



SCHEDULE "8"

CITY OF EKURHULENI

TARIFFS: ROAD RELATED SERVICE PROVISIONS

In terms of section 75A of the Local Government: Municipal Systems Act, Act 32 of 2000 the City of Ekurhuleni at a meeting held on **26th May 2022**, resolved to amend its Tariffs for Road Related Service Provisions with effect from **01 July 2022** as follows:

Table 1: City of Ekurhuleni Roads Related Tariffs (tariffs subject to CPI/ Escalation):

Description		Unit	Tariff (VAT Incl.) 2021/2022	Tariff (VAT Incl.) 2022/2023
The Provision of Driveway Entrances		Fixed Charge	R2,244.00	R2,351.00
		Metre	R561.00	R587.00
The Repair / Replacement of Kerbing		Metre	R753.00	R789.00
Tar surface repairs	Verges	m ²	R680.00	R712.00
	Class 5 Roads	m ²	R845.00	R885.00
	Class 4 Roads	m ²	R911.00	R954.00
	Class 3 Roads	m ²	R1,596.00	R1,672.00
The Repair / Provision of block paving		m ²	R420.00	R440.00
The Repair / Provision of brick paving		m ²	R420.00	R440.00
Installation of a Speed hump (per running meter along the width of the road including road traffic signs and marks and Labour)		m	R2,067.00	R2,166.00
Removal of a Speed hump (per running meter along the width of the road)		m	R4,343.00	R4,551.00

Description		Unit	Tariff (VAT Incl.) 2021/2022	Tariff (VAT Incl.) 2022/2023
Verge reinstatement	Grass/lawn	m ²	R77.00	R80.00
	Concrete Paving	m ²	R420.00	R440.00
	Brick Paving	m ²	R420.00	R440.00
Penalty for exceeding the time allowed in terms of the Temporary Road Closure Approval		day	R51,950.00	R54,443.00
Fine for having temporarily closed a road without written permission from the Roads and Stormwater Department		Per transgression	R207,800.00	R217,774.00
Wayleave Application Fees		Per application	No rate	R500.00
Fine for no Wayleave approval and related documents on site		Per application	No rate	R150,000.00
Penalty for exceeding the time allowed to do work in terms of the Wayleave approval, per day		Per application	No rate	R10,000.00

Table 2: City of Ekurhuleni tariffs used for the calculation of Roads and Stormwater External Engineering Services Contributions (tariffs subject to CPI/ Escalation):

Table 2a: Land Value Cost tariffs used in the calculation of Roads and Stormwater External Engineering Services Contributions				
Description		Unit	Tariff (VAT Excl.) 2021/2022	Tariff (VAT Excl.) 2022/2023
Value of Land	Northern Region	Hectare	R2,872,477	R3,010,355
	Southern Region		R2,393,731	R2,508,630
	Eastern Region		R1,914,985	R2,006,904
	Other		R957,492	R1,003,451
Escalated Value of Land for Class 1 to 3 roads (32-meter-wide reserve)	Northern Region	Kilometre	R9,191,928	R9,633.140
	Southern Region		R7,659,940	R8,027,617

Table 2a: Land Value Cost tariffs used in the calculation of Roads and Stormwater External Engineering Services Contributions

Description		Unit	Tariff (VAT Excl.)	Tariff (VAT Excl.)
			2021/2022	2022/2023
	Eastern Region		R6,127,951	R6,422,092
	Other		R3,063,975	R3,211,045
Escalated Value of Land for Class 4 roads (20-meter-wide reserve)	Northern Region	Kilometre	R5,744,955	R6,020,712
	Southern Region		R4,787,462	R5,017,260
	Eastern Region		R3,829,970	R4,013,808
	Other		R1,914,985	R2,006,904
Escalated Value of Land for Class 5 roads (16 meter wide reserve)	Northern Region	Kilometre	R4,595,963	R4,816,569
	Southern Region		R3,829,970	R4,013,808
	Eastern Region		R3,063,975	R3,211,045
	Other		R1,531,987	R1,605,522

