

SCHEDULE 20: CITY PLANNING TARIFFS





SCHEDULE “20”

CITY OF EKURHULENI

TARIFFS: CITY PLANNING TARIFFS

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **25th May 2023**, resolved to amend its Tariffs for City Planning with effect from **1 July 2023** as follows:

LAND USE MANAGEMENT: these proposed tariffs must be read together with the Ekurhuleni Spatial Planning and Land Use Management By-law 2019.

| TYPE OF APPLICATION | NOTES | Fees 2022/2023 VAT Included | Fees 2023/2024 VAT included |
|---------------------------------------|---|------------------------------------|------------------------------------|
| TOWNSHIP ESTABLISHMENT | | | |
| Township Application fee | This application fee includes compliance certificates. The applicant must pay for all advertisements. | R8 064.36 | R8 443.38 |
| Advertisement of Township Application | Applicant to place advertisement | Not applicable | Not applicable |
| Phasing/Division of Township | Cost is per phase from the 1st phase | R3 230.98 | R3 382.83 |
| Extension of Boundaries | The applicant must pay for all advertisements. | R8 064.36 | R8 443.38 |
| Township Application fee | This application fee includes compliance certificates. The applicant must pay for all advertisements. | R8 064.36 | R8 443.38 |
| Advertisement of Township Application | Applicant to place advertisement | Not applicable | Not applicable |
| Phasing/Division of Township | Cost is per phase from the 1st phase | R3 230.98 | R3 382.83 |
| Extension of Boundaries | The applicant must pay for all advertisements. | R8 064.36 | R8 443.38 |
| REZONING | | | |
| Amendment Scheme (rezoning). | This is the application fee only. The applicant must pay for all advertisements. | R4 736.96 | R4 959.73 |
| Advertisement of Rezoning Application | Applicant to place advertisement | Not applicable | Not applicable |

| SUBDIVISION | | | |
|-----------------------------|---------------------------------|---------|---------|
| Subdivision of Property – | Includes compliance certificate | R716.83 | R750.52 |
| CONSOLIDATION | | | |
| Consolidation of Properties | Consolidation only | R570.11 | R596.90 |

| REMOVAL OF RESTRICTIVE CONDITIONS | | | |
|--|---|---------|---------|
| Removal of restrictive conditions | Removal of restrictive conditions only. The applicant must pay for all advertisements.(If a simultaneous Removal of restrictive conditions and other application is submitted, only the higher fee will be payable) | R751.41 | R786.72 |

No Land Use Management tariffs would be charged for Government Related and Housing Projects /applications provided that no tariffs have been catered for in the quotation by the applicant.

| APPLICATION IN TERMS OF THE LAND USE SCHEME | | | |
|---|--|---|---|
| Building Line Relaxation | | Residential 1 and 2 Zonings: R245.23 Residential 3 and 4 and Non-residential zonings R486.27 | Residential 1 and 2 Zonings: R256.75 Residential 3 and 4 and Non-residential zonings R509.12 |
| Special Consent | | Residential Zonings: R813.25 Non-residential zonings: R1 289.04 | Residential Zonings: R851.47 Non-residential zonings: R1 349.62 |
| Written Consent | | Residential Zonings: R332.21 Non-Residential Zonings R1 289.04 | Residential Zonings: R347.82 Non-Residential Zonings R1 349.62 |
| Relaxation of Height/Coverage as permitted by the Scheme | | Residential Zonings: R332.21 Non-Residential Zonings: R1 289.04 | Residential Zonings: R347.82 Non-Residential Zonings: R1 349.62 |
| Relaxation of parking requirements as permitted by the Scheme | | Residential Zonings: R332.21 Non-Residential Zonings: R1 289.04 | Residential Zonings: R347.82 Non-Residential Zonings: R1 349.62 |
| OTHER | | | |
| Zoning Certificates | | R36.68 | R38.40 |

