

**DEVELOPMENT PLANNING**

**ANNEXURE A**

**CITY OF JOHANNESBURG**

AMENDMENT OF TARIFF OF CHARGES IN RESPECT OF LAND DEVELOPMENT APPLICATIONS DONE IN TERMS OF THE PROVISIONS OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, THE MUNICIPAL PLANNING BY-LAW 2016, THE VARIOUS TOWN PLANNING AND TOWNSHIP ORDINANCES, DIVISION OF LAND ORDINANCE, 1986, AND MISCELLANEOUS FEES

In terms of Sections 17(3)(a)(ii) and 22(a)(i) and (ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) and Sections 21(1) and (3), 21A and 75A(3) and (4) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended, it is hereby notified that the City of Johannesburg has, in terms of Sections 11(3)(i) and 75A(1) and (2) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended, read with Section 24(2)(c)(ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003), amended its Tariff of Charges in respect of the following with effect from 1 July 2020.

The following charges will be effective from 1 July 2020 – 30 June 2021:

**A. MUNICIPAL PLANNING BY-LAW 2016**

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
1	19 or a Town Planning Scheme /Land Use Scheme	Consent use application including the following: -Second dwelling unit -Site development plan -Parking relaxation -Height increase	R934	R973
2	19.(7)(d)	Withdrawal of consent use application	R480	R 500
3	19.(10)	Application for extension of time to pay the contributions and the amount of money envisaged in section 19.(7)(e) and (f), in respect of a consent use application.	R304	R317
4	20	Relaxation of a Building Line	R532	R554
5	21	Amendment of a Town Planning Scheme/ Land Use Scheme(Rezoning)	R6 215 per erf/property contained in	R6 476 per erf/property contained in

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NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
			the application unless properties have the same owner and are contiguous	the application unless properties have the same owner and are contiguous
6	22.(4)	Publication of amendment of a land use scheme in the Provincial Gazette or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
7	22.(5)	Abandonment of the approval of an amendment of the land use scheme application	R934	R973
8	25.(3)(a)	Request to repeal the land use scheme	R934	R973
9	25.(3)(b)	Application for the further amendment of the land use scheme	R934	R973
10	25.(4)	Publication of a repeal notice in the Provincial Gazette	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
11	25.(5)	Application to refund the contribution already paid in respect of a repealed land use scheme	R480	R500
12	25.(8)(a)	Request to pay the contributions in instalments.	R480	R500
13	25.(8)(b)	Request that the prospective new purchaser pay the contribution after transfer of the property.	R480	R500
14	25.(8)(c)	Request that payment of the contribution be postponed and that a guarantee for the contributions may be submitted to the Council.	R480	R500
15	26.(1)	Application to establish a township.	R6 215	R6 476
16	26.(10)(a)	Amendment of township application prior to approval, at the request of	R1 228	R1 280

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NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
		the applicant.		
17	26.(10)(b)	Amendment of township application prior to approval, at the request of the Council.	R1 228	R1 280
18	27.(1)	Application to enter into a contract or grant an option prior to proclamation of the township.	R304	R317
19	28.(5)	Application for extension of time to obtain approval of the General Plan.	R304	R317
20	28.(8)(a)	Application to amend the township approval before the General Plan has been approved <ul style="list-style-type: none"> <li>• a non-material amendment which warrants no advertisement excluding the amendment of the layout of the erven;</li> <li>• a non-material amendment which warrants no advertisement to amend the layout of the erven.</li> </ul>	R304	R317 R1 292
21	28.(8)(b)	Application to amend the township approval after the General Plan has been approved (a non-material amendment which warrants no advertisement) excluding the amendment of the layout of the erven.	R304	R317
22	28.(8)(b)	Application to amend the layout of the erven in the township after the General Plan has been approved.	-	R1 292
23	28.(10)	Application for extension of time to lodge the necessary documents to the Registrar of Deeds, for opening of the township register.	R304	R317
24	28.(15)	Publication of notice in the Provincial Gazette to declare a township as an approved township or any appeal upheld and any correction thereof	Cost as determined by Government	Cost as determined by Government

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		resultant from further changes/amendments by the applicant.	Printer plus 15%.	Printer plus 15%.
25	29.(1)	Application to issue the certificate that erven may be transferred, contributions have been paid, services installed, building plans may be approved etc.	R304	R317
26	31.(1)	Application to phase an approved (not proclaimed) township into two or more townships (by applicant or if directed by the Council to do so).	R1 128 per division	R1 1175 per newly created township
27	31.(1)(a)	Application for extension of time to submit an application to phase an approved township.	R304	R 317
28	31.(4)	Application for extension of time to submit to the Council, the plans, diagrams or other documents and information required from the applicant in respect of the newly created townships.		R320 per township
29	32.	Extension of boundaries of a township of an approved (proclaimed) township.	R6 215	R6 476
30	33.(1)(a)	Subdivision of an Erf	R699 + R30 per portion exceeding 5 portions	R728 + R31 per portion exceeding 5 portions
31	33.(1)(b)	Consolidation of Erven	R449	R468
32	33.(10) read with (11)	Application for extension of time to: <ul style="list-style-type: none"> <li>obtain approved sub-division or consolidation diagrams from the Surveyor General;</li> <li>submit the documents to the Registrar of Deeds for registration of the sub-division or consolidation.</li> </ul>	R304	R317
33	34.(1)(a)	Application to cancel the sub-division or consolidation approval	R776	R809
34	34.(1)(b)	Application to amend, delete or add a condition to the sub-division or consolidation approval	R776	R809

