

### **Land Use Applications**

No increases can be accommodated due to the slow recovery in development applications and the slower rate of property development within the City.

The newly proposed incorporation of Municipalities has a major effect on tariffs, as these Municipalities' fees structure is more than 50% lower than the current City of Tshwane fees structure. These Municipalities will have to adopt Tshwane's fees structure at minimum level. Further increases in Development and Land Use applications will discourage much needed property development and thus influence growth negatively.

In order to minimise the effect of tariff adjustments towards the new areas, no tariff increases can be accommodated.

## ANNEXURE F15.1

## Land Use Applications

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
<b>1. Consent Use Applications</b>	
1.1 Consent use in terms of: Clause 16: Tshwane Town-planning Scheme, 2008	1 005,45
1.2 Permission for a second dwelling in terms of clause 14(10) of the Tshwane Town-planning Scheme, 2008	503,25
1.3 Permission in terms of paragraph 6(3) of Schedule 9 Tshwane Town-planning Scheme, 2008 - (Home Enterprise)	503,25
1.4 Permission for parking on another site in terms of Clause 28(3) of the Tshwane Town-planning Scheme, 2008	503,25
1.5 Permission for relaxation of parking requirements in terms of clause 28(4) of the Tshwane Town-planning Scheme, 2008	503,25
1.6 Amendment of Consent Use conditions of the Tshwane Town-planning Scheme, 2008 or any other Town Planning Scheme	245,15
1.7 Amendment of any consent application which necessitate re-advertising	1 005,45
1.8 Application in terms of any Annexure T of the Tshwane Town-planning Scheme, 2008 or any Annexure or Schedule of the former 6 Town-planning Schemes or any other town planning schemes	1 005,45
1.9 Consent in terms of clause 14 (6)(c) of the Tshwane Town-planning Scheme, 2008	1 005,45
1.10 Permission for more than one kitchen at a dwelling-unit in terms of Clause 5 of the Tshwane Town-planning Scheme, 2008	400,00
1.11 Permission for an outbuilding to be used for residential accommodation to exceed 20% of the floor area of the main building and/or 50m <sup>2</sup> in terms of Clause 5 of the Tshwane Town-planning Scheme, 2008	400,00
1.12 Permission for an outbuilding to exceed 40% of the gross floor area of the main building in terms of Clause 5 of the Tshwane Town-planning Scheme, 2008	400,00

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
1.13 Permission for the relaxation of a building line or set-back in terms of Clause 9 and Clause 12 of the Tshwane Town-planning Scheme, 2008:	
(a) Erven larger than 500 m <sup>2</sup> :	
(i) street	466,00
(ii) side space	399,00
(iii) rear space	293,00
(b) Erven 500 m <sup>2</sup> and smaller:	
(i) street	293,00
(ii) side space: for the relaxation up to 1m	0,00
(iii) side space: for the relaxation more than 1m	399,00
(iii) rear space	293,00
1.14 Permission to use the area between the building line and the street boundary in "Business 1", "Business 2", "Business 3" and "Business 4" Use Zones for a purpose other than for the parking of motor vehicles in terms of Clause 9 of the Tshwane Town-planning Scheme, 2008:	400,00
1.15 Permission for a basement between the building line and the street boundary in terms of Clause 9 of the Tshwane Town-planning Scheme, 2008:	400,00
1.16 Permission for a canopy to project in front of the street building line in terms of Clause 10 of the Tshwane Town-planning Scheme, 2008:	400,00
1.17 Permission for the relaxation of the percentage of the area to be kept open for outdoor living in terms of Clause 12 of the Tshwane Town-planning Scheme,	400,00
1.18 Permission to excavate material from any erf other than for the preparation of such erf for building purposes or for the continued use thereof in terms of Clause 18 of the Tshwane Town-planning Scheme, 2008:	400,00
1.19 Permission to fix a rooftop antenna or dish to a building where such antenna or dish does not comply with the conditions as set in terms of Clause 18 of the Tshwane Town-planning Scheme, 2008:	400,00
1.20 Permission to an increase in height in respect of a building in an "Industrial 2" zone for a manufacturing process or storage purpose in terms of Clause 26 of the Tshwane Town-planning Scheme, 2008:	400,00
1.21 Permission to relax the height restrictions in an use zone "Residential 1" and "Residential 2" in terms of Clause 26 of the Tshwane Town-planning Scheme,	400,00
1.22 Permission for an increased height for an university established by law in terms of Clause 26 of the Tshwane Town-planning Scheme, 2008:	400,00