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| Provision of Reasons for a Council decision | | Not applicable | Not applicable |
| Council or a Committee of Council inspects a property and conducts a hearing | | Not applicable | Not applicable |
| Letter in terms of Liquor Act | | Not applicable | Not applicable |
| Letter in terms of Gambling Act | | Not applicable | Not applicable |
| Copy of Tribunal /Appeal Tribunal Agenda | Hard Copy | R54.49 | R57.05 |
| Transcribing of Tribunal /Appeal Tribunal Tapes | Cost per recording | N/A | N/A |
| Transcribing of Tribunal /Appeal Tribunal Tapes | Cost per recording | R314.40 | R329.17 |
| Appeal in terms of relevant legislation | | R2371.62 for the applicant and R475.79 for the objectors | R2483.08 for the applicant and R498.15 for the objectors |
| Intervener Submissions | | R478.93 | R501.43 |
| Copy of EMM Town Planning Scheme Clauses | | No Cost if emailed or downloaded R145.67 for paper copy | No Cost if emailed or downloaded R152.51 for paper copy |
| Copy of EMM Town Planning Scheme Manual | | No Cost if emailed or downloaded. R145.67 for paper copy | No Cost if emailed or downloaded. R152.51 for paper copy |
| Copy of By-law booklet | | No Cost if emailed or downloaded. R145.67 for paper copy | No Cost if emailed or downloaded. R152.51 for paper copy |
| Restriction of Access | | R3 399.71 | R3 559.49 |
| Section 82 | | Not Applicable | Not Applicable |
| Service Agreement | | Not Applicable | Not Applicable |

| ADMINISTRATIVE PENALTIES i.t.o SECTION 110 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 | | | |
|--|--|------------------------------------|------------------------------------|
| Category | Unauthorized Use(s) For Which approval Must Be Obtained From The Municipality | Fees 2022/2023 VAT included | Fees 2023/2024 VAT included |
| | | | |

| | | Minimum Daily Administrative Penalty | Minimum Daily Administrative Penalty |
|---------------|--|---|---|
| Residential 1 | Land uses which may be obtained by special and written consent of the Municipality. | R524.00 | R548,63 |
| | Residential 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | N/A | R5 000.00 |
| | | | |
| Residential 2 | Land uses which may be obtained by special and written consent of the Municipality. | R524.00 | R548,63 |
| | Residential 1 AND 3 Uses | N/A | R548,63 |
| | Residential 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | N/A | R5 000.00 |
| | | | |
| Residential 3 | Land uses which may be obtained by special and written consent of the Municipality. | R524.00 | R548,63 |
| | Residential 1 AND 2 Uses | N/A | R548,63 |
| | Residential 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | N/A | R5 000.00 |
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| Residential 4 | Land uses which may be obtained by special and written consent of the Municipality. | R4 192.00 | R4 389,06 |
| | Residential 1 AND 2 Uses | N/A | R548,63 |
| | Residential 3 Uses | N/A | R548,63 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses, or any other land use not authorised by the land use scheme. | N/A | R5 000.00 |
| | | | |
| Business 1 | Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | R5 240.00 | R5 000.00 |
| | | | |
| Business 2 | Land uses which may be obtained with the special and written consent of the Municipality. | N/A | R548,63 |
| | Residential 1 AND 2 Uses | N/A | R548,63 |
| | Business 3 | N/A | R548,63 |
| | Residential 4 Uses | N/A | R4 389,06 |
| | Business 1, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Land Uses or any other land use not authorised by the land use scheme. | R5 240.00 | R5 000.00 |
| | | | |
| Business 3 | Land uses which may be obtained with the special and written consent of the Municipality. | N/A | R5 000.00 |
| | Residential 1 AND 2 Uses | N/A | R548,63 |
| | Residential 4 Uses | N/A | R4 389, 03 |
| | Business 1, Business 2, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open | R5 240.00 | R5 000.00 |

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|---------------|--|-----------|-----------|
| | Space Uses or any other land use not authorised by the land use scheme. | | |
| Industrial 1 | Land uses which may be obtained with the special and written consent of the Municipality | N/A | R548, 63 |
| | Residential 1, 2, 3, 4 Land Uses Business 1, 2, 3 Land Uses Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses Land Uses or any other land use not authorised by the land use scheme. | R5240.00 | R5 000.00 |
| Industrial 2 | Land uses which may be obtained with the special and written consent of the Municipality | N/A | R548, 63 |
| | Residential 1, 2, 3, 4 Uses Business 1, 2, 3 Uses Industrial 1, Public Garage, Mining, Agriculture, Recreation, Private Open Space or any other land use not authorised by the land use scheme. | R5240.00 | R5 000.00 |
| Public Garage | Land uses which may be obtained with the special and written consent A of the Municipality. | N/A | R548,63 |
| | Residential 1, 2, 3 Land Uses | N/A | R548,63 |
| | Residential 4 Land Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | R5 240.00 | R5 000.00 |

