

Land use applications

Particulars		With effect from 1 July 2022 until 30 June 2023
		Total (VAT included) R
1.	Consent use and permission applications	
1.1	Consent in terms of Clause 14(6)(c) of the Tshwane Town-planning Scheme, 2008 (revised 2014)	1 940,00
1.2	Permission for the erection of one additional dwelling house in terms of Clause 14(10) of the Tshwane Town-planning Scheme, 2008 (revised 2014)	960,00
1.3	Permission for the erection of a telecommunication mast in terms of Clause 14(11) of the Tshwane Town-planning Scheme, 2008 (revised 2014)	960,00
1.4	Permission to amend conditions of a permission in terms of Clause 15(6) of the Tshwane Town-planning Scheme, 2008 (revised 2014)	470,00
1.5	Consent use in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014)	1 940,00
1.6	Application for permission in terms of Clause 16(9) for partial or total non-compliance with the provisions of Clauses 16(2) and 16(3) of the Tshwane Town-planning Scheme, 2008 (revised 2014)	1 730,00
1.7	Permission to amend conditions of a consent use in terms of Clause 16(11) of the Tshwane Town-planning Scheme, 2008 (revised 2014) or any other town-planning scheme	470,00
1.8	Permission in terms of Schedule 25 of the Tshwane Town-planning Scheme, 2008 (revised 2014)	960,00
1.9	Application in terms of any Annexure T of the Tshwane Town-planning Scheme, 2008 (revised 2014)	1 940,00
2.	Applications in terms of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	
2.1	Application in terms of Section 62 or 63 for revoking a provision in an approved scheme or revoking an approved scheme	6 340,00
2.2	Amendment in terms of Section 56 or 125	1 485,00
3.	Consolidation application in terms of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	
3.1	Amendment of a consolidation plan before and after approval	550,00
3.2	Application in terms of Sections 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved consolidation application and/or cancellation of approval	960,00

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4.	Subdivision applications in terms of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	
4.1	Amendment of a subdivision plan: Before and after approval	550,00
4.2	Application in terms of Sections 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved subdivision application and/or cancellation of approval	960,00
5.	Simultaneous subdivision and consolidation application in terms of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	
5.1	Amendment of a subdivision and consolidation plan: Before and after approval	550,00
5.2	Application in terms of Sections 92(4)(a) and 92(4)(b) for the amendment of the conditions of an approved subdivision and consolidation application and/or cancellation of approval	960,00
6.	Township establishment in terms of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)	
6.1	Application in terms of Section 96(4)	
	(a) Application fee	2 760,00
6.2	Application in terms of Section 100	
	(a) Application fee	6 070,00
6.3	Application in terms of Section 99(1) for the division of a township in accordance with the approved layout plan	
	(a) For two townships	3 860,00
	(b) For every additional township	1 940,00
6.4	Application in terms of Section 125	7 860,00
6.5	Extension of time: Application in terms of Sections 72(1) and 101(2)	1 050,00
7.	Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996)	
7.1	Consent or permission of the controlling authority or any other functionary as set out in terms of Section 2(1), if not requested simultaneously with any other land use application	260,00
8.	Division of Land Ordinance, 1986 (Ordinance 20 of 1986)	
8.1	Application in terms of Section 17(3) for the amendment, if it is substantial and it needs re-advertising	450,00
8.2	Application in terms of Section 17(3) for the amendment or deletion of conditions on which an application was approved	1 570,00

