

SPATIAL PLANNING AND ENVIRONMENT - DEVELOPMENT MANAGEMENT - LAND USE MANAGEMENT										
Must be read in conjunction with Business Rules										
NOTES: New wording in italics New category identified with NEW in 2018/19 recalculated excl. VAT										
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					excl. VAT	incl. VAT		excl. VAT	incl. VAT	
	1	BASIC APPLICATION FEES								
	(a)	Rezoning (Section 42a)								
PCR	(i)	Rezoning of land	Basic fee		New	New	y	5 000.00	5 750.00	
PCR	(ii)	Any Residential, Industrial, Business (including local) & Mixed use zone Area of land to be rezoned above 2 000m2 up to and including 10 000m2, and every additional 10 000m2 area or part thereof above first 10 000m2	Additional fee		New	New	y	5 000.00	5 750.00	

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SB	(iii)	To public road and/or public open space	All	<i>Exempt from fees</i>	-					
PCR	(iv)	Zoning extract	Per erf	Calculated per erf	243.48	280.00	y	253.57	291.60	4.14%
	(b)	Permanent Departure (Section 42b)								
SB	(i)	Residential zoned erven 200m² or less		<i>Exempt from fees</i>						

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PCR	(ii)	All other erven regardless of zoning or size	Basic fee	Fee per development rule departed from.	New	New	y	500.00	575.00	

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	(c)	Temporary <i>land use</i> departure and consent <i>use</i> approval (Sections 42c and 42i)								
SB	(i)	House shops, Home occupation, Places of Instruction <i>or</i> Worship	Per application		313.04	360.00	y	326.00	374.90	4.14%
PCR	(ii)	Other Temporary <i>land use</i> departure or consent use approval	Per application		2 173.91	2 500.00	y	2 500.00	2 875.00	15.00%

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PCR	(d)	Permission or requirement in terms of the development management scheme (Section 42(i))								
PCR	(i)	Work in Heritage protection area overlay zone, Event, Occasional use, <i>Additional dwelling unit in the Agricultural zone , Off street parking home occupation & home child care, House shop uses, Roof top base telecommunicaiton station greater than 3m in height, Satellite dish greater than 1,5m in diameter, Harfield village overlay maximum wall height, Harfield village overlay damage to trees or hedge, Marina da Gama and for each approval required in the St Georges street subareas overlay</i>	Per application	Not applicable where fee is provided for under another category	313.04	360.00	y	326.00	374.90	4.14%
	(ii)	Any other permission or requirement in terms of the development management scheme	Per application	Not applicable where fee is provided for under another category	New	New	y	1 500.00	1 725.00	
	(e)	Subdivision (Section 42d)								

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PCR	(i)	<i>Subdivision of land</i>	Basic fee		New	New	y	1 000.00	1 150.00	
PCR	(ii)	<i>Each erf in subdivision</i>	Additional fee	Number of erven created includes remainder. Public roads and public open spaces are excluded.	New	New	y	250.00	287.50	
PCR	(iii)	Amendment / cancellation of an approved subdivision plan (Section 42l)	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.	2 173.91	2 500.00	y	2 263.91	2 603.50	4.14%
PCR	(iv)	<i>Request for transfer certificate</i>	Per erf	I.t.o. section 137 of the MPBL	530.43	610.00	y	552.43	635.30	4.15%
PCR	(v)	To exempt a subdivision from the need for approval (Section 42s)	Per application	I.t.o section 67(3) of the MPBL	530.43	610.00	y	552.43	635.30	4.15%

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PCR	(vi)	<i>Request for exempted subdivision</i>	<i>Per request</i>	I.t.o. section 67(1) of the MPBL	260.87	300.00	y	271.65	312.40	4.13%
PCR	(vii)	<i>To permit erection of buildings/structures in subdivision not confirmed (eg show houses)</i>	<i>Per building</i>	I.t.o. section 55(4) of the MPBL	817.39	940.00	y	851.22	978.90	4.14%
PCR	(viii)	Implementation of a subdivision approval in phases (Section 42e)	<i>Per phase</i>	<i>Fee payable for each proposed phase in subdivision</i>	260.87	300.00	y	271.65	312.40	4.13%
PCR	(f) (i)	Consolidation (Section 42f)	Per application		1 304.35	1 500.00	y	1 358.35	1 562.10	4.14%
PCR	(ii)	<i>Request for exempted consolidation</i>	<i>Per request</i>	I.t.o. section 67(1) of the MPBL	260.87	300.00	y	271.65	312.40	4.13%
	(g)	Consent, approval, amendment, suspension or deletion of a restrictive condition								
PCR	(i)	<i>(Section 42g) Amendment, suspension or deletion of a restrictive condition</i>	Per condition		New	New	y	552.35	635.20	
PCR	(ii)	<i>(Section 42h) Consent or approval in terms of or the relaxation of a restrictive condition in a title deed</i>	Per condition		New	New	y	552.35	635.20	