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|--------------------|---|-----------|-----------|
| Mining | All unauthorised land uses | R5 240.00 | R5 000.00 |
| | | | |
| Agriculture | Land uses which may be obtained with the special and written consent of the Municipality. | N/A | R548,63 |
| | Residential 1 AND 2 Uses | N/A | R548,63 |
| | Residential 3 AND 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | R5 240.00 | R5 000.00 |
| | | | |
| Recreation | Ancillary shops | N/A | R548,63 |
| | Land uses which may be obtained with the special consent of the Municipality | N/A | R5 000.00 |
| | Residential 1, 2 AND 3 Uses | R5 240.00 | R5 000.00 |
| | Residential 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme | R5 240.00 | R5 000.00 |
| | | | |
| Private Open Space | Land uses which may be obtained with the special and written consent of the Municipality | NAG | R5 000.00 |
| | Residential 1 AND 2 Uses | | |
| | Residential 3 AND 4 Uses | N/A | R4 389,06 |
| | Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme | R5 240.00 | R5 000.00 |
| | | | |

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|--------------------|--|-----|--|
| Public Open Space | All unauthorised uses | NAG | AG Fine R800.00 |
| | | | |
| Community Facility | Land uses which may be obtained with the special and written consent of the Municipality | NAG | AG Fine R500.00 |
| | Residential 1, Residential 2, Residential 3 AND Residential 4, Business 1, 2 AND 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | NAG | AG Fine R800,00 |
| | | | |
| Social Services | Land uses which may be obtained with the special and written consent of the Municipality. | NAG | AG Fine R500.00 |
| | Residential 1, Residential 2, Residential 3 AND 4, Business 1, Business 2 Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private Open Space Uses or any other land use not authorised by the land use scheme. | NAG | AG Fine R800,00 |
| | | | |
| Public Services | All Unauthorised Uses | NAG | NAG (Properties owned by other spheres of Government) |
| | | NAG | AG Fine R800.00 (Properties owned by the Municipality) |
| | | | |
| Parking | Land uses which may be obtained with the special and written consent of the Municipality | NAG | R548, 63 |
| | Residential 1, Residential 2, Residential 3 AND Residential 4, Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, | N/A | R5 000.00 |

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| | Private Open Space Uses or any other land use not authorised by the land use scheme | | |
| | | | |
| Roads | Land uses which may be obtained with the special and written consent of the Municipality | NAG | NAG (Properties owned by other spheres of Government) AG Fine R800.00 (Properties owned by the Municipality) |
| | All other unauthorised uses | NAG | NAG (Properties owned by other spheres of Government) AG Fine R1200.00 (Properties owned by the Municipality) |
| | | | |
| Transportation | Hotel, filling station, commercial purposes, uses which are subservient and ancillary to that which are mentioned in Column 2, special uses Informal trading, dwelling units for key personnel, restaurants, shops (greater than 150m ²) Car wash | NAG | N/A |
| | | | |
| Special | All unauthorised uses | Fine to be determined by use | Fine to be determined by use |
| APPLICABLE SECTION | ONCE OFF PENALTIES FOR OFFENCES LISTED IN SECTION 116 OF THE BY- LAW | Fees 2023/2024 VAT included Minimum Daily | Fees 2023/2024 VAT included Minimum Daily Administrative Penalty |

