

SCHEDULE

Land Use Applications

Particulars	With effect from 1 July 2008 until 30 June 2009 Total (VAT included) R
1. Consent Use Applications	
1.1 Consent use in terms of:	861,84
Clause 17: Pretoria Town-planning Scheme, 1974;	
Clause 15: Centurion Town- planning Scheme, 1992;	
Grade II : Akasia-Soshanguve Town-planning Scheme, 1996	
Clause 12 and 19 of the Akasia-Soshanguve Town Planning Scheme;	
Clause 6 and 7 of the Peri-Urban Scheme;	
Clause 6 of the Malelane Scheme	
Clause 16: Tshwane Town-planning Scheme, 2007	
1.2 Consent Use for second dwelling	430,92
Permission for a second dwelling in terms of clause 14(10) of the Tshwane Town-planning Scheme, 2007	
1.3 Consent in terms of Schedule IX of the Pretoria Town-planning Scheme, 1974 (home undertakings) and home businesses	430,92
Permission in terms of paragraph 6(3) of Schedule 9 Tshwane Town-planning Scheme, 2007 - (Home Enterprise)	
1.4 Consent for parking on another site	430,92
Permission for parking on another site in terms of Clause 28(3) of the Tshwane Town-planning Scheme, 2007	
1.5 Consent for relaxation of parking requirements	430,92
Permission for relaxation of parking requirements in terms of clause 28(4) of the Tshwane Town-planning Scheme, 2007	
1.6 Amendment of Consent Use conditions	209,30
Amendment of Consent Use conditions of the Tshwane Town-planning Scheme, 2007	
1.7 Amendment of any consent application which necessitate re-advertising	861,84
Amendment of any consent application which necessitate re-advertising in terms of the Tshwane Town-planning Scheme, 2007	
1.8 Application in terms of any Annexure B of the Pretoria Town-planning Scheme 1974	861,84
Application in terms of any Annexure T of the Tshwane Town-planning Scheme, 2007 or any Annexure or Schedule of the former 6 Town-planning Scheme, 1974	
1.9 Consent in terms of Clause 17(6) of the Pretoria Town-planning Scheme, 1974 (Parking of commercial vehicles)	861,84
Consent in terms of clause 14 (6)(c) of the Tshwane Town-planning Scheme, 2007	

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars

R

1.10	Any consent or permission of Council not mentioned above. Any approval or permission of Council not mentioned above in terms of the Tshwane Town-planning Scheme, 2007	430,92
1.11	Application for an increase of Floor Area Ratio in terms of the Centurion Town-planning Scheme, 1992	307,80
	Application for Height increase in terms of the Centurion Town-planning Scheme, 1992	307,80
	Permission for Height increase or relaxation in terms of clause 26 of the Tshwane Town-planning Scheme, 2007	
	Application for coverage increase in terms of the Centurion Town-planning Scheme, 1992	307,80
	Permission for an increase in coverage in terms of clause 27 of the Tshwane Town-planning Scheme, 2007	
1.12	Application in terms of the provision of clause 13 or 15 of the Pretoria Town Planning Scheme, 1974 for approval of the relaxation of a building-line provision or the encroachment of a building-restriction area for: Permission in terms of clause 9 and 12 of the Tshwane Town-planning Scheme, 2007 for the Relaxation of a building line provision or Encroachment of a building-restriction area for:	
	(a) (i) street	430,92
	(ii) side space	369,36
	(iii) rear space and space between a main building and a building on the side or rear boundary (inner space)	270,86
	(iv) rear space and space between a main building and a building on the side or rear boundary (inner space)	270,86
	(iv) height restriction	270,86
	(b) Mamelodi and similar areas with exceptional small erven (smaller than 350 m ²):	
	(i) Encroaching of street building lines	270,86
	(ii) Any other building line	270,86
	(iii) Height relaxation	270,86
1.13	Application in terms of the provision of the Scheme for approval of site layout plans, the aesthetic appearance of buildings or the sitting of buildings on a site: Application in terms of the provision of the Tshwane Town-planning Scheme or Annexure T for approval of site development plans, the Aesthetic appearance of buildings or the sitting of Buildings on a site:	
	(a) Basic fee	430,92
	Plus	Plus
	For each house, residential unit or flat	172,37
	(b) For any other residential building which does not consist of residential units (e.g. hotels and guest houses)	1,60 p/m ² of total floor area
	(c) For all non-residential buildings	1,60 p/m ² of total floor area
1.14	Permission for Temporary uses in terms of clause 14(8) of the Tshwane Town-planning Scheme, 2007	430,92

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars

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)	3508,92
	Plus	Plus
	Rezoning of every property additional to first property	369,36 per erf
2.2	Rezoning of one property with existing mixed Business of Office rights where the gross floor area is not increased (basic fee)	3 508,92
	Plus	Plus
	Rezoning of every property additional to first property	369,36 per erf
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 ² (New Land use rights)	3 508,92 Plus 1 415,88
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 ² to 5 000 m ² (New Land use rights)	3 508,92 Plus 2 462,40
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)	3 508,92 Plus 3 508,92
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)	3 508,92 Plus 4 924,80
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)	3 508,92 Plus 7 079,40
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)	3 508,92 Plus 14 158,80
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)	3 508,92 Plus 21 238,20
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)	3 508,92 Plus 1 415,88
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)	3 508,92 Plus 3 508,92
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)	3 508,92 Plus 4 924,80

