CLUSTER : **Municipal Planning**
UNIT : **Spatial Planning & Land Use Management**
TARIFF : **LUM (Zoning / Rezoning of Land, Scheme Incorporations/Amendments/Extensions)**

ZONING / REZONING

			5% increase		5% increase	
Charge Code	**Details**	**Present Tariff Excluding Vat (2025/2026)**	**Tariff Excluding Vat (2026/2027)**	**Tariff Including Vat (2026/2027)**	**Tariff Including Vat (2027/2028)**	**Tariff Including Vat (2028/2029)**
		R	**R**	**R**	**R**	**R**
	1.0 LAND DEVELOPMENT APPLICATION : Amendments/Rezoning/Zoning (IN OR OUT OF A SCHEME)					
LUMS0001CC	1.1 Amendments to Land Use Zones and Scheme	R2 869.57	R3 013.04	R3 465.00	R3 638.00	R3 638.00
LUMS0002CC	1.2 Rezonings/Zoning less than 5000m2	R2 869.57	R3 013.04	R3 465.00	R3 638.00	R3 638.00
LUMS0003CC	5000m2 - 5ha	R10 200.87	R10 711.30	R12 318.00	R12 934.00	R12 934.00
LUMS0004CC	5 ha - 10 ha	R25 470.43	R26 744.35	R30 756.00	R32 294.00	R32 294.00
LUMS0063CC-LUMS0064CC	> 10 ha	Basic R 25 470.43 plus R2 869.57 for every hectare/part thereof in excess of 10ha	Basic R 26 744.35 plus R3013.04 for every hectare/part thereof in excess of 10ha	Basic R30 756.00 plus R3 465.00 for every hectare/part thereof in excess of 10ha	Basic R32 294.00 plus R3 638.00 for every hectare/part thereof in excess of 10ha	Basic R32 294.00 plus R3 638.00 for every hectare/part thereof in excess of 10ha
LUMS0006CC-9CC	Material change to an application (see notes)	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above	50% for all applications as stated above
LUMS0028CC	Appeals in terms of Planning By-Law	R5 077.39	R5 331.30	R6 131.00	R6 438.00	R6 438.00
	Advertisement cost is the reponsibility of the applicant					

NOTES:

a) "Material change" shall be defined as follows: " where the change triggers additional development rights (density factors/land use controls) and where the change is initiated by the applicant."
b) Advertisements : wording for all adverts shall be prepared by the Local Authority and adverts run on print & electronic media to be stipulated by the Local Authority.
c) Only complete applications may be accepted on formal lodgement together with application fee.
d) No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.
e) Appeal fees are not refundable even if the Appeal is deemed as invalid.

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES

1) No tariff applicable on applications made by the State (State is defined as any sphere of government or Dept thereof including State owned Entities).
2) The tariffs may be reduced to a maximum of 50% of the applicable fee for Bad Buildings turn-around applications, on receipt of a detailed motivation, at the discretion of the Director: SPLUM.
3) The tariffs may also be reduced to a maximum of 50% of the applicable fee for applications from registered non-profit organisations on receipt of a detailed motivation and proof of registration which must be submitted prior to the submission of the application and is again, at the discretion of the Director: SPLUM.

CLUSTER : **Municipal Planning**
UNIT : **Spatial Planning & Land Use Management**
TARIFF : **LUM (Subdivision of Land, Consolidations, Removal of Restrictive Conditions, Township Establishments, Closure of Roads/Public Open Spaces)**