| | | Administrative Penalty | |
|------------|---|-----------------------------------|----------------------|
| 116 (c) | Unlawfully prevents an authorised person entry to his or her premises or causes or permits any other person to prevent entry. | N/A | R500. 00 |
| 116 (d) | Obstructs or hinders an authorised person in the performance of his or her duties or causes or permits any other person to so obstruct or hinder the authorised person. | N/A | R500. 00 |
| 116 (e) | Refuses or fails to provide to an authorised person such information as is required to allow an authorised person to perform a function in terms of this By-law; | N/A | R500.00 |
| 116 (f) | Furnishes false or misleading information to an official of the Municipality when called upon to furnish information. | N/A | R500.00 |
| 116 (g) | Impersonates a development compliance officer | N/A | AG Fine R1000.00 |
| 116 (h) | Fails to display a zoning certificate as required in section 120 of this By-law or displays a fraudulent zoning certificate. | N/A | R500.00 |
| 116 (k) | Supplies particulars, information or answers in a land development application, request or other application, hearing or in an appeal knowing it to be false, incorrect or misleading. | N/A | AG Fine R1000.00 |
| 116 (n)(i) | Permit the use of his/her property by a person who is not legally permitted to be in the country. | N/A | AG Fine R1000.00 |
| 116 (o) | Permit and or use any property, land or building for any of the following: (i) preparing, selling, buying, storing or exchange of illegal drugs (ii) human trafficking (iii) prostitution (iv) accommodation where the conditions of the property are violating human dignity | N/A | AG Fine R 2500.00 |

*AG- Admission of Guilt

*NAG- National Administration Guideline

GIS

| SERVICES RENDERED | NOTES | 2022/23 TARIFFS R (Incl VAT) | 2023/24 TARIFFS R (Incl VAT) |
|--|---|---------------------------------------|---------------------------------------|
| A0 plain paper | | R182.35 | R190.92 |
| A0 glossy paper | | R379.38 | R397,21 |
| A1 plain paper | | R110.04 | R115.21 |
| A1 glossy paper | | R226.37 | R237.00 |
| A2 plain paper | | R74.41 | R77.90 |
| A2 glossy paper | | R153.00 | R160,19 |
| A3 plain paper | | R25.15 | R26.33 |
| A3 glossy paper | | R46.11 | R48.27 |
| A4 plain paper | | R14.67 | R15.35 |
| A4 glossy paper | | R27.25 | R28.53 |
| Material: (i) CD (ii) DVD | (i) CD Cost per CD used (ii) DVD Cost per DVD used | N/A N/A | N/A N/A |
| Images 2018 | | R74,457.26 | R77,956.75 |
| Images 2018 (Individual Tiles) | (285 tiles available) | R262.00 | R274.31 |
| Images 2019 | | R82,089.84 | R85,948.06 |
| Images 2019 (Individual Tiles) | | R289.25 | R302.84 |
| Oblique Images 2015 | | R135,402.6 5 | R141,766.5 7 |
| Oblique Images 2015 (per CBD) | (10 CBDs) | R13,543.30 | R14,179.83 |
| GIS Package | will consist of – City Development Base Data, Administrative Boundary Data, Environmental Data, Spatial Development Framework Data, Facilities Data Cadastral Package breakdown: Cadastre (current & SG) Scheme Parcels Township (current & SG) Addresses Street Centrelines Sectional Titles (Stands & Units) SDF Data Administrative Boundaries Flood Lines Housing Parcels Facilities | R1,085.73 | R1,136.75 |
| City Planning Layers not in Cadastral Package | | R71.26 per layer | R74.60 per layer |

| | | | |
|--|-----------------------|------------|------------|
| 2009 Digital Elevation Model: 13cm Accuracy | | R35,306.07 | R36,965.45 |
| 2009 Digital Elevation Model: 13cm Accuracy (Individual tiles) | (96 tiles available) | R368.90 | R386.23 |
| 2009 Digital Elevation Model: 22cm Accuracy | | R26,500.78 | R27,746.31 |
| 2009 Digital Elevation Model: 22cm Accuracy (Individual tiles) | (96 tiles available) | R276.67 | R289.67 |
| 2018/19 Digital Elevation Model | | R40,169.84 | R42,057.82 |
| 2018/19 Digital Elevation Model (Individual tiles) | (285 tiles available) | R142.53 | R149.22 |
| 2018/19 LiDAR | | R40,092.29 | R41,976.62 |
| 2018/19 LiDAR (individual tiles) | (285 tiles available) | R142.53 | R149.22 |
| 2009 Contours: 1 metre interval | | R17,653.56 | R18,483.27 |
| 2009 Contours: 1 metre interval (Individual tiles) | (96 tiles available) | R185.50 | R194.21 |
| 2018 Contours: 0.5 metre interval | | R22,910.33 | R23,987.11 |
| 2018 Contours: 0.5 metre interval (Individual tiles) | (285 tiles available) | R80.70 | R84.49 |