

TRANSPORT AND URBAN DEVELOPMENT AUTHORITY - DEVELOPMENT MANAGEMENT - LAND USE MANAGEMENT

Must be read in conjunction with Business Rules

CAT		SERVICES RENDERED	UNIT	REMARKS	2017/18 Recalculated excl. VAT	2017/18 R incl. VAT	VAT Yes/No	2018/19 Recalculated excl. VAT	2018/19 R incl. VAT	% Increase / decrease
1		BASIC APPLICATION FEES								
	(a)	Rezoning (Section 42a)								
	(i)	To any Residential / Industrial / Business (including local) / Mixed use zone								
PCR		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, Mixed use or other zone	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR		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, Mixed use or other zone	6,182.61	7,110.00	y	6,521.74	7,500.00	5.5%
PCR		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, Mixed use 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 .	4,121.74	4,740.00	y	4,347.83	5,000.00	5.5%
SB	(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	-		
PCR	(iii)	To any zone other than Residential, Industrial, Business, Mixed use, 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, Mixed use or other zone	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%

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PCR	(iv)	Zoning extract	Per erf	Calculated per erf, except where more than one abutting erven of the same zone given on the same extract, then per extract.	234.78	270.00	y	243.48	280.00	3.7%
	(b)	Permanent Departure (Section 42b)								
SB	(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			
PCR	(ii)	In respect of residential erven larger than 200m ² - building lines / coverage / boundary wall height	Dwelling house (including any additional dwelling) - per application. All other properties - per departure	Building line / coverage / boundary wall height and other Permanent 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 a main dwelling and any additional dwelling regardless of its zoning are included in this basic application fee.	243.48	280.00	y	260.87	300.00	7.1%
PCR	(iii)	In respect of residential erven larger than 200m ² - other than building lines / coverage / boundary wall height	Dwelling house (including any additional dwelling) - per application. All other properties - per departure	Building line / coverage / boundary wall height and other Permanent 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 a main dwelling and any additional dwelling regardless of its zoning are included in this basic application fee.	660.87	760.00	y	695.65	800.00	5.3%
PCR	(iv)	In respect of any non-residential erven	All departures, per individual departure	Each departure charged separately	660.87	760.00	y	695.65	800.00	5.3%

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					0.00					
	(c)	Temporary departure , consent, approval or any other permission or requirement in terms of the development management scheme (Section 42c and i), in respect of the following:			0.00					
SB	(i)	* House shops / Home occupation	Per application		295.65	340.00	y	313.04	360.00	5.9%
SB	(ii)	* Places of Instruction / Worship	Per application		295.65	340.00	y	313.04	360.00	5.9%
PCR	(iii)	* Work in Heritage protection area overlay zone	Per application		295.65	340.00	y	313.04	360.00	5.9%
PCR	(iv)	* Event / Occasional use	Per application		295.65	340.00	y	313.04	360.00	5.9%
PCR	(v)	* Other Temporary departure	Per application		1,495.65	1,720.00	y	1,573.91	1,810.00	5.2%
PCR	(vi)	* Other consent, approval or any other permission or requirement in terms of the development management scheme (where not provided for elsewhere in this schedule)	Per application	Not applicable where fee is provided for under another category	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
	(d)	Subdivision (Section 42d)								
PCR	(i)	Up to 3 erven created	Basic fee	Number of erven created includes remainder. Public roads and public open spaces are excluded.	1,234.78	1,420.00	y	1,304.35	1,500.00	5.6%