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NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
35	34.(1)(c)	Application to amend the sub-division or consolidation plan	R776	R809
36	34.(5)	Application to issue the certificate that the conditions of the subdivision of erven, have been complied with.	R625 for first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R310 per portion	R651 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R323 per portion
37	34.(6)	Application to issue the certificate that the conditions of the consolidation of erven, have been complied with.		R658 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R326 per erf.
38	35.(1)	Subdivision of any other land	R5 048	R5 260
39	35.(7)	Application for extension of time to lodge the division plans with the Surveyor General for approval.	R304	R317
40	37.(1)	Application to issue the certificate that the conditions of division of other land have been complied with.	R625 for first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R310 per portion	R651 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R323 per portion

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NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
41	38.	Application to alter, amend or partially or totally cancel the General Plan of an approved (proclaimed) township.	R934	R973
42	39.(5)	Application for extension of time to submit the plans, diagrams or other documents to the Surveyor General to give effect to the alteration, amendment or cancellation of the General Plan.		R320
43	39.(8).	Publication of notice and Schedule of Conditions in the Provincial Gazette.	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
44	41.(4)	Amendment, suspension or removal of any restriction, obligation, servitude or reservation	R934	R973
45	42.(4)	Publication of notice in the Provincial Gazette that the application to amend, suspend or remove any restriction, obligation, servitude or reservation, has been approved or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
46	44.	Application for extension of time to pay external engineering services or parks contributions resultant from the application to amend, suspend or remove any restriction, obligation, servitude or reservation.	R304	R317
47	47.(4)	Application in terms of Section 47.(4) to off-set external contribution payable against engineering services installed on behalf of the Council:  (a) Off-set of R5million or less (per engineering service) (b) Off-set of more than R5million (per engineering service)	R288	R 300 per engineering service  Single amount now payable

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NO	SECTION	DESCRIPTION	APPROVED TARIFF 2019/20	PROPOSED NEW TARIFF 2020/21
48	47.(9)	Request to pay the external engineering services contributions in instalments.	R304	R317
49	49.(1)	Submission of an appeal.	R 2 066	R2 153
50	52.(1)	Petition to be granted intervener status.	R 1 112	R1 159
51	53.	Sectional Title Scheme Clearance.	R480	R500
52	54.(1)(a), (b) or (c)	Publication in the Provincial Gazette of a notice that an amendment scheme has been adopted or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant.	Cost as determined by Government Printers plus 15%.	Cost as determined by Government Printers plus 15%.
53	56.(2)	Application by the new owner to continue with any development application, before conclusion of such an application.	R304	R317
54	66.(2)	Application for exemption to comply with any procedural provision of the By- Law.	R480	R500
55	67.(2)	Translation of any document, notice and or communication issued or to be issued by the Council, from English to any other language of choice.	R1 112 per A4 page if done internally or cost plus 15% if done externally.	R1 159 per A4 page if done internally or cost plus 15% if done externally.
56	69.	Excision from Agricultural Holding Register.	R934	R973

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**B. TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986**

NO	DESCRIPTION	APPROVED TARIFF 2019/2020	PROPOSED NEW TARIFF 2020/2021
1.	Assessment of any documentation related to the issuing of the Section 64 certificate (excluding notarial ties and/or servitudes and/or documentation in respect of Non-profit Companies);	R 304	No longer applicable
2.	Certificate in terms of Section 64 :	R 304	No longer applicable
3.	Request/consent in terms of Ordinance, including the allocation of an Amendment Scheme number and the giving of comments/perusal/checking of the Scheme documents, in order that it can be signed by Province.	R 934	No longer applicable

**C. TOWN PLANNING AND TOWNSHIP ORDINANCE, 1965**

NO	DESCRIPTION	APPROVED TARIFF 2019/2020	PROPOSED NEW TARIFF 2019/2020
1.	Application for extension of time: (a) in terms of Section 20; (b) to register the division with the Registrar of Deeds.	R 934	No longer applicable / Incorporated elsewhere
2.	Continuation by new owner in terms of Section 23 :	R 934	No longer applicable / Incorporated elsewhere
3.	Certificate in terms of Section 25(1)(a) :	R 625 for first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 310 per portion	No longer applicable / Incorporated elsewhere

