



Theewaterskloof Municipality

2021 / 2022



12.		Town Planning		
		Tariff	15% VAT	Total
12.1	Applications for Rezoning (Per Application)			
(a)	Erven smaller than 350m ² (old Council Houses including indigents)	R 1,017.39	R 152.61	R 1,170.00
(b)	Erven between 351m ² and 500m ²	R 2,443.48	R 366.52	R 2,810.00
(c)	Erven larger than 500m ²	R 4,579.13	R 686.87	R 5,266.00
(d)	Agricultural Unit (per unit)	R 4,906.96	R 736.04	R 5,643.00
(e)	NGO's (NGO's must apply and motivate after which the CFO will evaluate and submit a report to Management and Council)	R 274.78	R 41.22	R 316.00
12.2	Consent use contemplated in the zoning scheme			
(a)	Erven smaller than 350m ² (old Council Houses including indigents)	R 1,635.65	R 245.35	R 1,881.00
(b)	Erven between 351m ² and 500m ²	R 1,954.78	R 293.22	R 2,248.00
(c)	Erven larger than 500m ²	R 2,453.04	R 367.96	R 2,821.00
(d)	Agricultural Unit (per unit)	R 3,420.87	R 513.13	R 3,934.00
(e)	NGO's (NGO's must apply and motivate after which the CFO will evaluate and submit a report to Management and Council)	R 274.78	R 41.22	R 316.00
(f)	Creche (Early Childhood Development Centre)	R 601.74	R 90.26	R 692.00
(g)	House Shops	R 601.74	R 90.26	R 692.00
12.3	A subdivision of land that is not exempted in terms of Section 24, including the registration of a servitude or lease agreement			
(a)	Where one additional erf / portion is created (per application)	R 1,961.74	R 294.26	R 2,256.00
(b)	Where 2 to 5 erven / portions are created (per application)	R 2,451.30	R 367.70	R 2,819.00
(c)	Where 6 to 10 erven / portions are created (per application)	R 4,905.22	R 735.78	R 5,641.00
(d)	Where more than 10 erven / portions are created (per application)	R 6,540.00	R 981.00	R 7,521.00
12.4	A removal, suspension or amendment of restrictive conditions in respect of a land unit.			
	The Applicant must inform neighbours / surrounding erf owners and interest groups as indicated by Provincial Government and or Local Authority and proof of registered postage must be provided to Local Authority. This is a basic application fee. Should the actual cost be more, the applicant is liable for such extra costs upon receipt of an invoice.			
(a)	Erven smaller than 350m ² (old Council Houses including indigents)	R 466.96	R 70.04	R 537.00
(b)	Erven between 351m ² and 500m ²	R 2,443.48	R 366.52	R 2,810.00
(c)	Erven larger than 500m ²	R 3,553.91	R 533.09	R 4,087.00
(d)	Agricultural Unit	R 3,553.91	R 533.09	R 4,087.00
12.5	Applications for Departures			
(a)	Permanent departure from the development of the zoning scheme			
(i)	Erven smaller than 350m ² Old Council Houses including Indigents	R 173.04	R 25.96	R 199.00
(ii)	Erven larger than 350m ²	R 1,379.13	R 206.87	R 1,586.00
(iii)	Agricultural Unit (per unit)	R 2,440.87	R 366.13	R 2,807.00
(b)	A departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land			
(i)	Erven smaller than 350m ² Old Council Houses including Indigents	R 173.04	R 25.96	R 199.00
(ii)	Erven larger than 350m ²	R 1,379.13	R 206.87	R 1,586.00
(iii)	Agricultural Unit (per unit)	R 2,440.87	R 366.13	R 2,807.00
12.6	Issue of Zoning Certificates:	R 381.74	R 57.26	R 439.00