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PCR	(ii)	4 - 10 erven created	Basic fee	Number of erven created includes remainder. Public roads and public open spaces are excluded. Where this category applies, it is charged on its own, ie not in combination with foregoing (c)(i).	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR	(iii)	Per erf above first 10	Basic fee	In case of subdivisions above 10 erven, this fee applies in addition to the basic fee for 4 - 10 erven created, ie category (c)(ii) above	217.39	250.00	y	226.09	260.00	4.0%
PCR	(iv)	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.	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR	(v)	Transfer certificate	Per erf	I.t.o. section 137 of the MPBL	504.35	580.00	y	530.43	610.00	5.2%
PCR	(vi)	To exempt a subdivision from the need for approval (Section 42s)	Per application	I.t.o section 67(3) of the MPBL	504.35	580.00	y	530.43	610.00	5.2%
PCR	(vii)	Erection of buildings/structures in subdivision not confirmed (eg show	Per application	I.t.o. section 55(4) of the MPBL	773.91	890.00	y	817.39	940.00	5.6%
PCR	(viii)	Exempted subdivision		I.t.o. section 67(1) of the MPBL	243.48	280.00	y	260.87	300.00	7.1%
PCR	(ix)	Implementation of a subdivision approval in phases (Section 42e)	Per application		243.48	280.00	y	260.87	300.00	7.1%
PCR	(e) (i)	Consolidation (Section 42f)	Per application		1,234.78	1,420.00	y	1,304.35	1,500.00	5.6%
PCR	(ii)	Exempted consolidation	Per application	I.t.o. section 67(1) of the MPBL	243.48	280.00	y	260.87	300.00	7.1%

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	(f)	Consent, approval, amendment, suspension or deletion of a restrictive condition								
PCR	(i)	(Section 42g) Amendment, suspension or deletion of a restrictive condition (relating to development rules)	Per application		295.65	340.00	y	313.04	360.00	5.9%
PCR	(ii)	(Section 42g) Amendment, suspension or deletion of a restrictive condition (relating to anything other than development rules)	Per application		1,026.09	1,180.00	y	1,078.26	1,240.00	5.1%
PCR	(iii)	(Section 42h) Consent or approval in terms of or the relaxation of a restrictive condition in a title deed (relating to development rules)	Per application		295.65	340.00	y	313.04	360.00	5.9%
PCR	(iv)	(Section 42h) Consent or approval in terms of or the relaxation of a restrictive condition in a title deed (relating to anything other than development rules)	Per application		1,026.09	1,180.00	y	1,078.26	1,240.00	5.1%
PCR	(g)	(Section 42j) Amendment / deletion or addition of conditions of approval	Per condition		504.35	580.00	y	530.43	610.00	5.2%
	(h)	Site Development Plan / Package of plans Assessment (where it is applied for or required as a condition of approval)								
PCR	(i)	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.	1,026.09	1,180.00	y	1,086.96	1,250.00	5.9%

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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.	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR	(iii)	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.	521.74	600.00	y	547.83	630.00	5.0%
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.	2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
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		243.48	280.00	y	260.87	300.00	7.1%
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.	486.96	560.00	y	513.04	590.00	5.4%

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	(i)	Extension of validity period of a LUPO / MPBL / previous zoning scheme or development management scheme approval (Section 42k)								
PCR	(i)	All regulation/permanent departures	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	0.00	0.00	y	0.00	0.00	
PCR	(ii)	Any other LUPO / MPBL / previous zoning scheme or development management scheme approval	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	0.00	0.00	y	0.00	0.00	
	(j)	Other								
SB	(i)	Certificate of condonation in sectional title developments	Per certificate	I.t.o. Section 4(5) of the Sectional Titles Act	234.78	270.00	y	243.48	280.00	3.7%
SB	(ii)	(Section 42o) Correction of a zoning map	Per erf / land unit applied for		No charge	No charge	y	No charge	No charge	
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		No charge	No charge	y	1,000.00	1,150.00	
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	

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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		243.48	280.00	y	260.87	300.00	7.1%
PCR	(viii)	(Section 42u) Any other application which the City Manager prescribes in terms of the MPBL	Per application		243.48	280.00	y	260.87	300.00	7.1%
	2	COMPLEXITY FEES								
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.	2,676.52	3,078.00	y	2,826.09	3,250.00	5.6%
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.	5,347.83	6,150.00	y	5,643.48	6,490.00	5.5%