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
1.23 Permission for an increased height for a building in terms of Clause 26 of the Tshwane Town-planning Scheme, 2008, where, owing to the imposition of a building line, the applicable Floor Area Ratio cannot otherwise be obtained:	400,00
1.24 Permission for an increased height for a building in terms of Clause 26 of the Tshwane Town-planning Scheme, 2008, if such building requires additional height in order to improve the architectural treatment thereof or to provide amenities solely for the occupants of such building:	400,00
1.25 Permission for an increased storey height for a single storey designed as a double volume in terms of Clause 26 of the Tshwane Town-planning Scheme,	400,00
1.26 Permission for increased coverage to the maximum coverage for Business Buildings where Business Buildings are converted to Residential Buildings in terms of Clause 27 of the Tshwane Town-planning Scheme, 2008:	400,00
1.27 Permission for increased coverage for dwelling houses and dwelling-units in "Residential 1" to "Residential 5" in terms of Clause 27 of the Tshwane Town-planning Scheme, 2008:	400,00
1.28 Any approval or permission of Council not mentioned above in terms of the Tshwane Town-planning Scheme, 2008	466,00
1.29 Application in terms of the provision of the Tshwane Town-planning Scheme for approval of Site Development Plans:	
Basic fee	466,00
<b>Plus</b>	<b>Plus</b>
(a) For each new house, residential unit or flat	187,00
(b) For any other residential building which does not consist of residential units (eg hotels and guest houses)	1,74 p/m <sup>2</sup> of total new floor area
(c) For all non-residential buildings	1,74 p/m <sup>2</sup> of total new floor area
1.30 Permission for Temporary uses in terms of clause 14(8) of the Tshwane Town-planning Scheme, 2008	503,25
1.31 Consent Use in terms of the Peri Urban Town-planning Scheme and Second Dwelling	600,00
1.32 Consent Use in terms of Clause 14 of the Bronkhorstspuit Town-planning Scheme	600,00

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
1.33 Amendment of Consent Use Application (Advertisement not required)	2 500,00
1.34 Application for condonation of incorrect advertising	900,00
1.35 Consent Use in terms of Clause 21 of the Cullinan Town Planning Scheme	1 500,00
1.36 Consent Use in terms of Clause 22 of the Cullinan Town Planning Scheme	1 000,00
<b>2. Applications in terms of the Town Planning and Townships Ordinance, 1986 (Ord 15 of 1986)</b>	
2.1 Rezoning of one property not mentioned in paragraph 2.2 to 2.15 (for non business uses) (basic fee)	4 093,20
Plus Rezoning of every property additional to first property per erf	Plus 430,90
2.2 Rezoning of one property with existing mixed Business of Office rights where the gross floor area is not increased (basic fee)	4 093,20
Plus Rezoning of every property additional to first property per erf	Plus 430,90
2.3 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of less than 2000m <sup>2</sup> (New Land use rights)	4 093,20 Plus 1 652,40
2.4 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 2001 m <sup>2</sup> to 5 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 2 872,80
2.5 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 5001 m <sup>2</sup> to 15 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 4 093,20
2.6 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 15 001 m <sup>2</sup> to 30 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 5 477,50
2.7 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 30 001 m <sup>2</sup> to 50 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 8 257,65

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
2.8 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 50 001 m <sup>2</sup> to 100 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 16 515,35
2.9 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of more than 100 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 24 773,00
2.10 Rezoning in terms of Section 56 of one or more erven for office rights only with a combined gross floor area of less than 2 000 m <sup>2</sup> (New Land use rights)	4, 093,20 Plus 1 652,40
2.11 Rezoning in terms of Section 56 of one or more erven for office rights only with a combined gross floor area of 2 001 m <sup>2</sup> to 15 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 4 093,20
2.12 Rezoning in terms of Section 56 of one or more erven for office rights only with a combined gross floor area of 15 001 m <sup>2</sup> to 30 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 5 744,50
2.13 Rezoning in terms of Section 56 of one or more erven for office rights only with a combined gross floor area of 30 001 m <sup>2</sup> to 50 000 m <sup>2</sup> (New Land use rights)	4 093,20 Plus 8 257,65
2.14 Rezoning in terms of Section 56 of one or more erven for office rights only with a combined gross floor area of 50 001 m <sup>2</sup> and larger (New Land use rights)	4 093,20 Plus 13 212,70
2.15 Rezoning in terms of Section 56 of one or more erven for a public garage/filling station (New Land use rights)	4 093,20 Plus 3 303,70
2.16 Amendment in terms of Section 56 and Section 125 which necessitate re-advertising	3 303,70
2.17 Rezoning in terms of Section 28	Same fees as for Rezoning in terms of Section 56
Plus	Plus
For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged)	4 866,45
Beeld: R660,00	
Pta News: R1 208,00	
Provincial Gazette: R1 727,00	
Registered post : R13.59 per adjacent owners with an average of 10 adjacent owners	