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	(h)	Amendment, deletion or addition of conditions of an existing approval (Section 42j)								
PCR	(i)	Condition to be amended is same as in a simultaneous Section 42g or 42h application	per condition		New	New	y	200.00	230.00	
PCR	(ii)	Condition to be amended is NOT same as in a simultaneous Section 42g or 42h application	per condition		New	New	y	800.00	920.00	

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	(i)	Site Development Plan or Package of plans Assessment (where it is applied for or required as a condition of approval)								
PCR	(i)	In respect of erf with one Dwelling house (including any additional dwelling)	Per plan / set of plans	This fee is not payable if the SDP is approved simultaneously with a related application.	547.83	630.00	y	570.52	656.10	4.14%
PCR	(ii)	In respect of any non-Residential use / development	Per plan / set of plans	This fee is not payable if the SDP is approved simultaneously with a related application. Where a mixed use proposal includes residential, this category applies.	2 173.91	2 500.00	y	2 263.91	2 603.50	4.14%
PCR	(iii)	In respect of any other Residential use / development (including multiple dwellings)	Per plan / set of plans	This fee is not payable if the SDP is approved simultaneously with a related application.	1 086.96	1 250.00	y	1 132.00	1 301.80	4.14%
PCR	(iv)	In respect of any development requiring any combination of components of a package of plans	Per component applied for	This fee not payable if the Package of plans is component 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. Where package includes an SDP, no separate fee charged for SDP.	2 173.91	2 500.00	y	2 263.91	2 603.50	4.14%
PCR	(v)	Amendment of approved Site Development Plan in respect of a dwelling unit (including any additional dwelling) in a single residential or group housing or similar development)	Per plan / set of plans		260.87	300.00	y	271.65	312.40	4.13%

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PCR	(vi)	All other amendments of approved Site Development Plan / Package of plans component or amendment of Home Owners Association Constitutions and/or Design Manuals / Certification of an owners' association constitution or an amendment	Per plan / set of plans or per constitution / manual	Where more than one involved, components (ie SDP, owners' association constitution or Design manual) charged separately.	513.04	590.00	y	534.26	614.40	4.14%
	(j)	Extension of validity period of <i>an existing approval</i> (Section 42k)								
PCR	(i)	All Permanent departures	Per application	Complexity fees not payable. Notices in the media / Notification fees payable if required.	0.00	0.00	y			
PCR	(ii)	Any other approval	Per application	Extension of approval fee payable is to be same fee for each component as if a new application was being made. Complexity fees are not payable. Separate fees for notices in the media and for notification may be payable.						
	(k)	Other								
SB	(i)	Certificate of condonation in sectional title developments	Per certificate	I.t.o. Section 4(5) of the Sectional Titles Act	243.48	280.00	y	253.57	291.60	4.14%
SB	(ii)	(Section 42o) Correction of a zoning map	Per erf / land unit applied For		No charge	No charge	y	No charge	No charge	

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SB	(iii)	Permission required in terms of the conditions of approval of an application - (Section 42m)	Per application		No charge	No charge	y	No charge	No charge	
SB	(iv)	(Section 42n) Determination of a zoning or a non-conforming use right /any other matter	Per application		1 000.00	1 150.00	y	1 041.39	1 197.60	4.14%
PCR	(v)	(Section 42q) Alteration or amendment of a street name or number	Per application		No charge	No charge	y	No charge	No charge	
PCR	(vi)	(Section 42r) Determination of an administrative penalty	Per application	I.t.o of section 129(1) of the MPBL	No charge	No charge	y	No charge	No charge	
PCR	(vii)	(Section 42t) permission for the construction of a building or a substantial part of it within the envelope of a non-conforming use as contemplated in section 37(6)	Per application		260.87	300.00	y	300.00	345.00	15.00%
PCR	(viii)	(Section 42u) Any other application which the City Manager prescribes in terms of the MPBL	Per application		260.87	300.00	y	271.65	312.40	4.13%
	2	COMPLEXITY FEES								

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PCR	(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.	2 826.09	3 250.00	y	2 943.13	3 384.60	4.14%
PCR	(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.	5 643.48	6 490.00	y	5 877.13	6 758.70	4.14%
PCR	(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.	5 643.48	6 490.00	y	5 877.13	6 758.70	4.14%
PCR	(d)	Transport / Traffic Impact Statement (TIS)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2 826.09	3 250.00	y	2 943.13	3 384.60	4.14%

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PCR	(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.	5 643.48	6 490.00	y	5 877.13	6 758.70	4.14%
PCR	(f)	Major Hazard Installation Assessment (MHI)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2 826.09	3 250.00	y	2 943.13	3 384.60	4.14%
	3	ADVERTISING / PUBLIC CONSULTATION FEES		Tariff applicable to Heritage and Outdoor Advertising applications						
PCR	(a)	Notice in the media	Per notice	Any advertising involving a map will require the payment of double this fee.	7 521.74	8 650.00	y	7 833.13	9 008.10	4.14%
PCR	(c)	Notice in the Provincial Gazette	Per notice	Required in conjunction with an approval of a Section 42(g) application	1 113.04	1 280.00	y	1 159.13	1 333.00	4.14%
	(d)	Notice to a person by post								
PCR		1 to 4 notices			New	New	y	250.00	287.50	
		5 to 10 notices			New	New	y	500.00	575.00	