SUB-DIVISION

Charge Code	Details	Present Tariff Excluding Vat (2025/2026)	5% increase Tariff Excluding Vat (2026/2027)	5% increase Tariff Including Vat (2026/2027)	Tariff Including Vat (2027/2028)	Tariff Including Vat (2028/2029)
		R	R	R	R	R
LAND DEVELOPMENT APPLICATION: Subdivision of land						
	Basic application fee	**R1 333.04 plus**	**R1 400.00 plus**	**R1 610.00 plus**	**R1 691.00 plus**	**R1 691.00 plus**
	Plus - where the number of Portions to be created is:					
LUMS0049CC	Less than 6 subs, per Portion	R650.43 per Sub	R681.74 per Sub	R784.00 per Sub	R823.00 per Sub	R823.00 per Sub
LUMS0050CC	6 to 10 subs, per Portion	R519.13 per Sub	R545.22 per Sub	R627.00 per Sub	R658.00 per Sub	R658.00 per Sub
LUMS0051CC	11 to 20 subs, per Portion	R389.65 per Sub	R408.70 per Sub	R470.00 per Sub	R494.00 per Sub	R494.00 per Sub
LUMS0052CC	More than 21subs, per Portion	R260.87 per Sub	R273.91 per Sub	R315.00 per Sub	R331.00 per Sub	R331.00 per Sub
LUMS0022CC	Issuing of Section 34 (2) Certificate in terms of PDA or Section 50(8) Certificate in terms of the Planning By-Law	R 270,43	R 284,35	R 327,00	R 343,00	R 343,00
LUMS0023CC	Sub-division Appeals in terms of the Planning By-Law	R5 077.39	R5 331.30	R6 131.00	R6 438.00	R6 438.00
Note: this Tariff includes Subdivision for Lease Purposes						
LAND DEVELOPMENT APPLICATION: Closure of Roads and Public Open Spaces						
LUMS0017CC	Closure of Roads and Public Open Spaces	R6 503.48	R6 828.70	R7 853.00	R8 246.00	R8 246.00
LUMS0018CC	Consolidation	R1 301.74	R1 366.96	R1 572.00	R1 651.00	R1 651.00
LUMS0019CC	Notarial Tie	Discontinued	Discontinued	Discontinued	Discontinued	Discontinued
Note: this Tariff includes Consolidation for Lease Purposes						
NEW	**Endowments in terms of relevant Legislation**					
LUMS0060CC	10% Endowment for subdivision of land <1400m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LUMS0059CC	7.5% Endowment Special Residential subdivision – minimum plot size 1400m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LUMS0058CC	5% Endowment Special Residential subdivision – minimum plot size 1800m2	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision	Based on Value of Subdivision
LAND DEVELOPMENT APPLICATION: Removal/Amendment or Alteration of Conditions of Title or Application						
LUMS0024CC	All instances where the conditions are removed automatically by law	no fee	no fee	no fee	no fee	no fee
LUMS0025CC	All instances where the conditions of title or land development application are amended/altered or removed	R2 576.52	R2 705.22	R3 111.00	R3 267.00	R3 267.00
LUMS0026CC	Material change to the application (See Notes)	R3 603.48	R3 783.48	R4 351.00	R4 569.00	R4 569.00
LUMS0028CC	Appeals in terms of the Planning By-Law	R5 077.39	R5 331.30	R6 131.00	R6 438.00	R6 438.00
	Advertisement cost is the responsibility of the applicant.					

NOTES:

a) "Material change" shall be defined as follows: " where the change triggers additional development rights (density factors/land use controls) and where the change is initiated by the applicant."

b) Advertisements : wording for all adverts shall be prepared by the Local Authority and adverts run on print media to be stipulated by the Local Authority.

c) Only complete applications may be accepted on formal lodgement together with application fee.

d) No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.

f) If a subdivision created is to be transferred to the municipality there there no fee/tariff for that portion.

e) Appeal fees are not refundable even if the Appeal is deemed as invalid.

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES:

1) No tariff applicable on applications made by the State (State is defined as any sphere of government or Dept thereof including State owned Entities).

2) The tariffs may be reduced to a maximum of 50% of the applicable fee for Bad Buildings turn-around applications, on receipt of a detailed motivation, at the discretion of the Director: SPLUM.

3) The tariffs may also be reduced to a maximum of 50% of the applicable fee for applications from registered non-profit organisations on receipt of a detailed motivation and proof of registration which must be submitted prior to the submission of the application and is again, at the discretion of the Director: SPLUM.

CLUSTER : **Municipal Planning**
UNIT : **Spatial Planning & Land Use Management**
TARIFF : **LUM (Special Consent Applications/Consent Applications/ Relaxations of space about buildings)**