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12.7	Amendments			
(a)	Amendment of conditions of approvals	R 2,132.17	R 319.83	R 2,452.00
(b)	Amendment of structure plan/SDF	R 1,903.48	R 285.52	R 2,189.00
(c)	Amendment of Site Development Plan (SDP)	R 1,269.57	R 190.43	R 1,460.00
12.8	A consolidation of land that is not exempted in terms of Section 24			
(a)	Consolidated property <1 000m ²	R 440.00	R 66.00	R 506.00
(b)	Consolidated property >1 000m ²	R 2,510.43	R 376.57	R 2,887.00
12.9	A permission required in terms of the zoning scheme			
(a)	Erven smaller than 350m ²	R 1,635.65	R 245.35	R 1,881.00
(b)	Erven between 351m ² and 500m ²	R 1,954.78	R 293.22	R 2,248.00
(c)	Erven larger than 500m ²	R 2,452.17	R 367.83	R 2,820.00
(d)	Agricultural Unit	R 2,452.17	R 367.83	R 2,820.00
12.10	An extension of the validity period of an approval	R 666.09	R 99.91	R 766.00
12.11	An amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram	R 1,825.22	R 273.78	R 2,099.00
12.12	A permission required in terms of a condition of approval			
(a)	Erven smaller than 350m ²	R 1,635.65	R 245.35	R 1,881.00
(b)	Erven between 351m ² and 500m ²	R 1,954.78	R 293.22	R 2,248.00
(c)	Erven larger than 500m ²	R 2,452.17	R 367.83	R 2,820.00
(d)	Agricultural Unit	R 2,452.17	R 367.83	R 2,820.00
12.13	A closure of a public place or part thereof	R 4,579.13	R 686.87	R 5,266.00
12.14	To disestablish a home owner's association	R 4,579.13	R 686.87	R 5,266.00
12.15	To rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	R 4,579.13	R 686.87	R 5,266.00
12.16	A permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building			
(a)	Erven smaller than 350m ²	R 978.26	R 146.74	R 1,125.00
(b)	Erven between 351m ² and 500m ²	R 1,635.65	R 245.35	R 1,881.00
(c)	Erven larger than 500m ²	R 2,452.17	R 367.83	R 2,820.00
(d)	Agricultural Unit	R 2,452.17	R 367.83	R 2,820.00
12.17	Contravention of the Land use Planning By-law			
(a)	If a owner uses his property illegal, or conduct any illegal use on any premises and are trying to rectify the situation,	R 1,447.83	R 217.17	R 1,665.00

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(b)	If Council sends a notice of an illegal land use, then the applicant must pay 2 times the amount that is required in terms 12.17 (a)	R 2,893.91	R 434.09	R 3,328.00
(c)	<p>Formula for Contravention Penalty: $(\text{area}/\text{m}^2) \times (\text{valuation}/\text{m}^2) = \text{R}/\text{m}^2$ The area of the land and/or construction activity per square meter (m^2) that is unlawfully utilised in terms of the relevant zoning of the property) multiplied by (the municipal value per square meter (m^2) of the land and/or building as stipulated in the current valuation roll of the municipality as on the date that is indicated on the contravention notice)</p>	$(\text{area}/\text{m}^2) \times (\text{valuation}/\text{m}^2) = \text{R}/\text{m}^2$		
(d)	If a person is taken to Court, all costs involved in the application and administrative costs must be recovered and an additional amount of R10 000.00 must be paid by the applicant that transgressed in terms of the TWK Bylaw on Municipal Planning			
12.18	Parking Buyout Tariff			
	If Council deems that from a planning perspective it is undesirable or impracticable to provide prescribed parking wholly or in part on the land unit about which an application is brought, pay, subject to the approval of the Council, a cash amount equal to the estimated market value per m^2 of the land upon which the building is erected or is to be erected, multiplied by the gross area in m^2 of the land that should be provided for parking and in this case the Council must itself provide the land required for such parking at such time and where it is convenient for the Council to do so.			
12.19	Town Planning Advertisement Fees			
	Advertisement costs (newspapers and Provincial) are not included in the aforementioned tariffs.			
(a)	Provincial Paper	R 1,466.96	R 220.04	R 1,687.00
(b)	Local Paper	R 0.00	R 0.00	R 0.00
	(Applicants will be provided with an invoice from the local newspaper to place the advertisement in question. It will be the responsibility of the applicant to pay the invoice directly to the local newspaper in question)			
12.20	Serving of Notices			
(a)	per letter (Notices to the adjacent/surrounding erf owners and interest groups are included in the tariffs)	R 34.78	R 5.22	R 40.00
12.21	Applications			
(a)	Copies of application (for circulation of hard copies):			
(i)	Black & White: A4 per page	R 2.61	R 0.39	R 3.00
(ii)	Black & White: A3 per page	R 3.48	R 0.52	R 4.00
(b)	Copies of Site Diagrams	R 34.78	R 5.22	R 40.00
(c)	Locality maps/ 1:50000 Regional maps for application purposes	R 34.78	R 5.22	R 40.00
(d)	Search fees for information	R 34.78	R 5.22	R 40.00
	Applications are seen as separate from each other. Thus meaning that if an application involves subdivision, rezoning, consent usages or departures, then the amount must be calculated for each of the above and a total in terms of each section as indicated above must be produced for the application.			