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PCR		11 to 25 notices			1 182.61	1 360.00	y	1 250.00	1 437.50	5.70%
PCR		<i>After 25 every 25notices (or part thereof) additional to first 25</i>			New	New	y	1 250.00	1 437.50	
	(e)	Notice to a person (any other means)								
PCR		<i>1 to 4 notices</i>			New	New	y	125.04	143.80	
PCR		<i>5 to 10 notices</i>			New	New	y	250.00	287.50	

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PCR		11 to 25 notices			556.52	640.00	y	625.04	718.80	12.31%
PCR		<i>After 25 every 25notices (or part thereof) additional to first 25</i>			New	New	y	625.04	718.80	
PCR		26 to 50 notices			1 026.09	1 180.00	y	1 068.61	1 228.90	4.14%
PCR		After 50, every 50 notices (or part thereof) additional to first 50			1 026.09	1 180.00	y	1 068.61	1 228.90	4.14%
	4	PRINTING / COPIES & INFORMATION PRODUCT								
PCR	(a)	Photocopies & scanning to PDF, per copy	A4	As per Promotion of Access to Information Act 2 of 2000	0.52	0.60	y	0.52	0.60	0.00%
PCR			A3		4.35	5.00	y	4.52	5.20	4.00%
PCR			A2		19.13	22.00	y	19.91	22.90	4.09%
PCR			A1		31.30	36.00	y	32.61	37.50	4.17%
PCR			A0		40.00	46.00	y	41.65	47.90	4.13%
PCR	(b)	Monochrome (computer) prints, per copy	A4	As per Promotion of Access to Information Act 2 of 2000	0.35	0.40	y	0.35	0.40	0.00%
PCR			A3		9.57	11.00	y	10.00	11.50	4.55%

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PCR			A2		40.87	47.00	y	42.52	48.90	4.04%
PCR			A1		73.04	84.00	y	76.09	87.50	4.17%
PCR			A0		82.61	95.00	y	86.00	98.90	4.11%
PCR	(c)	Colour prints, per copy	A4		13.91	16.00	y	14.52	16.70	4.38%
PCR			A3		24.35	28.00	y	25.39	29.20	4.29%
PCR			A2		93.91	108.00	y	97.83	112.50	4.17%
PCR			A1		105.22	121.00	y	109.57	126.00	4.13%
PCR			A0		120.00	138.00	y	124.96	143.70	4.13%
PCR	(d)	Standard off-the-shelf products, per copy	Fixed	Tariff includes the media, eg DVD etc	243.48	280.00	y	253.57	291.60	4.14%
PCR	(e)	Customised products compilation fee	Per half an hour or part Thereof	Tariff includes the media, eg DVD etc	247.83	285.00	y	258.09	296.80	4.14%
PCR	(f)	Search fee	Per half an hour or part Thereof		247.83	285.00	y	258.09	296.80	4.14%
	5	EXEMPTIONS								

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	(a)	All applications submitted by or on behalf of the City are exempt from all the application, advertising and other fees in the attached table. This exemption only applies to applications made by the City or where the City is the developer.								
	(b)	No application or advertising fee is payable by an applicant where re-application or re-advertising is required <i>when the District Manager is of the opinion that it is</i> due to error or failure on account of the department or its staff.								
	(c)	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.								
	(d)	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.								
	(e)	All applications in respect of properties in the Atlantis Industrial Area as defined in the MPBL or any application in any other approved spatially targeted areas as provided for via Council's Investment Incentives Policy.								
	(f)	All applications for places of instruction (or similar use as per the development management scheme) for the purposes of Early Childhood Development (ECD) centres only, are exempt from all application fees including the fee for serving notices. The fee <i>is still applicable</i> in cases where an application is advertised in the <i>media</i> .								

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CAT		SERVICES RENDERED	UNIT	REMARKS	2018/19	2018/19	VAT	2019/20	2019/20	% Increase / decrease
					Recalculated	R	Yes/No	Recalculated	R	
					excl. VAT	incl. VAT		excl. VAT	incl. VAT	
	(g)	No basic application or complexity fees are payable in respect of any application made in response to a previous refusal (including closure or withdrawal) of the same or a materially similar (as per the District Manager's opinion) application on the same premises, if submitted within a period of 12 months from the date of final notification of the previous decision or <i>date of withdrawal</i> / closure thereof and with the express intent to address the previous reasons for refusal / closure / withdrawal. The department's interpretation in this regard is final, and advertising / public consultation fees, if applicable, remain payable. This exemption applies unless otherwise stated in the MPBL.								
	(h)	The Director: 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.								
	(i)	The Director: Development Management may authorise exemption from land use application tariffs in cases where a previous land use management decision was set aside in a court of law and such an application is required in terms of a court order to be resubmitted to the City for decision, subject thereto that it is the same application as originally submitted.								
	(j)	No fees are payable by the National Department of Public works for any service provided.								