CONSENT & RELAXATION

Charge Code	Details	Present Tariff Excluding Vat (2025/2026)	Tariff Excluding Vat (2026/2027)	Tariff Including Vat (2026/2027)	Tariff Including Vat (2027/2028)	Tariff Including Vat (2028/2029)
			5% increase	5% increase		
		R	R	R	R	R
LUMS0029CC	Special Consent & Change of Use of Land or Buildings regardless of the size of the site	R2 705.22	R2 840.87	R 3 267,00	R 3 430,00	R 3 430,00
LUMS0030CC	Student Accommodation	R2 705.22	R2 840.87	R 3 267,00	R 3 430,00	R 3 430,00
LUMS0031CC	Precinct Plans and Amendments to Precinct Plans	R2 705.22	R2 840.87	R 3 267,00	R 3 430,00	R 3 430,00
LUMS0032CC	Sand Mining & any other Mining application	R2 705.22	R2 840.87	R 3 267,00	R 3 430,00	R 3 430,00
CONSENT	**EXEMPTIONS**					
LUMS0033CC	Home Business	R 353,04	R 370,43	R 426,00	R 447,00	R 447,00
LUMS0034CC	Tuckshop	R 353,04	R 370,43	R 426,00	R 447,00	R 447,00
LUMS0035CC	Tavern	R 353,04	R 370,43	R 426,00	R 447,00	R 447,00
NEW CODE REQUIRED	**Short Term Accommodation**	**New Tariff**	R 370,43	R 426,00	R 447,00	R 447,00
NEW CODE REQUIRED	**Early Childhood Development Centres**	**New Tariff**	R 370,43	R 426,00	R 447,00	R 447,00
LUMS0036CC	Spaza Shop	R 353,04	R 370,43	R 426,00	R 447,00	R 447,00
CONSENT	**SPACE ABOUT BUILDINGS, FAR, COVERAGE AND HEIGHT**					
LUMS0037CC	a) For Residential sites	R1 240.00	R1 301.74	R1 497.00	R1 572.00	R1 572.00
LUMS0038CC	b) Non-residential sites					
LUMS0039CC	c) Relaxation of height of boundary walls in excess of 3m (Residential & Non-residential Sites)					
LUMS0040CC	Material change to the application (See Notes)	R 928,70	R 974,78	R 1 121,00	R 1 177,00	R 1 177,00
LUMS0028CC	Appeals in terms of the Planning By-Law	R5 077.39	R5 331.30	R 6 131,00	R 6 438,00	R 6 438,00
	Advertisement cost is the responsibility of the applicant.					

NOTES:

a) In the event that ownership changes hands, an affadavit from the new owner acknowledging the original conditions and stating that the conditions of approval remain acceptable must be submitted. Any change to the original approved conditions will require a new Special Consent.

b) "Material change" shall be defined as follows: " where the change triggers additional development rights (density factors/land use controls) and where the change is initiated by the applicant.

c) In the event that objections are received to a notification of any application, a full Special Consent application is required.

d) All advertisement costs where applicable shall be borne by the applicant.

e) A single application is required for multiple relaxation requirements within the same site.

f) Advertisements: wording for all adverts shall be prepared by the Local Authority and adverts run on print media to be stipulated by the Local Authority.

g) No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.

h) Appeal fees are not refundable even if the Appeal is deemed as invalid.

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES:

1) No tariff applicable on applications made by the State (State is defined as any sphere of government or Dept thereof including State owned Entities).

2) The tariffs may be reduced to a maximum of 50% of the applicable fee for Bad Buildings turn-around applications, on receipt of a detailed motivation, at the discretion of the Director: SPLUM.

3) The tariffs may also be reduced to a maximum of 50% of the applicable fee for applications from registered non-profit organisations on receipt of a detailed motivation and proof of registration which must be submitted prior to the submission of the application and is again, at the discretion of the Director: SPLUM.

CLUSTER : **Municipal Planning**
UNIT : **Spatial Planning & Land Use Management**
TARIFF : **LUM (Other Applications)**

OTHER APPLICATIONS

Charge Code	Details	Present Tariff Excluding Vat (2025/2026)	Tariff Excluding Vat (2026/2027)	Tariff Including Vat (2026/2027)	Tariff Including Vat (2027/2028)	Tariff Including Vat (2028/2029)
			5% increase	5% increase		
		R	R	R	R	R
ZONING CERTIFICATES (all areas)						
LUMS0043CC	Zoning Certificates (Department generated)	R 53,91	R 56,52	R 65,00	R 68,00	R 68,00
Site Development Plan /Development Framework Applications (All areas)						
LUMS0044CC	Site Development Plans / Development Framework Applications	R2 705.22	R2 840.87	R3 267.00	R3 430.00	R 3 430,00
LUMS0061CC	Administrative Penalty for failing to obtain prior Municipal Planning Approval	10% of the aggregate annual turnover generated by the activity				
ENFORCEMENT						
Confirmation of Contravention		Property Rate adjustment in terms of the rates Policy				
Continued operation per day until matter is in court		Property Rate adjustment in terms of the rates Policy				
Charge to be imposed by the Municipal Court		Charge/Fee may not be less than 10% and not more than 100% of the value of the building construction, engineering, mining, or other operation performed.				

NOTES:
No refund is applicable for a development application except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12 months of date of payment.

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES:
1) No tariff applicable on applications made by the State (State is defined as any sphere of government or Dept thereof including State owned Entities).
2) The tariffs may be reduced to a maximum of 50% of the applicable fee for Bad Buildings turn-around applications, on receipt of a detailed motivation, at the discretion of the Director: SPLUM.
3) The tariffs may also be reduced to a maximum of 50% of the applicable fee for applications from registered non-profit organisations on receipt of a detailed motivation and proof of registration which must be submitted prior to the submission of the application and is again, at the discretion of the Director: SPLUM.