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12.22	Copies of			
(a)	Zoning Scheme on CD per map	R 63.48	R 9.52	R 73.00
(b)	SDF on CD per map	R 63.48	R 9.52	R 73.00
(c)	Maps Electronically Reproduced (CD)	R 156.52	R 23.48	R 180.00
(d)	Maps (black and white A4)	R 53.04	R 7.96	R 61.00
(e)	Maps (black and white A3)	R 156.52	R 23.48	R 180.00
(f)	Maps (black and white A2)	R 207.83	R 31.17	R 239.00
(g)	Maps (black and white A1)	R 259.13	R 38.87	R 298.00
(h)	Maps (black and white A0)	R 312.17	R 46.83	R 359.00
(i)	Maps (colour A4)	R 104.35	R 15.65	R 120.00
(j)	Maps (colour A3)	R 207.83	R 31.17	R 239.00
(k)	Maps (colour A2)	R 312.17	R 46.83	R 359.00
(l)	Maps (colour A1)	R 414.78	R 62.22	R 477.00
(m)	Maps (colour A0)	R 519.13	R 77.87	R 597.00
	(Section 7(d) to Section 7(l) only if Council can produce the maps within the Municipality)			
12.23	Signage/Advertising Locality Bound			
12.23.1	Non-illuminated (all areas)			
(a)	Less than 2m ² or part thereof	R 323.48	R 48.52	R 372.00
(b)	Greater than 2m ² per m ² or part thereof (with a minimum of R372.00)	R 154.78	R 23.22	R 178.00
12.23.2	Illuminated (all areas)			
(a)	Any size per m ² or part thereof (with a minimum of R372.00)	R 323.48	R 48.52	R 372.00
12.23.3	Renewal (All Areas)			
(a)	Less than 2m ² per m ² or part thereof	R 308.70	R 46.30	R 355.00
(b)	Greater than 2m ² or part thereof	R 154.78	R 23.22	R 178.00
(c)	Illuminated - Any size per m ² or part thereof	R 323.48	R 48.52	R 372.00
12.23.4	Temporary Advertisement Signs			
(a)	Banners per m ² or part thereof for 5 days	R 302.61	R 45.39	R 348.00
(b)	Banners per m ² or part thereof for 10 days	R 605.22	R 90.78	R 696.00
(c)	Pedestrian Bridges for 5 days	R 6,264.35	R 939.65	R 7,204.00
(d)	Flags/Banners for special events inside municipal jurisdiction areas	R 1,200.87	R 180.13	R 1,381.00
(e)	Special event directional signs per event	R 220.87	R 33.13	R 254.00
(f)	Advertisement Trailers (on municipal property or private property) for a 12 month period	R 12,564.35	R 1,884.65	R 14,449.00
12.23.5	Illegal signage/advertising penalty fee per day or part thereof	R 110.43	R 16.57	R 127.00
12.23.6	Annual licencing fees			
(a)	Estate agents signs (per branch per agency per annum)	R 1,457.39	R 218.61	R 1,676.00
(b) (i)	Local media agencies (per annum)	R 1,484.35	R 222.65	R 1,707.00
(ii)	All other media agencies (per annum)	R 2,968.70	R 445.30	R 3,414.00
	(A maximum of 30 posters per town will be allowed for all media related advertisements)			
12.23.7	Removal of signage	Actual Cost + 15% + VAT		
	(Tariff 12.23.7 refers to signs removed in contravention of the Signage Bylaw)			
12.23.8	Storage fees (per m² per day or part thereof)	R 55.65	R 8.35	R 64.00
12.24	Annual licencing of house shops	R 117.39	R 17.61	R 135.00

