

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

Must be read in conjunction with Business Rules

SERVICES RENDERED	UNIT	REMARKS	TARIFFS							
			2008/09	2008/09	VAT	2009/10	2009/10	2009/10	2009/10	
			Recalculated excl. VAT	R incl. VAT	Yes/No	R excl. VAT	Recalculated excl. VAT	Variance due to rounding	R incl. VAT	
BASIC APPLICATION FEES										
Departure (Regulations and title deeds) - for residential erven 200m² or less as well as housing developed with national housing subsidy funds	All Regulations Departures	No application fees payable	No charge	No charge	y	No charge	No charge	No charge	No charge	No charge
Street, lateral or rear building lines and coverage Departures (Regulations and title deeds) - for residential erven larger than 200 m²	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.	145.96	166.40	y	157.64	157.63	-0.01		179.70
All Departures (Regulations and title deeds) other than building lines / Coverage - for residential erven larger than 200 m²	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.	392.02	446.90	y	423.38	423.42	0.04		482.70
All Departures (Regulations and title deeds) on non-residential erven	All Regulations Departures - per departure	Each departure charged for separately	392.02	446.90	y	423.38	423.42	0.04		482.70
Consent/Conditional Uses and Temporary land use departures in respect of:										
* Accessory Buildings (Residential-Divco scheme)	per application		179.04	204.10	y	193.36	193.33	-0.02		220.40
* House Shops / Working from Home	per application		179.04	204.10	y	193.36	193.33	-0.02		220.40
* Places of Instruction / Worship	per application		179.04	204.10	y	193.36	193.33	-0.02		220.40
* Urban conservation areas	per application		179.04	204.10	y	193.36	193.33	-0.02		220.40
* Second Dwelling	per application		392.02	446.90	y	423.38	423.42	0.04		482.70
* Other Temporary Departures	per application		895.00	1,020.30	y	966.60	966.58	-0.02		1,101.90
* Other Consent / Conditional uses	per application		1,230.96	1,403.30	y	1,329.44	1,329.47	0.03		1,515.60
Subdivisions										
Up to 3 erven being created	basic fee		737.98	841.30	y	797.02	797.02	0.00		908.60
4 - 10 erven created	basic fee		1,230.96	1,403.30	y	1,329.44	1,329.47	0.03		1,515.60

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For every 10 erven created above the first 10	basic fee	This fee must be added to the basic fee for subdivisions up to 10 erven.	615.00	701.10	y	664.20	664.21	0.01	757.20
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.	1,117.98	1,274.50	y	1,207.42	1,207.46	0.04	1,376.50
Sectional Title Developments									
Issuing of a certificate for condonation	per certificate	Section 4(5) of the Sectional Titles Act			y	150.00	150.00	0.00	171.00
Condition of Approval Clearances for first transfer/CRT's	per erf		302.98	345.40	y	327.22	327.19	-0.03	373.00
Erection of buildings/structures in subdivision not confirmed (show houses)	per application	Section 31(2) of LUPO			y	500.00	500.00	0.00	570.00
Exempted Subdivisions	per application	Subdivisions exempted i.t.o. Section 23 of LUPO	145.96	166.40	y	157.64	157.63	-0.01	179.70
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	No charge	No charge
Rezonings to any Residential zone									
Area rezoned up to and including 2000 m ²	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	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
Area rezoned above 2000 m ² up to and including 10000m ²	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	2,462.98	2,807.80	y	2,660.02	2,660.00	-0.02	3,032.40
Area rezoned above 10000 m ²	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	3,694.04	4,211.20	y	3,989.56	3,989.56	0.00	4,548.10

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Rezoning to any Industrial/ Business / Commercial zone										
Area rezoned up to and including 2000 m ²	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	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60	
Area rezoned above 2000 m ² up to and including 10000m ²	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	3,694.04	4,211.20	y	3,989.56	3,989.56	0.00	4,548.10	
For every additional 10000 m ² area or part thereof above the first 10000m ² rezoned to Industrial	basic fee for each additional 10000m ² plus the basic fee for the rezoning up to and including 10000m ²	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	2,462.98	2,807.80	y	2,660.02	2,660.00	-0.02	3,032.40	
Rezoning to a zone other than Residential/Business / Commercial use/Industrial										
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	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60	
Zoning Certificates/Extracts	per erf		55.96	63.80	y	150.00	150.00	0.00	171.00	
Amendment of Zoning Scheme Regulations	per application		1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60	
Amendment of approved Structure Plans	per application		1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60	
Site Development Plan Assessment										