Table 2b: Construction Value Cost tariffs used in the calculation of Roads and Stormwater External Engineering Services Contributions (tariffs subject to CPI/ Escalation):

Road Class	Cost per Kilometer 2021/2022 (VAT Excl.)	Cost per Kilometer 2022/2023 (VAT Excl.)
Class 3 roads (4 lanes @ 3.5 meter width lanes): Capacity Component	R19,781,504	R20,731,016
Class 3 roads: Strength Component	R2,572,562	R2,696,044
Class 4 (9 meter wide)	R8,201,400	R8,595,067
Class 5 (7 meter wide)	R5,917,005	R6,201,021

Table 2c: Construction Value Cost Tariffs for Stormwater External Engineering Services implemented by Developers (tariffs subject to CPI/ Escalation):

Stormwater Pipes and Culverts	Tariff per meter length of conduit per cross-sectional area of conduit (in m²) Formula: Tariff*length of pipe (in m) * cross-sectional area of conduit (in m²) *(1+percentage of hard rock per cross-sectional area)	
Stormwater Conduit Cross-sectional Area	2021/2022 (VAT Excl.)	2022/2023 (VAT Excl.)
Stormwater Pipe Conduits for pipe sizes up to 1050mm diameter.	R5,228	R5,478
Stormwater Pipe Conduits for pipe sizes larger than 1050mm diameter.	R6,350	R6,654
Stormwater Culverts for all sizes	R4,633	R4,855
Stormwater Channels lined	R938	R983
Stormwater Channels unlined	R389	R407
<p><u>Example for the above:</u> Length of pipe: 500 meter Conduit: 750 mm pipe; Area (πr^2) = $\pi (0.75/2)^2 = 0.44 \text{ m}^2$ Tariff applicable = R 5 478 Percentage of hard rock in cross-sectional area = 20% Cost of Pipe: Tariff*length of pipe (in m) * cross-sectional area of conduit (in m²) *(1+percentage of hard rock per cross-sectional area) R 5 478 * 500 * 0.44 * (1 + 0.2) = R 1 446 192</p>		
Gabions and Reno Mattresses	Tariff per m³ of Gabions or Reno Mattresses installed: Formula: Tariff*length of Gabions or Reno Mattresses (in linear meters)*cross-sectional area of Gabions or Reno Mattresses installed (in m²)	
Gabion or Reno Mattresses Installed	2021/2022 (VAT Excl.)	2022/2023 (VAT Excl.)
Gabions Installed	No Rate	R 1 250
Reno Mattresses Installed	No Rate	R 1 850
<p><u>Example for the above:</u> Linear length of gabions: 250 m, Cross-sectional area: 1.2 m², Tariff applicable = R 1 250 Cost of System: Tariff*length of Gabions or Reno Mattresses (in linear meters)*cross-sectional area of Gabions or Reno Mattresses installed (in m²) R 1 250 * 250 * 1.2 = R 375 000</p>		

Table 2d: Rebate percentage on roads and stormwater external engineering services contributions calculated (in using Table 2a and 2b) and in line with Council Resolution A-RT (05-2014) dated 27 November 2014 (rate not subject to CPI/ Escalation).

Rebate	Percentage 2021/2022	Percentage 2022/2023
Rebate	40%	40%

Table 2e: Tariffs applicable in determining values for master planning (high level mostly desktop analysis) conducted by land-use developers with respect to either roads or stormwater services where such master planning is not available at present (tariffs subject to CPI/ Escalation):

Master Planning Tariff	2021/2022 (VAT Excl.)	2022/2023 (VAT Excl.)
For an area up to 9 hectares	R 4 052 per hectare with a minimum of R 18 286	R 4 246 per hectare with a minimum of R 19 163
For an area larger than 9 hectares and smaller than 20 hectares	R 2 708 per hectare	R 2 837 per hectare
For an area from 20 hectares and larger	R 2 208 per hectare	R 2 313 per hectare