12.		Town Planning		
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12.25	Liquor tariffs			
(a)	Application for extended trading hours			
(i)	For one day	R 580.00	R 87.00	R 667.00
(ii)	For more than one day	R 1,159.13	R 173.87	R 1,333.00
(b)	Infringements of liquor by-law	R 1,160.00	R 174.00	R 1,334.00
12.26	Special events/Occasional Use			
(a)	Application to stage a special event; per application			
(i)	Small Event (30 - 500 persons)	R 1,635.65	R 245.35	R 1,881.00
(ii)	Medium Event (501 - 2000 persons)	R 2,452.17	R 367.83	R 2,820.00
(iii)	Large Event (2001 - 5000 persons)	R 5,184.35	R 777.65	R 5,962.00
(iv)	Very Large Event (5001+ persons)	R 7,776.52	R 1,166.48	R 8,943.00
(b)	Application to stage a special event by Schools, Churches, NGO's, Charity Events, etc.; per application	R 519.13	R 77.87	R 597.00
12.27	Appeal Fees			
(a)	A minimum tariff of R2 000.00 payable in advance will be charged per application in terms of appeals			
(b)	In the event of actual costs exceeding 12.27 (a) the actual cost plus 15% administration fee plus 15% VAT will be payable after 12.27 (a) has been deducted (Appeal fees are refundable in the event of a successful appeal)			
12.28	Contributions to Main Services by developers and on subdivision of erven			
	Bulk Contribution Levies:			
	Bulk Contribution Levies is payable by the developer(s) / owner to obtain and approve subdivision diagram(s) where Council is responsible for the under mentioned Services:			

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(a)	<p>ELECTRICITY BULK INFRASTRUCTURE CONTRIBUTIONS</p> <p>Once-off contributions made by customers/developers towards the Bulk Infrastructure costs of networks installed to meet the electricity need of the customer/developer</p> <p>Applications for new developments, subdivision of land, applications for rezoning and upgrading of existing services to consumers.</p>			
(i)	<p>MV Bulk (R/kVA)</p> <p>Request for new supply point from the existing 11kV network, e.g. large single points of supply or bulk 11kV supply to large development</p>	R 2,284.54	R 342.68	R 2,627.23
(ii)	<p>LV Bulk (R/kVA)</p> <p>Request for new low voltage supply point from an existing miniature substation or transformer, e.g. large single point of supply or bulk LV supply to new development</p>	R 3,472.35	R 520.85	R 3,993.20
(iii)	<p>LV (R/kVA)</p> <p>Request for new low voltage supply point from an existing distribution kiosk, e.g. subdivision of erf or upgrading of existing supply point</p>	R 4,965.61	R 744.84	R 5,710.45
(b)	<p>Development contributions payable per unit of consumption/ production for each service:</p>			
(i)	Roads (trip/d)	R 1,310.69	R 196.60	R 1,507.29
(ii)	Water (kl/d)	R 13,104.40	R 1,965.66	R 15,070.06
(iii)	Sewer (kl/d)	R 19,108.17	R 2,866.22	R 21,974.39
(iv)	Stormwater (ha°C)	R 347,813.20	R 52,171.98	R 399,985.18
(v)	Solid waste (unit)	R 2,710.45	R 406.57	R 3,117.02
(c)	<p>Development Charges apply to the following application types:</p>			
(i)	<p><u>Rezoning applications</u></p>			
1	Rezoning to sub divisional area applications which enable rezoning together with subdivision of the land			
2	Rezoning of land from one zone to another in order to change the allowable land uses			
3	Rezoning from one subzone to another in order to increase the allowable floor space			
(ii)	<p><u>Subdivision applications</u></p>			
1	where the number of dwelling units increases because of the subdivision, or where the subdivision application causes the increase of floor space or GLA			
(iii)	<p><u>Departure applications</u></p>			
1	Applications to increase the allowable Floor Space, GLA, number of occupants or rooms			
2	Applications to increase allowable Coverage			
3	Applications to depart from parking requirements			

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(iv) <u>Consent use applications</u>			
1 (in terms of the Zoning Scheme) where the change in land use is deemed by the Municipality to result in additional use of infrastructure			
(v) Any application for the revision of conditions of a previous approval where the condition restricted the land use, Floor Space, GLA or Coverage			