00	6,270.00	y	5,780.70	6,590.00	01.Jul.07	
<b>Advertisements in the press (All other advertisements)</b>	per advertisement	If Removal of Restrictions application and another applications get advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	2,750.00	3,135.00	y	2,890.35	3,295.00	01.Jul.07	
<b>Serving of Notices</b>									
up to 5 letters					y	150.00	171.00	01.Jul.07	
6 to 10 letters			270.00	307.80	y	284.21	324.00	01.Jul.07	
11 to 25 letters			600.00	684.00	y	629.82	718.00	01.Jul.07	
26 to 50 letters			1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
For every 50 letters (or part thereof) additional to the first 50 letters			1,100.00	1,254.00	y	1,156.14	1,318.00	01.Jul.07	
<b>PRINTING FEES (Copies)</b>									
<b>Photocopies</b>									
A4	per copy		0.70	0.80	y	0.79	0.90	01.Jul.07	
A3	per copy		2.02	2.30	y	2.11	2.40	01.Jul.07	
A2	per copy		10.00	11.40	y	10.53	12.00	01.Jul.07	
A1	per copy		15.96	18.20	y	16.84	19.20	01.Jul.07	
A0	per copy		20.96	23.90	y	22.02	25.10	01.Jul.07	
<b>Computer Prints</b>									
A4	per copy		2.02	2.30	y	2.11	2.40	01.Jul.07	
A3	per copy		4.04	4.60	y	4.21	4.80	01.Jul.07	
A2	per copy		25.96	29.60	y	27.28	31.10	01.Jul.07	
A1	per copy		35.96	41.00	y	37.81	43.10	01.Jul.07	
A0	per copy		42.02	47.90	y	44.12	50.30	01.Jul.07	
<b>Colour Maps</b>									
A4	per copy		2.02	2.30	y	2.11	2.40	01.Jul.07	
A3	per copy		4.04	4.60	y	4.21	4.80	01.Jul.07	
A2	per copy		42.02	47.90	y	44.12	50.30	01.Jul.07	
A1	per copy		47.02	53.60	y	49.39	56.30	01.Jul.07	
A0	per copy		52.02	59.30	y	54.56	62.20	01.Jul.07	
<b>Map compilation fee:</b>	per hour		77.98	88.90	y	81.93	93.40	01.Jul.07	
<b>Information on stiffy disc</b>	per disc		42.02	47.90	y	44.12	50.30	01.Jul.07	
<b>Information on CD</b>	per CD		42.02	47.90	y	44.12	50.30	01.Jul.07	

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<b>Exemptions:</b>									
1.		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.							
2.		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 subsidized housing areas after the establishment of the areas has been completed; subject to the conditions in the establishment of any of the Less Formal Townships.							
3.		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.							
4.		The above fees, if not specifically exempted, also applies to applications in the BCDA areas where Council is the commenting authority.							
5.		The Director: Planning & Environment may grant or refuse applications for the exemption of some or all the applicable Land Use application fees of a particular application which are necessitated due to changes to developments made at the request of the Environmental Management Service of the City of Cape Town in the interests of environmental or heritage conservation.							