Traffic Engineering Parameters: The following parameters are also used in the calculation of the **Roads and Stormwater External Engineering Services Contributions. These parameters are not subject to escalation. These parameters are mostly obtained from a manual published by** The South African National Roads Agency Limited, which manual is compiled under the auspices of the Roads Coordinating Body (RCB) of the Committee of Transport Officials (COTO). The manual title is the TMH 17: Volume 1: South African Trip Data Manual. **The latest published manual will always be used for the calculation of the contributions. The figures below reflect the parameters at time of print.**

Table 3: Traffic Engineering Parameters: Trip Lengths parameters used in the calculation of Roads and Stormwater External Engineering Services Contributions. (Parameters NOT subject to CPI/ Escalation):

Land Uses and Codes				Trip Lengths						
			Land Use Size Units	Total trip	Half trip	Class 4/5	Non-	Adj Trip		Size Adjustment
		Size	Base	Length	Length	Half trip	Municipal	Length		1-A/(1+sqm Size/B)
	Land Use	Units	Size	L _T (km)	L _T /2 (km)	P ₄₅ (km)	P _N (%)	L _D /2 (km)	Factor A	Factor B
100	Industrial									
110	Service Industry	sqm GLA	100	12.00	6.00	1.25	50%	1.75		
120	Heavy Industry/Manufacturing	sqm GLA	100	15.00	7.50	1.25	50%	2.50		
121	Mining	Employees	1	15.00	7.50	1.25	50%	2.50		
130	Industrial Area	sqm GLA	100	15.00	7.50	1.25	50%	2.50		
140	Manufacturing	sqm GLA	100	15.00	7.50	1.25	50%	2.50		
150	Warehousing and distribution	sqm GLA	100	15.00	7.50	1.25	50%	2.50		
151	Mini-Warehousing	sqm GLA	100	10.00	5.00	1.00	40%	2.00		
200	Residential									
210	Single Dwelling Unit	D/Unit	1	8.50	4.25	1.00	40%	1.55		
220	Apartments and Flats	D/Unit	1	5.00	2.50	0.75	30%	1.00		
225	Student Apartments and Flats	D/Unit	1	3.00	1.50	0.60	20%	0.60		
231	Townhouses (Simplexes and Duplexes)	D/Unit	1	7.50	3.75	1.00	40%	1.25		
232	Multi-Level Townhouses	D/Unit	1	7.00	3.50	1.00	40%	1.10		
251	Retirement Village	D/Unit	1	5.50	2.75	1.00	30%	0.92		
254	Old-Age Home	D/Unit	1	5.50	2.75	1.00	30%	0.92		
260	Recreational Homes	D/Unit	1	10.00	5.00	1.50	40%	1.50		
300	Lodging									
310	Hotel (Residential)	Room	1	7.00	3.50	1.00	40%	1.10		
330	Hotel (Resort)	Room	1	8.00	4.00	1.00	50%	1.00		
350	Guest House	Room	1	6.00	3.00	1.00	35%	0.95		
400	Recreational and Sport									
430	Golf Course	Course	1	13.00	6.50	1.00	45%	2.58		
473	Casino	sqm GLA	100	14.00	7.00	1.00	50%	2.50		
480	Amusement Park	ha	1	12.00	6.00	1.00	50%	2.00		
488	Sport Stadium	Seat	1000	12.00	6.00	1.00	50%	2.00		
492	Health and Fitness Centre	sqm GLA	100	5.00	2.50	0.75	30%	1.00		
500	Institutional									
520	Public Primary School	Student	1	4.00	2.00	1.00	25%	0.50		
530	Public Secondary School	Student	1	5.00	2.50	1.00	35%	0.63		
536	Private School	Student	1	5.50	2.75	1.00	40%	0.65		

