



SCHEDULE "20"

TARIFFS: CITY PLANNING TARIFFS

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **28th May 2026**, resolved to amend its Tariffs for City Planning with effect from **01 July 2026** 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 2025/2026 VAT included	Fees 2026/2027 VAT included
TOWNSHIP ESTABLISHMENT			
Township Application fee	This application fee includes compliance certificates. The applicant must pay for all advertisements.	R9,237.95	R9,551.73
Advertisement of Township Application	Applicant to place advertisement	Not Applicable	
Phasing/Division of Township	Cost is per phase from the 1st phase	R 3,701.17	R3,827.01
Extension of Boundaries	The applicant must pay for all advertisements.	R9,237.95	R9,552.04
Township Application fee	This application fee includes compliance certificates. The applicant must pay for all advertisements.	R9,237.95	R9,552.04
Advertisement of Township Application	Applicant to place advertisement	Not Applicable	
Phasing/Division of Township	Cost is per phase from the 1st phase	R 3,701.17	R3,827.01
Extension of Boundaries	The applicant must pay for all advertisements.	R9,237.95	R9,552.04
REZONING			
Amendment Scheme (rezoning).	This is the application fee only. The applicant must pay for all advertisements.	R5,426.47	R5,627.24
Advertisement of Rezoning Application	Applicant to place advertisement	Not Applicable	
SUBDIVISION			
Subdivision of Property –	Includes compliance certificate	R821,14	R849,06
CONSOLIDATION			

Consolidation of Properties	Consolidation only	R653,07	R675.27
-----------------------------	--------------------	---------	---------

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)	R860,75	R890.02

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: R280,91 Residential 3 and 4 and Non-residential zonings R557,03	Residential 1 and 2 Zonings: R290,46 Residential 3 and 4 and Non-residential zonings R575,97
Special Consent		Residential Zonings: R931,59 Non-residential zonings: R1,476.62	Residential Zonings: R963,26 Non-residential zonings: R1,526.83
Written Consent		Residential Zonings: R380,54 Non-Residential Zonings R1,476.62	Residential Zonings: R393,48 Non-Residential Zonings R1,526.83
Relaxation of Height/Coverage as permitted by the Scheme		Residential Zonings: R380,54 Non-Residential Zonings R1,476.62	Residential Zonings: R393,48 Non-Residential Zonings R1,526.83
Relaxation of parking requirements as permitted by the Scheme		Residential Zonings: R380,54 Non-Residential Zonings R1,476.62	Residential Zonings: R393,48 Non-Residential Zonings R1,526.83
Site Development Plan (SDP)	Building Line Relaxation fee included if it is part of SDP submission	R 512,03	R 529,44
OTHER			
Zoning Certificates		R41,72	R43.14
Provision of Reasons for a Council decision		Not applicable	
Council or a Committee of Council inspects a property and conducts a hearing		Not applicable	

Letter in terms of Liquor Act		Not Applicable	
Letter in terms of Gambling Act		Not Applicable	
Copy of Tribunal/Appeal Tribunal Agenda	Hard Copy	R62,41	R64,53
Transcribing of Tribunal/Appeal Tribunal Tapes	Cost per recording	R360,14	R372.38
Appeal in terms of relevant legislation		R2,716.75 for the applicant and R545,03 for the objectors	R2809.11 for the applicant and R563,56 for the objectors
Intervener Submissions		R 548.61	R 567.26
Copy of EMM Town Planning Scheme Clauses		No Cost if emailed or downloaded R166,85 for paper copy	No Cost if emailed or downloaded R172,52 for paper copy
Copy of EMM Town Planning Scheme Manual		No Cost if emailed or downloaded R166.85 for paper copy	No Cost if emailed or downloaded R172.52 for paper copy
Copy of By-law booklet		No Cost if emailed or downloaded R166.85 for paper copy	No Cost if emailed or downloaded R172.52 for paper copy
Restriction of Access		R 3,894.45	R 4026.83
Section 82		Not applicable	
Service Agreement		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 2025/2026 VAT included Minimum Daily Administrative Penalty	Fees 2026/2027 VAT included Minimum Daily Administrative Penalty
Residential 1	Land uses which may be obtained by special and written consent of the Municipality.	R600,25	R620,66
	Residential 4 Uses	R4,802.09	R4,965.36
	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, 000.00 The tariff not increased because the by-law specifies specific	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019