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars	R
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)	3 508,92 Plus 7 079,40
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)	3 508,92 Plus 11 327,04
2.15 Rezoning in terms of Section 56 of one or more erven for a public garage/filling station (New Land use rights)	3 508,92 Plus 2 831,76
2.16 Amendment in terms of Section 56 and Section 125 which necessitate re-advertising	2 831,76
2.17 Rezoning in terms of Section 28 Plus For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged) Beeld: R600,00 Pta News: R1 098,00 Provincial Gazette: R1 570,00 Registered post : R12,00 per adjacent owners with an average of 10 adjacent owners	 Plus 4 171,31
2.18 Application in terms of Section 62 or 63 for revoking a provision in an approved scheme or revoking an approved scheme	1 415,88
2.19 Application in terms of Section 61(2)	430,92
2.20 Application in terms of Sections 62 or 63	2 831,76
3. Consolidation Application	
3.1 Consolidation in terms of Section 92(1)(b)	369,36
3.2 Amendment of a Consolidation plan in terms of Section 92(4)(c)	246,24
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.	430,92
4. Subdivision Applications	
4.1 Subdivision in terms of Section 92(1)(a)	430,92
4.2 Amendment of a Subdivision plan in terms of Section 92(4)(c)	246,24
4.3 Application in terms of Section 92(4)(a) and 92(4)(b) for the amendment of conditions of an approved subdivision application	430,92

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars

R

Particulars	R
and/or cancellation of approval	
5. Simultaneous Subdivision and Consolidation	
5.1 Simultaneous Subdivision and Consolidation in terms of Section 92	430,92
5.2 Amendment of a Subdivision and Consolidation Plan in terms of Section 92(4)(c)	246,24
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	430,92
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)	5 663,52
Plus	Plus
(a) For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged) Beeld: R600 Pretoria News: R1098,00 Provincial Gazette: R1 570,00	4 023,56
(b) For 3-50 erven	677,16
(c) For every 100 additional erven (or portion thereof)	677,16
(d) For one or more erven for mixed business rights with a combined gross floor area of less than 2 000 m ²	1 415,88
(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	3 508,92
(f) For one or more erven for mixed business rights with a combined gross floor area of 15 001 m ² to 30 000 m ²	4 924,80
(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	7 079,40
(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	14 158,80
(i) For one or more erven for mixed business rights with a combined gross floor area of more than 100 000 m ²	21 238,20
(j) For one or more erven for office rights only with a combined gross floor area of less than 2 000 m ²	1 415,88
(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	3 508,92

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars

R

	(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	4 924,80
	(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	7 079,40
	(n) For one or more erven for office rights only with a combined gross floor area of 50 001 m ² and larger	11 327,04
	(o) For a filling station and/or public garage	2 831,76
6.2	Application in terms of Sections 96(4)	
	(a) Application fee	1 231,20
	Plus	Plus
	(b) If the township must be re-advertised fees as indicated in 6.1 (g) – 6.1(o)	3 939,84
6.3	Application in terms of section 100	
	(a) Application fee	2 708,64
	Plus	
	(b) If application must be re- advertised The fees as stipulated in paragraph 6.1(b) – 6.1(o)	3 939,84
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	1 723,68
	(b) For every additional township	861,84
6.5	Section 88 application for extension of township boundaries	Same fees as for township establishment
6.6	Proclamation notice	850,76 per page or to be paid by the applicant at the Provincial office on request of Legal Services
6.7	Application in terms of Section 125	3 508,92
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	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	114,00

With effect from 1 July 2008
until 30 June 2009
Total (VAT included)

Particulars

R

8.	Division of Land Ordinance, 1986	5 254,74
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 268,00 will be deducted	
	(a) For the publication notices (if the applicant obtains permission to place the notices then this fee will not be charged)	
	Beeld: R600,00	
	Pretoria News: R1 098,00	
	Provincial Gazette: R1 570,00	
8.2	Application for the consolidation of land	369,36
8.3	Application in terms of Section 17 for the amendment or deletion of conditions on which an application was approved	246,24
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)	3 508,92
9.2	Township establishment (Same as for applications in terms of the town Planning and Townships Ordinance, 1986, Section 96)	
10.	Rationalisation of Local Government Affairs Act, 1998 (Gated Communities)	
10.1	For the initial application :	
	1 – 20 residential units	9 849,60
	21 – 50 residential units	31 149,36
	51 + residential units	52 387,56
10.2	Application after the initial 2 years	
	1 – 20 residential units	9 849,60
	21 – 50 residential units	31 149,36
	51+ residential units	52 387,56
11.	Gauteng City Improvement Districts Act, 1997	
11.1	Application for the establishment of a City Improvement District	3 078,00
11.2	Application for the material amendment of the City Improvement District	3 078,00
12.	Other Applications	

**With effect from 1 July 2008
until 30 June 2009
Total (VAT included)**

Particulars

R

12.1	Provision of reasons for council decisions	184,68	
12.2	Application in terms of Regulation 38 of the Town Planning Ordinance, 1986	184,68	
12.3	Application for condonation (clause 18(10) (Pta TPS)	430,92	
12.4	Any ad hoc approvals/consents not mentioned above	123,12	
13.	Other Documentation		
13.1	Manuals applicable to Land Use Applications	30,78 per manual	
13.2	Zoning certificates	12,31	
13.3	Placards	18,47	
13.4	CD with all the manuals applicable to Land use applications	61,56	
13.5	Zoning Plans	12,31	
13.6	Annexure B/ Schedule / Annexure / Annexure T	18,47	
13.7	Approved Consent use conditions	18,47	
13.8	Spatial Development Frameworks	Hardcopy per region	129,60
13.9	Spatial Development Frameworks	CD per region	54,00