Land Uses and Codes				Trip Lengths						
			Land Use Size Units	Total trip	Half trip	Class 4/5	Non-	Adj Trip		Size Adjustment
		Size	Base	Length	Length	Half trip	Municipal	Length		1-A/(1+sqm Size/B)
	Land Use	Units	Size	L _T (km)	L _T /2 (km)	P ₄₅ (km)	P _N (%)	L _D /2 (km)	Factor A	Factor B
550	University/College	Student	1	10.00	5.00	1.50	40%	1.50		
560	Places of Public Worship (Weekend)	Seat	1	6.00	3.00	0.80	35%	1.15		
561	Places of Public Worship (Weekday)	Seat	1	6.00	3.00	0.80	35%	1.15		
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	3.50	1.75	0.90	35%	0.24		
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	3.50	1.75	0.90	35%	0.12		
566	Cemetery	Ha	1	8.00	4.00	1.00	40%	1.40		
599	Orphanage	Student	1	5.50	2.75	1.00	30%	0.93		
600	Medical									
611	Public Hospital	Bed	1	8.50	4.25	1.00	40%	1.55		
612	Private Hospital	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
620	Nursing Home	Bed	1	7.50	3.75	1.00	35%	1.44		
630	Medical Clinic	sqm GLA	100	5.00	2.50	1.00	30%	0.75		
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	5.00	2.50	1.00	30%	0.75		
700	Office									
710	Offices	sqm GLA	100	9.00	4.50	1.00	35%	1.93		
713	Home offices and undertakings	House	1	7.00	3.50	1.00	35%	1.28		
720	Medical consulting rooms	sqm GLA	100	8.00	4.00	1.00	35%	1.60		
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	8.00	4.00	1.00	35%	1.60		
760	Research & Development	sqm GLA	100	9.00	4.50	1.00	35%	1.93		
770	Business Centre (Park)	sqm GLA	100	10.00	5.00	1.00	40%	2.00		
780	Conference Centre	Seat	1	10.00	5.00	1.00	50%	1.50		
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	7.00	3.50	1.00	35%	1.28		
800	Retail									
812	Building Materials	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
816	Hardware and Paint Store	sqm GLA	100	7.00	3.50	1.00	40%	1.10		
817	Nursery (Garden Centre)	sqm GLA	100	6.50	3.25	1.00	30%	1.28		
820	Shopping Centre	sqm GLA	100	10.00	5.00	1.00	40%	2.00	0.740	148000
992	Spaza	sqm GLA	100	10.00	5.00	1.00	40%	2.00		
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	10.00	5.00	1.00	50%	1.50		

Land Uses and Codes				Trip Lengths						
			Land Use Size Units	Total trip	Half trip	Class 4/5	Non-	Adj Trip		Size Adjustment
		Size	Base	Length	Length	Half trip	Municipal	Length		$1-A/(1+sqm \text{ Size}/B)$
	Land Use	Units	Size	L_T (km)	$L_T/2$ (km)	P_{45} (km)	P_N (%)	$L_D/2$ (km)	Factor A	Factor B
831	Wholesale Trade	sqm GLA	100	9.00	4.50	1.00	45%	1.48		
841	Motor Dealership	sqm GLA	100	6.50	3.25	0.75	40%	1.20		
843	Vehicle Parts Sales	sqm GLA	100	5.50	2.75	0.55	30%	1.38		
890	Furniture Store	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
900	Services									
931	Quality (Sit-down) Restaurant	sqm GLA	100	6.50	3.25	0.80	30%	1.48		
932	Family (Sit-down) Restaurant	sqm GLA	100	5.50	2.75	0.80	30%	1.13		
991	Tavern	sqm GLA	100	4.50	2.25	0.80	30%	0.78		
933	Fast Food Take-Away	sqm GLA	100	4.00	2.00	0.70	25%	0.80		
934	Fast Food Drive-Through	sqm GLA	100	4.00	2.00	0.70	25%	0.80		
946	Filling Station	Station	1	5.00	2.50	0.50	40%	1.00		
947	Car Wash	Stalls	1	5.00	2.50	0.50	30%	1.25		
950	Vehicle Fitment Centre	sqm GLA	100	8.00	4.00	1.00	35%	1.60		