		administrative penalty limits, ranging strictly between R500 and R5000. Deviating from this range, particularly exceeding R5000, would contravene the by-law and could expose the municipality to legal disputes.	
Residential 2	Land uses which may be obtained by special and written consent of the Municipality.	R600,25	R620.66
	Residential 1 AND 3 Uses	R600,25	R620.66
	Residential 4 Uses	R4,802.09	R4,965.36
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Residential 3	Land uses which may be obtained by special and written consent of the Municipality.	R600,25	R622,46
	Residential 1 AND 2 Uses	R600,25	R622,46
	Residential 4 Uses	R4,802.09	R4,979.77
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019

Residential 4	Land uses which may be obtained by special and written consent of the Municipality.	R4,802.09	R4,965.36
	Residential 1 AND 2 Uses	R600,25	R620,66
	Residential 3 Uses	R600,25	R620,66
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Business 2	Land uses which may be obtained with the special and written consent of the Municipality.	R600,25	R620,66
	Residential 1 AND 2 Uses	R600,25	R620,66
	Business 3	R600,25	R620,66
	Residential 4 Uses	R4,802.09	R4,965.36
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Business 3	Land uses which may be obtained with the special and written consent of the Municipality.	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019

	Residential 1 AND 2 Uses	R600,25	R620,66
	Residential 4 Uses	R4,802.09	R4,965.36
	Business 1, Business 2, 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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Industrial 1	Land uses which may be obtained with the special and written consent of the Municipality	R600,25	R620.66
	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.	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Industrial 2	Land uses which may be obtained with the special and written consent of the Municipality	R600,25	R620,66
	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.	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Public Garage	Land uses which may be obtained with the special and written consent A of the Municipality.	R600,25	R620,66
	Residential 1, 2, 3 Land Uses	R600,25	R620,66
	Residential 4 Land Uses	R4,802.09	R4,965.36
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by

			SPLUM Bylaw, 2019
Mining	All unauthorised land uses	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Agriculture	Land uses which may be obtained with the special and written consent of the Municipality.	R600,25	R620,66
	Residential 1 AND 2 Uses	R600,25	R620,66
	Residential 3 AND 4 Uses	R4,802.09	R4,965.36
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Recreation	Ancillary shops	R600,25	R620,66
	Land uses which may be obtained with the special consent of the Municipality	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
	Residential 1, 2 AND 3 Uses	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
	Residential 4 Uses	R4,802.09	R4,965.36
	Business 1, Business 2, Business 3, Industrial 1, Industrial 2, Public Garage, Mining, Agriculture, Recreation, Private	R5, 000.00	R5, 000.00 Tariff not increased due to

	Open Space Uses or any other land use not authorised by the land use scheme		capped limit as guided by SPLUM Bylaw, 2019
Private Open Space	Land uses which may be obtained with the special and written consent of the Municipality Residential 1 AND 2 Uses	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
	Residential 3 AND 4 Uses	R4,802.09	R4,965.36
	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, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Public Open Space	All unauthorised uses	AG Fine R875.28	AG Fine R905.01
Community Facility	Land uses which may be obtained with the special and written consent of the Municipality	AG Fine R547.05	AG Fine R565.65
	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.	AG Fine R875.28	AG Fine R905.04
Social Services	Land uses which may be obtained with the special and written consent of the Municipality.	AG Fine R547.05	AG Fine R565.65
	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.	AG Fine R875.28	AG Fine R905.04