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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.	5,347.83	6,150.00	y	5,643.48	6,490.00	5.5%
PCR	(d)	Transport / Traffic Impact Statement (TIS)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2,678.26	3,080.00	y	2,826.09	3,250.00	5.5%
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.	5,347.83	6,150.00	y	5,643.48	6,490.00	5.5%
PCR	(f)	Major Hazard Installation Assessment (MHI)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2,678.26	3,080.00	y	2,826.09	3,250.00	5.5%
	3	ADVERTISING / PUBLIC CONSULTATION FEES		Tariff applicable to Heritage and Outdoor Advertising applications						

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PCR	(a)	Notice in the media (for Removal, suspension or amendment of restrictive conditions application)	Per notice	Any advertising involving a map will require the payment of double this fee.	7,130.43	8,200.00	y	7,521.74	8,650.00	5.5%
PCR	(b)	Notice in the media (all other applications)	Per notice	Any advertising involving a map will require the payment of double this fee.	6,434.78	7,400.00	y	0.00	0.00	-100.0%
PCR	(c)	Notice in the Provincial Gazette		When required.	1,052.17	1,210.00	y	1,113.04	1,280.00	5.8%
PCR	(d)	Notice to a person by post								
PCR		1 to 2 notices			139.13	160.00	y	147.83	170.00	6.3%
PCR		3 to 5 notices			265.22	305.00	y	278.26	320.00	4.9%
PCR		6 to 10 notices			504.35	580.00	y	530.43	610.00	5.2%
PCR		11 to 25 notices			1,121.74	1,290.00	y	1,182.61	1,360.00	5.4%
PCR		26 to 50 notices			2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR		After 50, every 50 notices (or part thereof) additional to first 50			2,060.87	2,370.00	y	2,173.91	2,500.00	5.5%
PCR	(e)	Notice to a person (any other means)								
PCR		1 to 2 notices			65.22	75.00	y	69.57	80.00	6.7%
PCR		3 to 5 notices			126.09	145.00	y	130.43	150.00	3.4%
PCR		6 to 10 notices			239.13	275.00	y	252.17	290.00	5.5%
PCR		11 to 25 notices			530.43	610.00	y	556.52	640.00	4.9%

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PCR		26 to 50 notices			973.91	1,120.00	y	1,026.09	1,180.00	5.4%
PCR		After 50. every 50 notices (or part thereof)			973.91	1,120.00	y	1,026.09	1,180.00	5.4%
	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	0.0%
PCR			A3		3.48	4.00	y	4.35	5.00	25.0%
PCR			A2		18.26	21.00	y	19.13	22.00	4.8%
PCR			A1		29.57	34.00	y	31.30	36.00	5.9%
PCR			A0		38.26	44.00	y	40.00	46.00	4.5%
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	0.0%
PCR			A3		8.70	10.00	y	9.57	11.00	10.0%
PCR			A2		39.13	45.00	y	40.87	47.00	4.4%
PCR			A1		69.57	80.00	y	73.04	84.00	5.0%
PCR			A0		78.26	90.00	y	82.61	95.00	5.6%
PCR	(c)	Colour prints, per copy	A4		13.04	15.00	y	13.91	16.00	6.7%
PCR			A3		23.48	27.00	y	24.35	28.00	3.7%
PCR			A2		88.70	102.00	y	93.91	108.00	5.9%
PCR			A1		100.00	115.00	y	105.22	121.00	5.2%
PCR			A0		113.91	131.00	y	120.00	138.00	5.3%
PCR	(d)	Standard off-the-shelf products, per copy	Fixed	Tariff includes the media, eg DVD etc	230.43	265.00	y	243.48	280.00	5.7%

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PCR	(e)	Customised products compilation fee	Per half an hour or part thereof	Tariff includes the media, eg DVD etc	234.78	270.00	y	247.83	285.00	5.6%
PCR	(f)	Search fee	Per half an hour or part thereof		234.78	270.00	y	247.83	285.00	5.6%
5		EXEMPTIONS								
	(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. All other government institutions must pay the normal fees.								
	(b)	No application or advertising fee is payable by an applicant where re-application or re-advertising is required 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, but excluding the fee in cases where an application is advertised in the press.								

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	(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 withdrawal / 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 apply 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.								