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
2.18 Application in terms of Section 62 or 63 for revoking a provision in an approved scheme or revoking an approved scheme	1 652,40
2.19 Application in terms of Section 61(2)	503,25
2.20 Application in terms of Sections 62 or 63	3 303,70
3. Consolidation Application	
3.1 Consolidation in terms of Section 92(1)(b)	430,90
3.2. Amendment of a Consolidation plan before and after amendment also before and after approval	287,25
3.3. Application in terms of Section 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved consolidation application and/or cancellation of approval.	503,25
4. Subdivision Applications	
4.1 Subdivision in terms of Section 92(1)(a)	503,25
4.2 Amendment of a Subdivision plan before and after amendment and before and after approval	287,25
4.3 Application in terms of Section 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved subdivision application and/or cancellation of approval	503,25
5. Simultaneous Subdivision and Consolidation	
5.1 Simultaneous Subdivision and Consolidation in terms of Section 92(1)	503,25
5.2 Amendment of a Subdivision and Consolidation Plan before and after amendment also before and after approval	287,25
5.3 Application in terms of Section 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved subdivision and consolidation application and/or cancellation of approval	503,25
6. Township Establishment in terms of the Town Planning and Township Ordinance, 1986	
6.1 Township establishment in terms of Section 96 (1)(basic fee for minimum of 2 erven)	6 606,35
Plus	Plus
(a) For the publication notices (if the applicant obtains permission to place the Beeld: R660,00 Pretoria News: R 1208,00 Provincial Gazette: R 1727,00	4 693,65

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
(b) For 3-50 erven	790,55
(c) For every 100 additional erven (or portion thereof)	790,55
(d) For one or more erven for mixed business rights with a combined gross floor area of less than 2 000 m <sup>2</sup>	1 652,40
(e) For one or more erven for mixed business rights with a combined gross floor area of 2 001 m <sup>2</sup> to 15 000 m <sup>2</sup>	4 093,20
(f) For one or more erven for mixed business rights with a combined gross floor area of 15 001 m <sup>2</sup> to 30 000m <sup>2</sup>	5 744,50
(g) For one or more erven for mixed business rights with a combined gross floor area of 30 001m <sup>2</sup> to 50 000 m <sup>2</sup>	8, 257,65
(h) For one or more erven for mixed business rights with a combined gross floor area of 50 001 m <sup>2</sup> to 100 000 m <sup>2</sup>	16 515,35
(i) For one or more erven for mixed business rights with a combined gross floor area of more than 100 000 m <sup>2</sup>	24 773,00
(j) For one or more erven for office rights only with a combined gross floor area of less than 2 000 m <sup>2</sup>	1 652,40
(k) For one or more erven for office rights only with a combined gross floor area of 2 001 m <sup>2</sup> to 15 000 m <sup>2</sup>	4 093,20
(l) For one or more erven for office rights only with a combined gross floor area of 15 001 m <sup>2</sup> to 30 000 m <sup>2</sup>	5 744,50
(m) For one or more erven for office rights only with a combined gross floor area of 30 001 m <sup>2</sup> to 50 000 m <sup>2</sup>	8 257,65
(n) For one or more erven for office rights only with a combined gross floor area of 50 001 m <sup>2</sup> and larger	13 212,70
(o) For a filling station and/or public garage	3 303,70
6.2 Application in terms of Sections 96(4)	
(a) Application fee	1 436,40
Plus	Plus
(b) If the township must be re-advertised fees as indicated in 6.1 (b) – 6.1(o)	4 596,45
6.3 Application in terms of section 100	
(a) Application fee	3 160,05
Plus	Plus
(b) If application must be re- advertised The fees as stipulated in paragraph 6.1(b) – 6.1(o)	4 596,45