Table 4: Traffic Engineering Parameters: Trip Generation Adjustment Factors parameters used in the calculation of Roads and Stormwater External Engineering Services Contributions (NOT subject to CPI/ Escalation):

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
100	Industrial					
110	Service Industry	sqm GLA	100	5%	20%	15%
120	Heavy Industry/Manufacturing	sqm GLA	100	5%	20%	15%
121	Mining	Employees	1	5%	20%	15%
130	Industrial Area	sqm GLA	100	5%	20%	15%
140	Manufacturing	sqm GLA	100	5%	20%	15%
150	Warehousing and distribution	sqm GLA	100	5%	20%	15%
151	Mini-Warehousing	sqm GLA	100	5%	20%	15%
200	Residential					
210	Single Dwelling Unit	D/Unit	1	10%	40%	15%
220	Apartments and Flats	D/Unit	1	15%	30%	15%
225	Student Apartments and Flats	D/Unit	1	25%	50%	15%
231	Townhouses (Simplexes and Duplexes)	D/Unit	1	15%	30%	15%
232	Multi-Level Townhouses	D/Unit	1	15%	30%	15%
251	Retirement Village	D/Unit	1	5%	50%	15%
254	Old-Age Home	D/Unit	1	5%	50%	15%
260	Recreational Homes	D/Unit	1	10%	20%	15%
300	Lodging					
310	Hotel (Residential)	Room	1	20%	20%	15%
330	Hotel (Resort)	Room	1	20%	20%	15%
350	Guest House	Room	1	20%	30%	15%
400	Recreational and Sport					
430	Golf Course	Course	1	5%	0%	0%
473	Casino	sqm GLA	100	5%	20%	15%
480	Amusement Park	ha	1	5%	30%	15%
488	Sport Stadium	Seat	1000	5%	30%	15%
492	Health and Fitness Centre	sqm GLA	100	15%	20%	15%
500	Institutional					
520	Public Primary School	Student	1	30%	50%	15%
530	Public Secondary School	Student	1	30%	50%	15%
536	Private School	Student	1	30%	50%	15%
550	University/College	Student	1	20%	40%	15%
560	Places of Public Worship (Weekend)	Seat	1	10%	50%	15%

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
561	Places of Public Worship (Weekday)	Seat	1	10%	50%	15%
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	5%	50%	15%
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	5%	50%	15%
566	Cemetery	Ha	1	0%	30%	15%
599	Orphanage	Student	1	5%	50%	15%
600	Medical					
611	Public Hospital	Bed	1	0%	50%	15%
612	Private Hospital	sqm GLA	100	0%	20%	15%
620	Nursing Home	Bed	1	0%	50%	15%
630	Medical Clinic	sqm GLA	100	0%	50%	15%
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	0%	50%	15%
700	Office					
710	Offices	sqm GLA	100	20%	20%	15%
713	Home offices and undertakings	House	1	10%	20%	15%
720	Medical consulting rooms	sqm GLA	100	10%	30%	15%
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	10%	30%	15%
760	Research & Development	sqm GLA	100	30%	20%	15%
770	Business Centre (Park)	sqm GLA	100	15%	20%	15%
780	Conference Centre	Seat	1	10%	20%	10%
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	0%	0%	0%
800	Retail					
812	Building Materials	sqm GLA	100	10%	30%	15%
816	Hardware and Paint Store	sqm GLA	100	10%	30%	15%
817	Nursery (Garden Centre)	sqm GLA	100	10%	30%	15%
820	Shopping Centre	sqm GLA	100	10%	30%	15%
992	Spaza	sqm GLA	100	10%	60%	15%
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	10%	30%	15%
831	Wholesale Trade	sqm GLA	100	5%	20%	15%
841	Motor Dealership	sqm GLA	100	5%	20%	15%
843	Vehicle Parts Sales	sqm GLA	100	5%	20%	15%
890	Furniture Store	sqm GLA	100	5%	30%	15%
900	Services					
931	Quality (Sit-down) Restaurant	sqm GLA	100	10%	10%	15%