Public Services	All Unauthorised Uses		
		AG Fine R875.28	AG Fine R905.04
Parking	Land uses which may be obtained with the special and written consent of the Municipality	R600,25	R620,66
	Residential 1, Residential 2, Residential 3 AND Residential 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	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019
Roads	Land uses which may be obtained with the special and written consent of the Municipality	NAG (Properties owned by other spheres of Government) AG Fine R875.28 (Properties owned by the Municipality)	NAG (Properties owned by other spheres of Government) AG Fine R905.04 (Properties owned by the Municipality)
	All other unauthorised uses	NAG (Properties owned by other spheres of Government) AG Fine R1 312.92 (Properties owned by the Municipality)	NAG (Properties owned by other spheres of Government) AG Fine R1 357.56 (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	Not applicable	Not applicable

	Informal trading, dwelling units for key personnel, restaurants, shops (greater than 150m ²) Car wash		
Special	All unauthorised uses	R3, 129.00	R3, 235.86
Persistent Contravention	Any type of contravention prescribed by section 111 of the by-law.	R5, 000.00	R5, 000.00 Tariff not increased due to capped limit as guided by SPLUM Bylaw, 2019

*NAG- National Administration Guideline

*AG – Admission of Guilt

GIS

SERVICES RENDERED	NOTES	2025/2026 TARIFFS R (Incl VAT)	2026/2027 TARIFFS R (Incl VAT)
A0 plain paper		R208.88	R215,98
A0 glossy paper		R434.58	R449,36
A1 plain paper		R126.04	R130,33
A1 glossy paper		R259.30	R268,12
A2 plain paper		R85.22	R88,12
A2 glossy paper		R175,25	R181,21
A3 plain paper		R28,80	R29,78
A3 glossy paper		R52,80	R54,60
A4 plain paper		R16,79	R17,36
A4 glossy paper		R31,20	R32,26
Material: (i) CD (ii) DVD	(i) CD Cost per CD used (ii) DVD Cost per DVD used		
Images 2018		R85,293.02	R88 192,98
Images 2018 (Individual Tiles)	(285 tiles available)	R300.12	R310,32
Images 2019		R94,036.36	R97 233,60
Images 2019 (Individual Tiles)		R331,32	R342,58
Oblique Images 2015		R155,107.79	R160 381,45
Oblique Images 2015 (per CBD)	(10 CBDs)	R15,514.24	R16 041,72
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	R1,243.72 R158.46 R158.46 R81.61 R158.46 R81,61 R81.61 R158.46 R81.61 R158.46 R81.61 R81.61	R1 286,01 R163,85 R163,85 R84,38 R163,85 R84,38 R84,38 R163,85 R84,38 R163,85 R84,38 R84,38
City Planning Layers not in Cadastral Package		R81,61	R 84,38
2009 Digital Elevation Model: 13cm Accuracy		R40,444.15	R41 819,25

2009 Digital Elevation Model: 13cm Accuracy (Individual tiles)	(96 tiles available)	R422.57	R436,94
2009 Digital Elevation Model: 22cm Accuracy		R30,357.42	R31 389,57
2009 Digital Elevation Model: 22cm Accuracy (Individual tiles)	(96 tiles available)	R316.92	R327,70
2018/19 Digital Elevation Model		R46,015.75	R47 580,29
2018/19 Digital Elevation Model (Individual tiles)	(285 tiles available)	R163,26	R168,81
2018/19 LiDAR		R45,926.90	R47 488,41
2018/19 LiDAR (individual tiles)	(285 tiles available)	R163.26	R168,81
2009 Contours: 1 metre interval		R20,222.67	R20 910,24
2009 Contours: 1 metre interval (Individual tiles)	(96 tiles available)	R212.79	R220,02
2018 Contours: 0.5 metre interval		R26,249.67	R27 142,16
2018 Contours: 0.5 metre interval (Individual tiles)	(285 tiles available)	R92.44	R95,58