

CLUSTER : Economic Development & Planning
UNIT : Development Planning, Environment & Management
TARIFF : LUM (Zoning / Rezoning of Land, Scheme Incorporations/Amendments/Extensions)

LAND USE MANAGEMENT

Charge Code	Details	Present Tariff Excluding Vat (2022/2023)	Tariff Excluding Vat (2023/2024)	Tariff Including Vat (2023/2024)	Tariff Including Vat (2024/2025)	Tariff Including Vat (2025/2026)
			R	R	R	R
1.0 LAND DEVELOPMENT APPLICATION : Amendments/Rezoning/Zoning (IN OR OUT OF A SCHEME)						
LUMS0001CC	1.1 Amendments to Land Use Zones and Scheme	2,602.61	2,733.04	3,143.00	3,143.00	3,143.00
LUMS0002CC	1.2 Rezoning/Zoning less than 5000m2	2,602.61	2,733.04	3,143.00	3,143.00	3,143.00
LUMS0003CC	5000m2 - 5ha	9,252.17	9,714.78	11,172.00	11,172.00	11,172.00
LUMS0004CC	5 ha - 10 ha	23,102.61	24,257.39	27,896.00	27,896.00	27,896.00
LUMS0005CC	> 10 ha	Basic R 23 102.61 plus R2 602.61 for every hectare/part thereof in excess of 10ha	Basic R 24 257.39 plus R2 733.04 for every hectare/part thereof in excess of 10ha	Basic R 27 896.00 plus R3 143.00 for every hectare/part thereof in excess of 10ha	Basic R 27 896.00 plus R3 143.00 for every hectare/part thereof in excess of 10ha	Basic R 27 896.00 plus R3 143.00 for every hectare/part thereof in excess of 10ha
LUMS0006CC-10CC	Material change to an application (see notes)	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above
LUMS0011CC-15CC	Appeals in terms of Planning By-Law	4,605.22	4,835.65	5,561.00	5,561.00	5,561.00
Advertisement cost is the responsibility of the applicant						

- NOTES :**
- a) "Material change" shall be defined as follows: " where the change triggers additional development rights (density factors/land use controls) and where the change is initiated by the
 - b) Advertisements : wording for all adverts shall be prepared by the Local Authority and adverts run on print & electronic media to be stipulated by the Local Authority
 - c) Only complete applications may be accepted on formal lodgement together with application fee.
 - d) No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.
 - e) Appeal fees may be refunded in cases where an appeal is withdrawn in its entirety

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES

- 1) No tariff applicable on applications made by the State (State is defined as any sphere of government or Dpt thereof including State owned Entities)
- 2) The tariffs may be reduced to a maximum of 50% of the applicable fee for Bad Buildings turn-around applications, on receipt of a detailed motivation, at the discretion of the Head: DPEM;
- 3) The tariffs may also be reduced to a maximum of 50% of the applicable fee for applications from registered non-profit organisations on receipt of a detailed motivation and proof of registration which must be submitted prior to the submission of the application and is again, at the discretion of the Head: DPEM.

CLUSTER	: Economic Development & Planning					
UNIT	: Development Planning, Environment & Management					
TARIFF	: LUM (Subdivision of Land, Consolidations, Removal of Restrictive Conditions, Township Establishments, Closure of Roads/Public Open Spaces)					
Charge Code	Details	Present Tariff Excluding Vat (2022/2023)	Tariff Excluding Vat (2023/2024)	Tariff Including Vat (2023/2024)	Tariff Including Vat (2024/2025)	Tariff Including Vat (2025/2026)
		R	R	R	R	R
LAND DEVELOPMENT APPLICATION: Subdivision of land						
	Basic application fee	R1 208.70 plus	R1 269.57 plus	R1 460.00 plus	R1 460.00 plus	R1 460.00 plus
	Plus - where the number of Portions to be created is:					
LUMS0049CC	Less than 6 subs, per Portion	R589.57 per Sub	R619.13 per Sub	R712.00 per Sub	R712.00 per Sub	R712.00 per Sub
LUMS0050CC	6 to 10 subs, per Portion	R471.30 per Sub	R494.78 per Sub	R569.00 per Sub	R569.00 per Sub	R569.00 per Sub
LUMS0051CC	11 to 20 subs, per Portion	R353.91 per Sub	R371.30 per Sub	R427.00 per Sub	R427.00 per Sub	R427.00 per Sub
LUMS0052CC	More than 21subs, per Portion	R236.52 per Sub	R248.70 per Sub	R286.00 per Sub	R286.00 per Sub	R286.00 per Sub
LUMS0022CC	Issuing of Section 34 (2) Certificate in terms of PDA or Section 50(8) Certificate in terms of the Planning By-Law	R245.22	R257.39	R296.00	R296.00	R296.00
LUMS0023CC	Appeals in terms of the Planning By-Law	R4 605.22	R4 835.65	R5 561.00	R5 561.00	R5 561.00
Note: this Tariff includes Subdivision for Lease Purposes						
	LAND DEVELOPMENT APPLICATION: Closure of Roads and Public Open Spaces					
LUMS0017CC	Closure of Roads and Public Open Spaces	R5 899.13	R6 193.91	R7 123.00	R7 123.00	R7 123.00
LUMS0018CC	Consolidation	R1 180.87	R1 240.00	R1 426.00	R1 426.00	R1 426.00
LUMS0019CC	Notarial Tie	Discontinued	Discontinued	Discontinued	Discontinued	Discontinued
Note: this Tariff includes Consolidation for Lease Purposes						
NEW	Endowments in terms of relevant Legislation					
LUMS0060CC	10% Endowment for subdivision of land <1400m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LUMS0059CC	7.5% Endowment Special Residential subdivision – minimum plot size 1400m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LUMS0058CC	5% Endowment Special Residential subdivision – minimum plot size 1800m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LAND DEVELOPMENT APPLICATION: Removal/Amendment or Alteration of Conditions of Title or Application						
LUMS0024CC	All instances where the conditions are removed automatically by law	no fee	no fee	no fee	no fee	no fee
LUMS0025CC	All instances where the conditions are amended/altered or removed	R4 358.26	R4 576.52	R5 263.00	R5 263.00	R5 263.00
LUMS0026CC	Material change to the application (See Notes)	R3 268.70	R3 432.17	R3 947.00	R3 947.00	R3 947.00
LUMS0028CC	Appeals in terms of the Planning By-Law	R4 605.22	R4 835.65	R5 561.00	R5 561.00	R5 561.00
Advertisement cost is the responsibility of the applicant.						

