

Land Use Applications

Particulars	With effect from 1 July 2014 until 30 June 2015
	Total (VAT included) R
1. Consent Use Applications	
1.1 Consent use in terms of: Clause 16: Tshwane Town-planning Scheme, 2008	1,290.00
1.2 Permission for a second dwelling in terms of clause 14(10) of the Tshwane Town-planning Scheme, 2008	644.00
1.3 Permission in terms of paragraph 6(3) of Schedule 9 Tshwane Town-planning Scheme, 2008 - (Home Enterprise)	644.00
1.4 Permission for parking on another site in terms of Clause 28(3) of the Tshwane Town-planning Scheme, 2008	644.00
1.5 Permission for relaxation of parking requirements in terms of clause 28(4) of the Tshwane Town-planning Scheme, 2008	644.00
1.6 Amendment of Consent Use conditions of the Tshwane Town-planning Scheme, 2008 or any other Town Planning Scheme	314.00
1.7 Amendment of any consent application which necessitate re-advertising	1,290.00
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	1,290.00
1.9 Consent in terms of clause 14 (6)(c) of the Tshwane Town-planning Scheme, 2008	1,289.64
1.10 Any approval or permission of Council not mentioned above in terms of the Tshwane Town-planning Scheme, 2008	598.00
1.11 Permission for Temporary uses in terms of clause 14(8) of the Tshwane Town-planning Scheme, 2008	645.00
1.12 Consent Use in terms of the Peri Urban Town-planning Scheme, 1975	770.00
1.13 Written consent in terms of the Peri-Urban Town-planning Scheme, 1975	770.00
1.14 Consent Use in terms of Clause 14 of the Bronkhorstspuit Town-planning Scheme, 1980	770.00
1.15 Consent use in terms of Clause 17 of the Pretoria Region Town-planning Scheme, 1960	770.00
1.16 Consent Use in terms of Clause 21 of the Cullinan Town Planning Scheme, 1999	1,924.00
1.17 Consent Use in terms of Clause 22 of the Cullinan Town Planning Scheme, 1999	1,283.00
1.18 Consent or permission of controlling authority or any other functionary , if not requested simultaneous with any other land use application	172.00
1.19 Application for condonation of incorrect advertising	1,154.00

Particulars	With effect from 1 July 2014 until 30 June 2015
	Total (VAT included) R
2. Applications in terms of the Town Planning and Townships Ordinance, 1986 (Ord 15 of 1986)	
2.1 Rezoning of one property not mentioned in paragraph 2.2 to 2.15 (for non business uses) (basic fee)	5,250.00
Plus	Plus
Rezoning of every property additional to first property per erf	553.00
2.2 Rezoning of one property with existing mixed Business of Office rights where the gross floor area is not increased (basic fee)	5,250.00
Plus	Plus
Rezoning of every property additional to first property per erf	553.00
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 2 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	2,119.00
2.4 Rezoning in terms of Section 56 of one or more erven for mixed business rights with a combined gross floor area of 2 001 m ² to 5 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	3,685.00
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 ² to 15 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	5,250.00
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 ² to 30 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	7,025.00
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 ² to 50 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	10,591.00
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 ² to 100 000 m ² (New Land use rights)	5,250.00
Plus	Plus
	21,183.00
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 ² (New Land use rights)	5,250.00
Plus	Plus
	31,774.00
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 ² (New Land use rights)	5,250.00
Plus	Plus
	2,119.00

Particulars	With effect from 1 July 2014 until 30 June 2015
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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 ² to 15 000 m ² (New Land use rights)	5,250.00 Plus 5,250.00
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 ² to 30 000 m ² (New Land use rights)	5,250.00 Plus 7,368.00
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 ² to 50 000 m ² (New Land use rights)	5,250.00 Plus 10,591.00
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 ² and larger (New Land use rights)	5,250.00 Plus 16,947.00
2.15 Rezoning in terms of Section 56 of one or more erven for a public garage/filling station (New Land use rights)	5,250.00 Plus 4,237.00
2.16 Amendment in terms of Section 56 and Section 125 which necessitate re-advertising	4,237.00
2.17 Rezoning in terms of Section 28	Same fees as for Rezoning in terms of Section 56
Plus For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged)	Plus 6,242.00
2.18 Application in terms of Section 62 or 63 for revoking a provision in an approved scheme or revoking an approved scheme	2,119.00
2.19 Application in terms of Section 61(2)	645.00
2.20 Application in terms of Sections 62 or 63	4,237.00
3. Consolidation Application	
3.1 Consolidation in terms of Section 92(1)(b)	553.00
3.2 Amendment of a Consolidation plan before and after amendment also before and after approval	369.00
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.	645.48