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
6.4 Application in terms of Section 99(1) for the division of a township in accordance with the approved layout plan	
(a) In two townships	2 010,95
(b) For every additional township	1 005,45
6.5 Section 88 application for extension of township boundaries	township establishment
6.6 Proclamation notice	per page or to be paid *by the applicant at the Provincial office on request of Legal Services
	992,50
6.7 Application in terms of Section 125	4 093,20
7. Application in terms of the Gauteng Removal of Restriction Act, 1996	
7.1 Removal or amendment of restrictive conditions in Title Deed in terms of Section 2 and 5	600,00
7.2 Simultaneous rezoning or other land use application with the removal or amendment of restrictive conditions in the Title Deed in terms of Section 5	2 000,00
7.3 Simultaneous removal or amendment of restrictive conditions in the Title Deed in terms of Section 5 and any other land use application. Plus the applicable land use application fee is also required.	2 000,00
7.4 Consent or permission of controlling authority or any other functionary as set out in terms of Section 2(1), if not requested simultaneous with any other land use application	133,90
7.5 Amendment of and application for the removal or amendment of restrictive conditions in Title Deed in terms of Section 2 and 5 which necessitate re-advertising	600,00
7.6 Amendment of an application for the Simultaneous rezoning or other land use application with the removal or amendment of restrictive conditions in the Title Deed in terms of Section 5 which necessitate re-advertising	2 000,00
8. Division of Land Ordinance, 1986	
8.1 Application in terms of Section 6(1) provided that if the applicant is given permission to place the advertisement at his/her cost then an amount of R3594.80 will be deducted	6 130,05
(a) For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged) Beeld: R660,00 Pretoria News: R1 208,00 Provincial Gazette: R1 727,00	
8.2 Application for the consolidation of land	430,90

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
8.3 Application in terms of the Division of Land Section 17(3) for the amendment if it is substantial where it needs re-advertising	287,25
8.4 Application in terms of the Division of Land Ordinance Section 17(3) for the amendment or deletion of conditions on which an application was approved	900,00
9. Black Communities Development Act, 1984	
9.1 Rezoning (Same as for applications in terms of the Town Planning and Townships Ordinance, 1986, Section 56)	4 093,20
10. Rationalisation of Local Government Affairs Act, 1998 (Gated Communities)	
10.1 For the initial application :	
1 – 20 residential units	10 000,00
21 – 60 residential units basic fee Plus	10 000,00 plus R500 per unit
61-120 residential units Plus	10 000,00 plus R350 per unit
121-200 residential units Plus	10 000,00 plus R300 per unit
201 residential units + Plus	10 000,00 plus R250 per unit
10.2 Application after the initial 2 years	
1 – 20 residential units	10 000,00
21 – 60 residential units basic fee Plus	10 000,00 plus R250 per unit
61-120 residential units Plus	10 000,00 plus R175 per unit
121-200 residential units Plus	10 000,00 plus R150 per unit
201 residential units + Plus	10-000,00 plus R125 per unit

Particulars	With effect from 1 July 2011 until 30 June 2012
	TOTAL (VAT included)
	R
10.3 Resubmission of applications , but with more or less even	Same fees as for initial application
11. Gauteng City Improvement Districts Act, 1997	
11.1 Application for the establishment of a City Improvement District	3 591,00
11.2 Application for the material amendment of the City Improvement District	3 591,00
12. Other Applications	
12.1 Provision of reasons for council decisions	216,00
12.2 Application in terms of Regulation 38 of the Town Planning Ordinance, 1986	216,00
12.3 Application for condonation (clause 16(a) Tshwane Town Planning Scheme, 2008)	503,25
above	143,60
12.5 Local Authority Approval for Liquor licences	500,00
12.6 Municipal Gambling Authorisation	500,00
13. Other Documentation	
13.1 Manuals applicable to Land Use Applications per manual	36,70
13.2 Zoning certificates	14,35
13.3 Placards	21,60
13.4 CD with all the manuals applicable to Land use applications	72,35
13.5 CD For Schemes	72,35
13.6 Tshwane Town Planning Scheme, 2008	135,00
13.7 Zoning Plans	21,60
13.8 Annexure B/ Schedule / Annexure / Annexure T	21,60
13.9 Approved Consent use conditions	21,60
13.10 Spatial Development Frameworks Hardcopy per region	151,20
13.11 Spatial Development Frameworks CD per region	63,70
13.12 Tshwane Household Survey (Hard Copy)	80,00
13.13 Metropolitan Development Profile (Hard Copy)	80,00
13.14 Metropolitan Development Profile (CD)	72,35