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**D: DIVISION OF LAND ORDINANCE, 1986**

NO	DESCRIPTION	APPROVED TARIFF 2019/2020	PROPOSED NEW TARIFF 2019/2020
1.	Consent of Council :	R 934	No longer applicable / Incorporated elsewhere
2.	Issuing of certificate/clearance to Gauteng Provincial Government in respect of subdivision applications approved in terms of the Township Establishment and Land Use Regulations, 1984:	R 625 for first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 310 per portion	No longer applicable / Incorporated elsewhere

**E. PUBLICATION OF NOTICES UNDER VARIOUS ORDINANCES AND ACTS**

NO	DESCRIPTION	PROPOSED NEW TARIFF 2019/2020	PROPOSED NEW TARIFF 2020/21
1.	Publication of Notice by Council of approval (proclamation) of a Township including Section 125 notice of the township as provided in the Town Planning and Townships Ordinance, 1986 and in the City of Johannesburg Municipal by-laws and any correction of such notice resultant from further changes by the applicant.	Cost as determined by the Government Printers plus 15%	No longer applicable / Incorporated elsewhere

NO	DESCRIPTION	PROPOSED NEW TARIFF 2019/2020	PROPOSED NEW TARIFF 2020/21
2.	Notice published by the Council in respect of :- <ul style="list-style-type: none"> <li>(a) The approval of a Section 125 (of the Town Planning and Townships Ordinance, 1986) Scheme, (excluding townships); and the applicable Section of the Municipal Planning By-Law</li> <li>(b) Notice of approval, refusal or repeal of an Amendment Scheme;</li> <li>(c) The approval or refusal of an application for the simultaneous rezoning and the</li> </ul>	Cost as determined by the Government Printers plus 15%	No longer applicable / Incorporated elsewhere

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	<p>removal or amendment of a restrictive conditions in terms of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996) as amended;</p> <p>(d) An Appeal upheld or partially upheld or dismissed by the MEC for the Gauteng Department of Economic Development in terms of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996) as amended (Rezoning only or Rezoning and Simultaneous Removal of Restrictive Conditions) (published on behalf of Province).</p> <p>(e) The approval or refusal of an application for the removal or amendment of a restrictive condition in terms of the Gauteng Removal of Restrictions Act, 1996.</p>		
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**F: MISCELLANEOUS**

<b>N O</b>	<b>DESCRIPTION</b>	<b>APPROVED TARIFF 2019/2020</b>	<b>PROPOSED NEW TARIFF 2020/2021</b>
1.	Signing of a Notarial Deed of Servitude, Notarial Deed of Replacement of Servitude, Notarial Tie Agreement or any similar Notarial Deeds required by the Registrar of Deeds to conclude the registration of transactions.	R 303 per erf/ property contained in the Deed.	R 316 per erf/ property contained in the Deed.
2.	Issuing of consent to transfer an erf which is subject to an electrical restriction	R303 per erf to be transferred or R303 when consent is issued simultaneously with the Section 82/88/64/38 certificate	R316 per erf to be transferred or R316 when consent is issued simultaneously with the Section 82/88/64/38 certificate

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N O	DESCRIPTION	APPROVED TARIFF 2019/2020	PROPOSED NEW TARIFF 2020/2021
5.	Non-profit Companies: (a) Assessment of Memorandum of Incorporation; (b) Request/amendment/consent in terms of the Memorandum of Incorporation:	a) R 934 b) R 934 per request/ amendment/ consent	a) R 973 b) R 973 per request/ amendment/ consent
6.	Request to calculate estimates on contributions prior to proclamation/approval of land development applications	R934 per township /application/ request.	R973 per township /application/ request.
7	Reasons for a decision of the Municipal Planning Tribunal/ Appeal body etc. in relation to a land development application:	R 303	R316
8	Transcription of proceedings :	R 1 335	R1 391
9.	Copies of documents, correspondence, etc: (excluding Guidelines and application forms): (a) A4 per page (b) A3 per page	R 2.20 R 4.40	R 2.20 R 4.40
10	Issuing of consent to register a Certificate of Registered Title in terms of the Deed Registry Act, on an erf in a proclaimed township on which a Clearance certificate for transfer of erven has not yet been issued, with a view to submit a further application to subdivide, rezone or consolidate and subdivide an erf/erven.	R 308 per application	No longer applicable
11	Issuing of a duplicate of an original certificate previously issued by Legal Administration.	R304	R317
12	Release of a (paper) guarantee or refund of an amount paid <i>in lieu</i> of a guarantee.	R304	R317 per engineering service
13	Town Planning Enquiry	R501	R522
14	Request for names and addresses of adjoining owners	R56 per address. From 11 addresses and above R27 per address	R58 per address. From 11 addresses and above R28 per address