Particulars	With effect from 1 July 2014 until 30 June 2015
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4. Subdivision Applications	
4.1 Subdivision in terms of Section 92(1)(a)	645.00
4.2 Amendment of a Subdivision plan before and after amendment and before and after approval	369.00
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	645.00
5. Simultaneous Subdivision and Consolidation	
5.1 Simultaneous Subdivision and Consolidation in terms of Section 92(1)	645.00
5.2 Amendment of a Subdivision and Consolidation Plan before and after amendment also before and after approval	369.00
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	645.00
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)	8,473.00
Plus	Plus
(a) For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged)	6,020.00
(b) For 3-50 erven	1,014.00
(c) For every 100 additional erven (or portion thereof)	1,014.00
(d) For one or more erven for mixed business rights with a combined gross floor area of less than 2 000 m ²	2,119.00
(e) For one or more erven for mixed business rights with a combined gross floor area of 2 001 m ² to 15 000 m ²	5,250.00
(f) For one or more erven for mixed business rights with a combined gross floor area of 15 001 m ² to 30 000m ²	7,368.00
(g) For one or more erven for mixed business rights with a combined gross floor area of 30 001 m ² to 50 000 m ²	10,592.00
(h) For one or more erven for mixed business rights with a combined gross floor area of 50 001 m ² to 100 000 m ²	21,183.00
(i) For one or more erven for mixed business rights with a combined gross floor area of more than 100 000 m ²	31,774.00
(j) For one or more erven for office rights only with a combined gross floor area of less than 2 000 m ²	2,119.00
(k) For one or more erven for office rights only with a combined gross floor area of 2 001 m ² to 15 000 m ²	5,250.00
(l) For one or more erven for office rights only with a combined gross floor area of 15 001 m ² to 30 000 m ²	7,368.00
(m) For one or more erven for office rights only with a combined gross floor area of 30 001 m ² to 50 000 m ²	10,592.00

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(n) For one or more erven for office rights only with a combined gross floor area of 50 001 m² and larger	16,947.00
(o) For a filling station and/or public garage	4,237.00
6.2 Application in terms of Sections 96(4)	
(a) Application fee	1,842.00
Plus	
(b) If the township must be re-advertised fees as indicated in 6.1 (b) – 6.1(o)	5,895.00
6.3 Application in terms of section 100	
(a) Application fee	4,053.00
Plus	
(b) If application must be re- advertised The fees as stipulated in paragraph 6.1(b) – 6.1(o)	5,895.00
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	2,579.00
(b) For every additional township	1,290.00
6.5 Section 88 application for extension of township boundaries	Same fees as for township establishment
6.6 Proclamation notice	1,273.00
6.7 Application in terms of Section 125	5,250.00
6.8 Extension of time: Application in terms of Sections 72(1) and 101(2)	697.00
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 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
7.5 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
7.6 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	171.71

Particulars	With effect from 1 July 2014 until 30 June 2015
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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 R3 594,80 will be deducted	7,862.00
8.2 Application in terms of the Division of Land Section 17(3) for the amendment if it is substantial where it needs re-advertising	369.00
8.3 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	1,049.00
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)	5,250.00
10. Rationalisation of Local Government Affairs Act, 1998 (Gated Communities)	
10.1 For the initial application:	
1 – 20 residential units	11,000.00
21 – 60 residential units basic fee	11,000.00
Plus	plus
	per unit 500.00
61 - 120 residential units	11,000.00
Plus	plus
	per unit 350.00
121 - 200 residential units	11,000.00
Plus	plus
	per unit 300.00
201 residential units +	11,000.00
Plus	plus
	per unit 250.00
10.2 Application after the initial 2 years	
1 – 20 residential units	11,000.00
21 – 60 residential units basic fee	11,000.00
Plus	plus
	per unit 250.00
61 - 120 residential units	11,000.00
Plus	plus
	per unit 175.00
121 - 200 residential units	11,000.00
Plus	plus
	per unit 150.00
201 residential units +	11,000.00
Plus	plus
	per unit 125.00

Particulars	With effect from 1 July 2014 until 30 June 2015
	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	4,606.00
11.2 Application for the material amendment of the City Improvement District	4,606.00
12. Other Applications	
12.1 Provision of reasons for council decisions	277.00
12.2 Application in terms of Regulation 38 of the Town Planning Ordinance, 1986	277.00
12.3 Application for condonation (clause 16(a) Tshwane Town Planning Scheme, 2008)	645.00
12.4 Any ad hoc approvals/consents not mentioned above	184.00
12.5 Local Authority Approval for Liquor licences	583.00
12.6 Municipal Gambling Authorisation	583.00
13. Other Documentation	
13.1 Manuals applicable to Land Use Applications per manual	47.00
13.2 Zoning certificates	18.00
13.3 Placards	28.00
13.4 CD with all the manuals applicable to Land use applications	93.00
13.5 CD For Schemes	93.00
13.6 Relevant Town Planning Scheme	173.00
13.7 Zoning Plans	28.00
13.8 Annexure B/ Schedule / Annexure / Annexure T	28.00
13.9 Approved Consent use conditions	28.00
13.10 Spatial Development Frameworks Hardcopy per region	194.00
13.11 Spatial Development Frameworks CD per region	82.00
13.12 Tshwane Household Survey (Hard Copy)	103.00
13.13 Metropolitan Spatial Development Framework	187.00
13.14 Metropolitan Spatial Development Framework (CD)	93.00
13.15 Other Documents such as Policies eg Guest House Policy, Local Geographical Names Policy	55.00