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PLANNING AND DEVELOPMENT: LAND USE MANAGEMENT

APPLICATION FEES 2025/2026

The following fees are to be paid in respect of Erf/Farm ……1252……,…….

X

Knysna | Sedgefield | Brenton | Belvidere | Karatara | Buffalo Bay | Rheenendal

LAND USE APPLICATIONS IN TERMS OF SECTION 45 OF THE KNYSNA MUNICIPALITY BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT (2021)

VOTE NR: 358550588202

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent Use	All	Indigent households and Subsidy Housing areas	R294.82	Section 15(2)(o)
		Other	R3, 287.54	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	Indigent households and Subsidy Housing areas	R 0.00	Section 15(2)(b)
X		Other users	R 2,471.53	Section 15(2)(b)
3. Temporary Departures	House Shops	indigent households and subsidy housing areas up to 20sqm	R393.94	Section 15(2)(c)
	All other users (including taverns)		R 5,058.99	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	Agriculture, Residential and Community uses	R 4,523.42	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 4,523.42	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
	Inside Urban Edge: Sub divisional Area	Agriculture, Residential and Community uses	R 5,645.64	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 5,421.19	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
	Outside Urban Edge: All	Agriculture, Conservation and Tourism related uses	R 5,887.21	Section 15(2)(a)
		Township Establishment and Other uses	R 6,864.54	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
5. Subdivisions	Straight 1-3 portions (not part of a rezoning to sub divisional area application)	Indigent households and Subsidy Housing areas	R 379.48	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 2,144.32	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 2,144.32	Section 15(2)(d)
		Per additional portions	R 345.01	Section 15(2)(d)
	As part of a rezoning to sub divisional area application	Indigent households and Subsidy Housing areas	R 196.97	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 984.85	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 1,629.81	Section 15(2)(d)
		Per additional portions	R 196.97	Section 15(2)(d)
6. Consolidations	All	Consolidations	R 2,037.26	Section 15(2)(e)
7. Exemption of Subdivisions and Consolidations	All		R 543.85	Section 24(1)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
8. Rectification of a Contravention Levy	i) Application Fee: 50% of the tariff of the relevant application(s) required for legislation of the land use		Applicable Fee 1235.77	Section 86(4)
	ii) Unauthorised Land Use – up to and not more than 100% of the municipal valuation of the area that is used unlawfully			
	iii) Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out.			
Contravention Penalties:				
8. a) Uncontested application(s)	i) Indigent (building work & land use)	Per occurrence	R 500.00	
	ii) Building work: departures from the development parameters as specified in the Zoning Scheme	Agriculture, Single Residential, General Residential	R5,000.00	
	iii) Building work: departures from the development parameters as specified in the Zoning Scheme	Business, Industrial	R12,000.00	