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9.	Gauteng Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998) (gated communities)	
9.1	For the initial application (fee excludes advertisement fee)	12 650,00
9.2	Application after the initial two years (fee excludes advertisement fee)	9 250,00
9.3	Fee for lodging an appeal	4 910,00
	Publication of notice in provincial gazette: Cost as determined by the government printers plus 20%	3 380,00
10.	Internal Municipal Service District By-Law, 2021	
10.1	Application for the establishment of a city improvement district	6 900,00
10.2	Application for the material amendment of a city improvement district	6 900,00
11.	Applications in terms of the City of Tshwane Land Use Management By-law, 2016	
11.1	Rezoning in terms of Section 16(1) Plus promulgation	9 240,00 2 750,00
11.2	Removal, amendment or suspension of title conditions in terms of Section 16(2) and consent by the City of Tshwane or by the City of Tshwane as the controlling authority in terms of Section 16(2)(d) Plus promulgation	790,00 1 380,00
11.3	Reservation of a township name in terms of Sections 16(4) and 16(5)	660,00
11.4	Township establishment or extension of boundaries in terms of Section 16(4) Plus promulgation	13 200,00 5 500,00
11.5	Division of a township in terms of Section 16(5) (per division) Plus promulgation per division	5 280,00 5 500,00
11.6	Amendment of an approved township in terms of Section 16(4)	6 600,00
11.7	Approval of an alteration, amendment or cancellation of a general plan in terms of Section 16(15)	6 600,00
11.8	Section 16(16) application	100,00
11.9	Subdivision and/or consolidation in terms of Sections 16(12)(a)(i) and (ii)	990,00
11.10	Subdivision in terms of Section 16(12)(a)(iii)	4 880,00
11.11	Amendment of a land development application prior to approval in terms of Section 16(18) or after approval in terms of Section 16(19)	1 980,00
11.12	Request for an amendment of conditions of establishment for townships other than for inclusion of erf numbers or for the purpose of certification of the opening of a township register after approval in terms of Section 16(4)	1 980,00
11.13	Administrative amendment of conditions of application and administrative processes in terms of Section 23(2)	930,00

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11.14	Application in terms of Section 23 read with Schedule 15 of the LUM By-law	1 000,00
11.15	Cancellation of a land development application in terms of Section 23(3)	270,00
11.16	Registration of servitudes in terms of Section 28(1)	930,00
11.17	Confirmation of land use rights for the registration or amendment of a sectional title scheme in terms of Section 28(9)	930,00
11.18	Extension of time	1 050,00
11.19	Excision of an agricultural holding in terms of Section 32	1 980,00
11.20	Any other application that is not mentioned above	890,00
11.21	Rezoning in terms of Section 16(1) and removal, amendment or suspension of title conditions in terms of Section 16(2) submitted simultaneously (one application fee with two separate applications) Plus promulgation	9 240,00 2 750,00
12.	Other applications	
12.1	Provision of reasons for decisions of the City Planning and Development Committee and/or Strategic Development Tribunal and/or Municipal Planning Tribunal and/or Appeal Authority	440,00
12.2	Application in terms of Regulation 38 and Sections 82 and 101 of the Town-planning and Townships Ordinance, 1986, Sections 16(7) and 16(10) of the City of Tshwane Land Use Management By-law, 2016, read with Section 53 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	440,00
12.3	Any <i>ad hoc</i> approvals and consents that are not mentioned above	280,00
12.4	Confirmation of land use rights for a liquor licence or Gambling Licence	910,00
12.5	Request for the Confirmation of land use rights	910,00
12.6	Any other application that is not mentioned above	930,00
12.7	Request for the interpretation of the Scheme:	910,00
12.8	Lodging an appeal each appellant and respondent must pay the fee.	4 140,00
12.9	Request for the interpretation of the Land Use Scheme	1 000,00

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13.	Other documents	
13.1	Manuals applicable to land development applications Per manual	70,00
13.2	Guideline document in terms of Section 12(3) of the City of Tshwane Land Use Management By-law, 2016	90,00
13.3	Guideline documents in terms of the City of Tshwane Land Use Management By-law, 2016	5,00
13.4	Zoning certificates	30,00
13.5	Zoning plans	40,00
13.6	Annexure T	40,00
13.7	Approved consent use and/or permission conditions	40,00
13.8	Clauses and schedules, per page	6,00
13.9	Metropolitan Spatial Development Framework or Regional Spatial Development Framework per region	290,00
13.10	CD that contains the Metropolitan Spatial Development Framework or Regional Spatial Development Framework per region	150,00
13.11	Other documents such as policies, for example Guesthouse Policy, Local Geographical Names Policy, etc	80,00
13.12	City of Tshwane Land Use Management By-law, 2016	270,00
13.13	Schedules and application forms in terms of the City of Tshwane Land Use Management By-law, 2016: Per page	6,00