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
932	Family (Sit-down) Restaurant	sqm GLA	100	10%	30%	15%
991	Tavern	sqm GLA	100	10%	30%	15%
933	Fast Food Take-Away	sqm GLA	100	10%	40%	15%
934	Fast Food Drive-Through	sqm GLA	100	10%	15%	15%
946	Filling Station	Station	1	0%	0%	0%
947	Car Wash	Stalls	1	10%	0%	0%
950	Vehicle Fitment Centre	sqm GLA	100	0%	0%	0%

Table 5: Traffic Engineering Parameters: Trip Generation Rates parameters used in the calculation of Roads and Stormwater External Engineering Services Contributions (NOT subject to CPI/ Escalation):

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80 Axles	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV		1+A/(1+sqm Size/B)
				AADT _D	F _{QD}	F _{QD} .AADT _D	P _{HD}	E _{HD}	Factor A	Factor B
100	Industrial									
110	Service Industry	sqm GLA	100	6.00	0.150	0.90	10%	1.34		
120	Heavy Industry / Manufacturing	sqm GLA	100	1.25	0.150	0.19	10%	2.35		
121	Mining	Employees	1	0.65	0.150	0.10	10%	2.35		
130	Industrial Area	sqm GLA	100	6.00	0.150	0.90	10%	2.35		
140	Manufacturing	sqm GLA	100	2.00	0.250	0.50	10%	2.35		
150	Warehousing and distribution	sqm GLA	100	3.00	0.140	0.42	10%	2.35		
151	Mini-Warehousing	sqm GLA	100	2.50	0.100	0.25				
200	Residential									
210	Single Dwelling Unit	D/Unit	1	4.00	0.225	0.90				
220	Apartments and Flats	D/Unit	1	2.75	0.225	0.62				
225	Student Apartments and Flats	D/Unit	1	1.25	0.225	0.28				
231	Townhouses (Simplexes and Duplexes)	D/Unit	1	3.75	0.225	0.84				
232	Multi-Level Townhouses	D/Unit	1	3.25	0.225	0.73				
251	Retirement Village	D/Unit	1	3.40	0.110	0.37				
254	Old-Age Home	D/Unit	1	2.50	0.100	0.25				
260	Recreational Homes	D/Unit	1	3.00	0.100	0.30				
300	Lodging									
310	Hotel (Residential)	Room	1	3.25	0.150	0.49				
330	Hotel (Resort)	Room	1	6.00	0.100	0.60				
350	Guest House	Room	1	3.00	0.150	0.45				
400	Recreational and Sport									
430	Golf Course	Course	1	650	0.05	32.50				
473	Casino	sqm GLA	100	50.00	0.050	2.50				
480	Amusement Park	ha	1	250.00	0.050	12.50				
488	Sport Stadium	Seat	1000	100.00	0.050	5.00				
492	Health and Fitness Centre	sqm GLA	100	32.50	0.300	9.75				
500	Institutional									
520	Public Primary School	Student	1	2.00	0.400	0.80				
530	Public Secondary School	Student	1	2.00	0.400	0.80				

