

**ECONOMIC, ENVIRONMENTAL AND SPATIAL PLANNING - PLANNING AND BUILDING DEVELOPMENT MANAGEMENT:
LAND USE MANAGEMENT**

Must be read in conjunction with Business Rules								
	SERVICES RENDERED	UNIT	REMARKS	2013/14 Recalculated excl. VAT	2013/14 R incl. VAT	VAT Yes/No	2014/15 Recalculated excl. VAT	2014/15 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
(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.	195.61	223.00	y	207.02	236.00
(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.	525.44	599.00	y	556.14	634.00
(iv)	In respect of any non-residential erven	All departures, per individual departure	Each departure charged separately	525.44	599.00	y	556.14	634.00

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(b)	Consent / Conditional use, Temporary land use departure or other Zoning scheme approval in respect of							
						-		
(i)	* House shops / Working from home	Per application		239.47	273.00	y	253.51	289.00
(ii)	* Places of Instruction / Worship	Per application		239.47	273.00	y	253.51	289.00
(iii)	* Work in Urban conservation areas / Heritage protection area overlay zone	Per application		239.47	273.00	y	253.51	289.00
(iv)	* Event / Occasional use	Per application		239.47	273.00		253.51	289.00
(v)	* Second dwelling	Per application		525.44	599.00	y	556.14	634.00
(vi)	* Other Temporary land use departure	Per application		1 198.25	1 366.00	y	1 267.54	1 445.00
(vii)	* Other Consent / Conditional use or Zoning scheme approval (where not provided for elsewhere in this schedule)	Per application	Not applicable where fee is provided for under another category	1 648.25	1 879.00	y	1 743.86	1 988.00
(c)	Subdivision							
(i)	Up to 3 erven created	Basic fee	Number of erven created includes remainder. Public roads and public open spaces are excluded.	988.60	1 127.00	y	1 045.61	1 192.00
(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).	1 648.25	1 879.00	y	1 743.86	1 988.00
(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	173.68	198.00	y	184.21	210.00
(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.	1 648.25	1 879.00	y	1 743.86	1 988.00

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(v)	Condition of approval Clearance for first transfer / CRT's	Per erf	Clearance i.t.o. Section 31(1) of LUPO	406.14	463.00	y	429.82	490.00
(vi)	Erection of buildings/structures in subdivision not confirmed (eg show houses)	Per application	I.t.o. Section 31(2) of LUPO	620.18	707.00	y	656.14	748.00
(vii)	Exempted subdivision	Per application	Subdivisions exempted i.t.o. Section 23(1) of LUPO	195.61	223.00	y	207.02	236.00
(d)	Rezoning							
(i)	To any Residential / Industrial / Business / Commercial / Mixed use 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, Mixed use or other zone	1 648.25	1 879.00	y	1 743.86	1 988.00
	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, Mixed use or other zone	4 947.37	5 640.00	y	5 234.21	5 967.00
	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, 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 .	3 298.25	3 760.00	y	3 489.47	3 978.00

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(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
(iii)	To any zone other than Residential, Industrial, Business / Commercial, 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/Commercial, Mixed use or other zone	1 648.25	1 879.00	y	1 743.86	1 988.00
(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.	185.96	212.00	y	196.49	224.00
(e)	Site Development Plan/ Package of plans 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.	419.30	478.00	y	443.86	506.00
(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.	823.68	939.00	y	871.93	994.00
(iii)	In respect of any non-Residential 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. Where a mixed use proposal includes residential, this category applies.	1 649.12	1 880.00	y	1 744.74	1 989.00

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(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 Package of plans 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.	1 649.12	1 880.00	y	1 744.74	1 989.00
(v)	Amendment of approved Site Development Plan in respect of a dwelling unit (including a Double / Second dwelling) in a single residential or group housing or similar development	Per plan / set of plans		195.61	223.00	y	207.02	236.00
(vi)	All other amendments of approved Site Development Plan / Package of plans component 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.	391.23	446.00	y	414.04	472.00
(f)	Extension of validity period of a LUPO / Zoning scheme approval							
(i)	All Regulation Departures	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	164.91	188.00	y	174.56	199.00
(ii)	Any other LUPO / Zoning scheme approval	Per application	Complexity fees not payable. Advertisements in the press / Notification fees payable if required.	100% of fee for each application component applied for as payable per this Table	100% of fee for each application component applied for as payable per this Table	y	100% of fee for each application component applied for as payable per this Table	100% of fee for each application component applied for as payable per this Table