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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.	312.98	356.80	y	338.02	337.98	-0.04	385.30
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.	615.00	701.10	y	664.20	664.21	0.01	757.20
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.	895.00	1,020.30	y	966.60	966.58	-0.02	1,101.90
Business / Commercial/Industrial	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.	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
Amendments of: Conditions of approval, Site Development Plans, Home Owners Associations Constitutions and Design Manuals	per condition or per section (excluding sub-sections) in constitution or per manual or per plan (set of plans)		302.98	345.40	y	327.22	327.19	-0.03	373.00
Extension of validity period of a LUPO approval									
Building line / Coverage Departures on an erf with one Dwelling House (including a Double / Second dwelling) only	per application	HIS / HIA, EIS / EIA and/or TIS / TIA fees not applicable. Advertisements in the press / Notification fees applicable if advertising is required	55.96	63.80	y	60.44	60.44	0.00	68.90
All other Departures (Regulations)	per application	HIS / HIA, EIS / EIA and/or TIS / TIA fees not applicable. Advertisements in the press / Notification fees applicable if advertising is required	122.98	140.20	y	132.82	132.81	-0.01	151.40

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All other (non-Regulation Departures) LUPO applications	per application	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	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	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
Removal of Restrictions	per application		615.00	701.10	y	664.20	664.21	0.01	757.20
* Where Council's consent is required to a title deed condition	per application				y	132.82	132.81	-0.01	151.40
* Where Council is required to make recommendations to the provincial government	per application				y	132.82	132.81	-0.01	151.40
Search Fees	per hour		67.02	76.40	y	150.00	150.00	0.00	171.00
Heritage Impact Assessment (HIA)	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.	3,078.07	3,509.00	y	3,324.32	3,324.30	-0.02	3,789.70
Environmental Impact Assessment (EIA): Basic Assessment: Listed activities in terms of GN. No. R. 386	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.	1,597.98	1,821.70	y	1,725.82	1,725.79	-0.03	1,967.40
Environmental Impact Assessment (EIA): Scoping and Environmental Impact Assessment: Listed activities in terms of GN. No. R. 387	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.	3,195.00	3,642.30	y	3,450.60	3,450.61	0.01	3,933.70

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Traffic Impact Statement (TIS)	Additional to basic LUPO applications fees	Independent of whether an HIA and/or EIA is also required.	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
Traffic Impact Assessment (TIA)	Additional to basic LUPO applications fees	Independent of whether an HIA and/or EIA is also required.	3,077.98	3,508.90	y	3,324.22	3,324.21	-0.01	3,789.60
Major Hazard Installations (MHI)		Independent of whether an HIA and/or EIA is also required.	1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
Advertisements in the press (Removal of Restrictions)	per application	If Removal of Restrictions application and another applications get advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	6,157.02	7,019.00	y	6,649.58	6,649.56	-0.02	7,580.50
Advertisements in the press (All other advertisements)	per advertisement	If Removal of Restrictions application and another applications get advertised simultaneously, only the Removal of Restrictions Advertising fee is payable.	3,078.07	3,509.00	y	3,324.32	3,324.56	0.25	3,790.00
Serving of Notices									
1 up to 2 letters		New			y	90.00	90.00	0.00	102.60
3 up to 5 letters			160.00	182.40	y	172.80	172.81	0.01	197.00
6 to 10 letters			302.98	345.40	y	327.22	327.19	-0.03	373.00
11 to 25 letters			670.96	764.90	y	724.64	724.65	0.01	826.10
26 to 50 letters			1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
For every 50 letters (or part thereof) additional to the first 50 letters			1,230.96	1,403.30	y	1,329.44	1,329.47	0.03	1,515.60
PRINTING FEES (Copies)									
Photocopies									
A4	per copy	As per the Promotion of Access to Information Act 2 of 2000		0.60	y				0.60
A3	per copy		2.28	2.60	y	2.46	2.46	-0.01	2.80
A2	per copy		11.23	12.80	y	12.13	12.11	-0.02	13.80
A1	per copy		17.89	20.40	y	19.14	19.12	-0.02	21.80
A0	per copy		23.42	26.70	y	25.20	25.18	-0.02	28.70
Computer Prints									
A4	per copy	As per the Promotion of Access to Information Act 2 of 2000		0.40	y				0.40
A3	per copy		4.47	5.10	y	4.83	4.82	-0.01	5.50
A2	per copy		29.04	33.10	y	31.36	31.32	-0.04	35.70

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A1	per copy		40.26	45.90	y	43.48	43.51	0.02	49.60	
A0	per copy		47.02	53.60	y	50.78	50.79	0.01	57.90	
Colour Maps										
A4	per copy		2.28	2.60	y	2.46	2.46	-0.01	2.80	
A3	per copy		4.47	5.10	y	4.83	4.82	-0.01	5.50	
A2	per copy		47.02	53.60	y	50.78	50.79	0.01	57.90	
A1	per copy		52.63	60.00	y	56.84	56.84	0.00	64.80	
A0	per copy		58.07	66.20	y	62.72	62.72	0.00	71.50	
Map compilation fee:	per hour		87.28	99.50	y	94.26	94.30	0.04	107.50	
Information on stiffy disc	per disc	As per the Promotion of Access to Information Act 2 of 2000		5.00	y	4.39	4.39	0.00	5.00	
Information on CD	per CD	As per the Promotion of Access to Information Act 2 of 2000		40.00	y	35.09	35.09	0.00	40.00	
Exemptions:										
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.										