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV	1+A/(1+sqm Size/B)	
				AADTD	FQD	FQD.AADTD	PHD	EHD	Factor A	Factor B
536	Private School	Student	1	2.00	0.400	0.80				
550	University/College	Student	1	1.90	0.110	0.21				
560	Places of Public Worship (Weekend)	Seat	1	0.65	0.085	0.06				
561	Places of Public Worship (Weekday)	Seat	1	0.60	0.085	0.05				
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	3.00	0.275	0.83				
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	3.00	0.275	0.83				
566	Cemetery	Ha	1	6.00	0.050	0.30				
599	Orphanage	Student	1	2.50	0.100	0.25				
600	Medical									
611	Public Hospital	Bed	1	7.00	0.200	1.40				
612	Private Hospital	sqm GLA	100	16.50	0.110	1.82				
620	Nursing Home	Bed	1	2.25	0.110	0.25				
630	Medical Clinic	sqm GLA	100	40.00	0.150	6.00				
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	33.87	0.150	5.08				
700	Office									
710	Offices	sqm GLA	100	8.50	0.250	2.13	5%	1.21		
713	Home offices and undertakings	House	1	25.00	0.250	6.25				
720	Medical consulting rooms	sqm GLA	100	55.00	0.135	7.43				
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	15.37	0.25	3.84				
760	Research & Development	sqm GLA	100	8.50	0.153	1.30	3%	0.91		
770	Business Centre (Park)	sqm GLA	100	10.00	0.150	1.50				
780	Conference Centre	Seat	1	1.00	0.300	0.30				
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	8.32	0.25	2.08				
800	Retail									
812	Building Materials	sqm GLA	100	45.00	0.090	4.05	5%	1.32		
816	Hardware and Paint Store	sqm GLA	100	60.00	0.085	5.10	3%	1.32		
817	Nursery (Garden Centre)	sqm GLA	100	45.00	0.100	4.50				
820	Shopping Centre	sqm GLA	100	35.00	0.085	2.98	2%	1.32	6.000	3500
992	Spaza	sqm GLA	100	35.00	0.085	2.98				

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV	1+A/(1+sqm Size/B)	
				AADTD	FQD	FQD.AADTD	PHD	EHD	Factor A	Factor B
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	7.50	0.145	1.09	2%	1.32		
831	Wholesale Trade	sqm GLA	100	7.20	0.167	1.20	2%	1.32		
841	Motor Dealership	sqm GLA	100	30.00	0.100	3.00				
843	Vehicle Parts Sales	sqm GLA	100	60.00	0.103	6.18				
890	Furniture Store	sqm GLA	100	5.40	0.250	1.35	2%	1.32		
900	Services									
931	Quality (Sit-down) Restaurant	sqm GLA	100	90.00	0.100	9.00				
932	Family (Sit-down) Restaurant	sqm GLA	100	140.00	0.100	14.00				
991	Tavern	sqm GLA	100	100.00	0.100	10.00				
933	Fast Food Take-Away	sqm GLA	100	200.00	0.100	20.00				
934	Fast Food Drive-Through	sqm GLA	100	350.00	0.100	35.00				
946	Filling Station	Station	1	500.00	0.120	60.00	2%	1.32		
947	Car Wash	Stalls	1	22.16	0.25	5.54				
950	Vehicle Fitment Centre	sqm GLA	100	22.00	0.103	2.27				

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A-F (20a-2012) CM 31/05/2012
Extra-Ordinary 159 dd 13 June 2012
766

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A-F (30-2013) CM 30/05/2013
Extra-Ordinary 152 dd 10 June 2013
731

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (17-2014) CM 29/05/2014
Extra-Ordinary 134 dd 06 June 2014
713

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (13-2015) CM 28/05/2015
Extra-Ordinary 229 dd 12 June 2015
1009

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Local Authority Notice Number

A-F (32-2016) CM 28/04/2016
Ordinary Gazette 215 dd 15 June 2016
915

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Gauteng Provincial Gazette
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A-F (17-2017) CM 25/05/2017
Ordinary Gazette 147 dd 21 June 2017
863

Council Resolution
Gauteng Provincial Gazette
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A-F (23-2018) CM 24/05/2018
Ordinary Gazette 198 dd 18 July 2018
1089

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (28-2019) CM 23/05/2019
Ordinary Gazette 200 dd 26 June 2019
1239

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (28-2020) CM 25/06/2020
Ordinary Gazette 138 dd 12 August 2020
828

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (19-2021) CM 26/05/2021
Ordinary Gazette 209 dd 30 June 2021
660

Council Resolution
Gauteng Provincial Gazette
Local Authority Notice Number

A-F (16-2022) CM 25/05/2022
Ordinary Gazette 258 dd 29 June 2022
1101