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
	iv) Building work: departures from the development parameters as specified in the Zoning Scheme	Community, Open Space, Transport & Other	R3,000.00	
	v) Building work: fails to comply with provisions of the Planning By-law	Per occurrence	R5,000.00	Section 86(1)(a)
	vi) Building work: requires a permission in terms of the Zoning Scheme or condition of approval	Per occurrence	R5,000.00	
	vii) Repeat Offender		The above tariff x2	
b) Land Use	i) Unauthorised Residential Use	Per occurrence	R5,000.00	
	ii) Unauthorised Business & Industrial Use	Per occurrence	R24,000.00	
	iii) Unauthorised Community Use	Per occurrence	R6,000.00	
	iv) Other Use	Per occurrence	R10,000.00	
	v) Repeat Offender		R24,000.00	
9. Occasional Use of Land	All	Indigent households and Subsidy Housing areas	R 196.97	Section 15(2)(p)
		Agriculture, Residential and Community uses	R 984.85	Section 15(2)(p)
		Mixed Use, Business and Industrial uses	R 2,037.26	Section 15(2)(p)
10. Site Development Plans, HOA Constitutions,	All	Per application	R 1,054.12	Section 15(2)(l)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
and other plans, certificates and documents required for the implementation of an approval				
11. Disestablish a HOA	All	All	R 1,058.92	Section 15(2)(q)
12. Rectification of a HOA to meet obligations	All	All	R 1,588.37	Section 15(2)(r)
13. Closure of public open spaces, public places and public roads	All	Closure of Public Open Spaces	R 1,726.50	Section 15(2)(n)
14. Zoning Determination	All	All areas	R 2,054.53	Section 15(2)(m)
15. Transfers	All	1st Transfer	R 794.19	Section 28(2)
16. Zoning Scheme permission	All	All	R 1,058.92	Section 15(2)(g)
17. Permission for the reconstruction of an existing building that constitutes a non-conforming use	All	Indigent households and Subsidy Housing areas	R 271.07	Section 15(2)(s)
		Agriculture, Residential and Community uses	R 1,355.30	Section 15(2)(s)
		Mixed Use, Business and Industrial uses	R 2,037.26	Section 15(2)(s)
18. Amendment of subdivision plan	Other	Amendment of subdivision plan	R 1,438.74	Section 15(2)(k)
19. Amendment of General Plan	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 489.29	Section 15(2)(k)
		Agriculture, Residential and Community uses	R 3,401.19	Section 15(2)(k)
		Mixed Use, Business and Industrial uses	R 4,298.96	Section 15(2)(k)
	As part of another application	Indigent households and Subsidy Housing areas	R 196.97	Section 15(2)(k)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
		Agriculture, Residential and Community uses	R 1,355.30	Section 15(2)(k)
20. Amendment of Conditions of Approval	All	Amendment of conditions	R 3,617.00	Section 15(2)(h)
21. Amendment of Structure Plan, SDF			R 5,668.65	Chapter II
22. Amendment of Zoning Scheme / substitution Scheme/ Approval of an Overlay Zone	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 489.29	Section 15(2)(j)
		Agriculture, Residential and Community uses	R 4,534.92	Section 15(2)(j)
		Mixed Use, Business and Industrial uses	R 5,731.95	Section 15(2)(j)
	As part of another application	Indigent households and Subsidy Housing areas	R 196.97	Section 15(2)(j)
		Agriculture, Residential and Community uses	R 1,807.06	Section 15(2)(j)
		Mixed Use, Business and Industrial uses	R 2,716.35	Section 15(2)(j)
23. Extension of the validity period of an approval	All	All uses	50% of applicable fee	Section 15(2)(i)
24. Appeals	All	All uses	R 3,080.06	Section 80(3)
25. Removal of Title Deed Restrictions	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 489.29	Section 15(2)(f)
		Agriculture, Residential and Community uses	R 2,720.95	Section 15(2)(f)
		Mixed Use, Business and Industrial uses	R 3,439.17	Section 15(2)(f)
	As part of another application	Indigent households and Subsidy Housing areas	R 196.97	Section 15(2)(f)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
		Agriculture, Residential and Community uses	R 1,084.24	Section 15(2)(f)
		Mixed Use, Business and Industrial uses	R 1,629.81	Section 15(2)(f)
26. Removal of Title Deed Restrictions	Administrators Consent	All	R 1,058.92	Not Applicable
27. Zoning Certificates	All	All	R 332.47	Not applicable
28. Registered Mail Notices	The 1st 12 notices	All	R730.00	Section 54
29. Copies of Town Maps, Spatial Planning documents and Land Use Planning laws and regulations	PDF Format only	CD Copies	R65.60	Not applicable
		Electronic copies	R125.45	Not Applicable

PLEASE NOTE:

a) Payment and refunding of Town Planning application fees will be implemented in accordance with the following conditions:

i. All application fees shall be paid by the applicant on the submission of a land use application.

ii. 100% of the application fees shall be refunded if the application is found not to be required by the municipality.

iii. 75% of application fees, except for (v) hereunder, shall be refunded to the applicant should an application be withdrawn prior to it being advertised. If the application has already been advertised, there will be no refund.

iv. 100% of advertising fees will be refunded if the application is found not to be required by the municipality, should the application be withdrawn by the applicant prior to advertisement and/or if no advertisement is required.

v. No application fees will be refunded if the applicant fails to provide the standard information required and/or additional fees required to process the application further should such information and/or fees not be received in the timeframe stipulated resulting in the application file being closed.

b) **All application fees include the cost of posting notices to affected parties by registered post, but <u>NOT</u> the costs of advertisements in the Provincial Gazette and the local press, where applicable, which will be charged to the applicant's account.**

<u>PLEASE BE ADVISED</u>

The submission of an application to Council does **<u>not</u>** constitute an approval by Council for such application. The application will still be subject to the prescribed processes for dealing with applications, and an approval should **<u>not</u>** be considered a foregone conclusion.

For application fees paid directly into the Municipal Account:

BANK ACCOUNT DETAILS FOR EFT/DIRECT DEPOSIT PAYMENTS

STANDARD BANK
BUSINESS CURRENT ACCOUNT
BRANCH: 051001
ACCOUNT NR.: 303265043

Depending on your bank, payment may be made by internet banking. On systems that have pre set-up beneficiaries the beneficiary is Knysna Municipality and the reference number is **358550588202**. Where applicable, additional information should be: "**Application type** (eg "**Consent use**", "**Erf Number**" and "**Suburb**").

PLEASE EMAIL THE DEPOSIT SLIP AND 1ST PAGE OF FEES LIST (Referencing the Vote No., Erf No., Suburb and Application type) TO:

Email: **mlusiyo@knysna.gov.za** ATTENTION: Monique Lusiyo (FINANCE)

total R3707.30