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(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		164.91	188.00	y	174.56	199.00
(ii)	Conventional application	Per application		823.68	939.00	y	871.93	994.00
(h)	Other							
(i)	Amendment of Zoning Scheme Regulations	Per application		1 648.25	1 879.00	y	1 743.86	1 988.00
(ii)	Amendment of Structure Plan / SDF	Per application		1 648.25	1 879.00	y	1 743.86	1 988.00
(iii)	Amendment / waiving of Conditions of approval	Per condition		406.14	463.00	y	429.82	490.00
(iv)	Certificate of condonation in Sectional title developments	Per certificate	I.t.o. Section 4(5) of the Sectional Titles Act	185.96	212.00	y	196.49	224.00
(v)	Zoning map error correction	Per erf / land unit applied for	Only applicable from 24 months onwards after CTZS commencement date.	185.96	212.00	y	196.49	224.00
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.	2 140.35	2 440.00	y	2 264.91	2 582.00
(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.	4 278.95	4 878.00	y	4 527.19	5 161.00

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(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.	4 278.95	4 878.00	y	4 527.19	5 161.00
(d)	Transport / Traffic Impact Statement (TIS)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2 140.35	2 440.00	y	2 264.91	2 582.00
(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.	4 278.95	4 878.00	y	4 527.19	5 161.00
(f)	Major Hazard Installation Assessment (MHI)	Additional to basic applications fees	Independent of whether any other assessment is also required.	2 140.35	2 440.00	y	2 264.91	2 582.00
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.	10 300.88	11 743.00	y	10 898.25	12 424.00

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(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. Any advertising involving the amendment of the City SDF map will require the payment of double this press advertsing fee.	5 150.00	5 871.00	y	5 449.12	6 212.00
(c)	Serving of Notices							
	1 to 2 letters			111.40	127.00	y	117.54	134.00
	3 to 5 letters			214.04	244.00	y	226.32	258.00
	6 to 10 letters			406.14	463.00	y	429.82	490.00
	11 to 25 letters			898.25	1 024.00	y	950.00	1 083.00
	26 to 50 letters			1 648.25	1 879.00	y	1 743.86	1 988.00
	After 50, every 50 letters (or part thereof) additional to first 50			1 648.25	1 879.00	y	1 743.86	1 988.00
4	PRINTING / COPIES & INFORMATION PRODUCT FEES							
(a)	Photocopies, per copy	A4	As per Promotion of Access to Information Act 2 of 2000	0.53	0.60	y	0.53	0.60
		A3		3.51	4.00	y	3.51	4.00
		A2		14.91	17.00	y	15.79	18.00
		A1		23.68	27.00	y	24.56	28.00
		A0		31.58	36.00	y	33.33	38.00
(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
		A3		6.14	7.00	y	7.02	8.00
		A2		32.46	37.00	y	34.21	39.00
		A1		54.39	62.00	y	57.89	66.00
		A0		63.16	72.00	y	66.67	76.00

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(c)	Colour prints, per copy	A4		9.65	11.00	y	10.53	12.00
		A3		19.30	22.00	y	20.18	23.00
		A2		71.05	81.00	y	75.44	86.00
		A1		80.70	92.00	y	85.09	97.00
		A0		91.23	104.00	y	96.49	110.00
(d)	Standard off-the-shelf products, per copy	Fixed	Tariff includes the media, eg DVD etc	185.96	212.00	y	196.49	224.00
(e)	Customised products compilation fee	Per hour or part thereof	Tariff includes the media, eg DVD etc Only chargeable after first half an hour	185.96	212.00	y	196.49	224.00
(g)	Search fee	Per hour or part thereof	Only chargeable after first half an hour	185.96	212.00	y	196.49	224.00
(h)	Hard copy of Zoning scheme regulations (CTZS)	Per full copy (including Appendix)		150.00	171.00	y	158.77	181.00
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)	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. 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.							
(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 Cape Town Zoning Scheme 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 applicable zoning 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.							
(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.							
(h)	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.							

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(i)	The above fees, if not specifically exempted, also applies to applications in BCDA areas where Council is the commenting authority.							
(j)	The Director: Planning & Building 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.							