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EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES

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CLUSTER : Economic Development & Planning
UNIT : Development Planning, Environment & Management
TARIFF : LUM (Special Consent Applications/Consent Applications/ Relaxations of space about buildings)

Charge Code	Details	Present Tariff Excluding Vat (2022/2023)	Tariff Excluding Vat (2023/2024)	Tariff Including Vat (2023/2024)	Tariff Including Vat (2024/2025)	Tariff Including Vat (2025/2026)
		R	R	R	R	R
All Areas	LAND DEVELOPMENT APPLICATION: SPECIAL CONSENT					
LUMS0029CC	Special Consent & Change of Use of Land or Buildings regardless of the size of the site	2,453.91	2,576.52	2,963.00	2,963.00	2,963.00
LUMS0030CC	Short-term Accommodation Establishments / Student Accommodation	2,453.91	2,576.52	2,963.00	2,963.00	2,963.00
LUMS0031CC	Precinct Plans and Amendments to Precinct Plans	2,453.91	2,576.52	2,963.00	2,963.00	2,963.00
LUMS0032CC	Sand Mining & any other Mining application	2,453.91	2,576.52	2,963.00	2,963.00	2,963.00
CONSENT						
LUMS0033CC	Home Business	320.87	336.52	387.00	387.00	387.00
LUMS0034CC	Tuckshop	320.87	336.52	387.00	387.00	387.00
LUMS0035CC	Tavern	320.87	336.52	387.00	387.00	387.00
LUMS0036CC	Spaza Shop	320.87	336.52	387.00	387.00	387.00
Consent applicants were notified interested and affected parties have not objected						
Relaxation of Space about buildings, building lines,heights (all areas)						
Relaxation of all building lines,space about buildings, height (only where applicable in terms of the Scheme)						
LUMS0037CC	a) For Residential sites	1,124.35	1,180.87	1,358.00	1,358.00	1,358.00
LUMS0038CC	b) Non-residential sites					
LUMS0039CC	c) Relaxation of height of boundary walls in excess of 3m (Residential & Non-residential Sites)					
LUMS0040CC	Material change to the application (See Notes)	842.61	884.35	1,017.00	1,017.00	1,017.00
LUMS0028CC	Appeals in terms of the Planning By-Law	4,605.22	4,835.65	5,561.00	5,561.00	5,561.00
Advertisement cost is the responsibility of the applicant.						

NOTES

- a) In the event that ownership changes hands, an affidavit from the new owner acknowledging the original conditions and stating that the conditions of approval remain acceptable must be submitted. Any change to the original approved conditions will require a new Special Consent.
- b) "Material change" shall be defined as follows: " where the change triggers additional development rights (density factors/land use controls) and where the change is initiated by the applicant.
- c) In the event that objections are received to a notification of any application , a full Special Consent application is required.
- d) All advertisement costs where applicable shall be borne by the applicant.
- e) A single application is required for multiple relaxation requirements within the same site
- f) Advertisements : wording for all adverts shall be prepared by the Local Authority and adverts run on print media to be stipulated by the Local Authority
- g)No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated.
- Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.
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CLUSTER : Economic Development & Planning
UNIT : Development Planning, Environment & Management
TARIFF : LUM (Other Applications)

Charge Code	Details	Present Tariff Excluding Vat (2022/2023)	Tariff Excluding Vat (2023/2024)	Tariff Including Vat (2023/2024)	Tariff Including Vat (2024/2025)	Tariff Including Vat (2025/2026)
		R	R	R	R	R
ZONING CERTIFICATES (all areas)						
LUMS0043CC	Zoning Certificates (Department generated)	48.70	51.30	59.00	59.00	59.00
Site Development Plan /Development Framework Applications (All areas)						
LUMS0044CC	Site Development Plans / Development Framework Applications	2,453.91	2,576.52	2,963.00	2,963.00	2963.00
LUMS0061CC	Administrative Penalty for failing to obtain prior Municipal Planning Approval	10% of the aggregate annual turnover generated by the activity				
ENFORCEMENT						
Confirmation of Contravention		Propertyate adjustment in terms of theates Policy				
Continued operation per day until matter is in court		Propertyate adjustment in terms of theates Policy				
Charge to be imposed by the Municipal Court		Charge/Fee may not be less than 10% and not more than 100% of the value of the building				

Notes

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