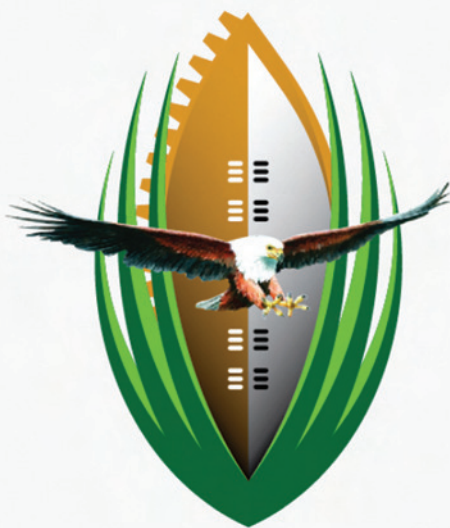




I N V E S T M E N T B R O C H U R E



CITY OF
UMHLATHUZE
VISION INTO ACTION

UMHLATHUZE MUNICIPALITY

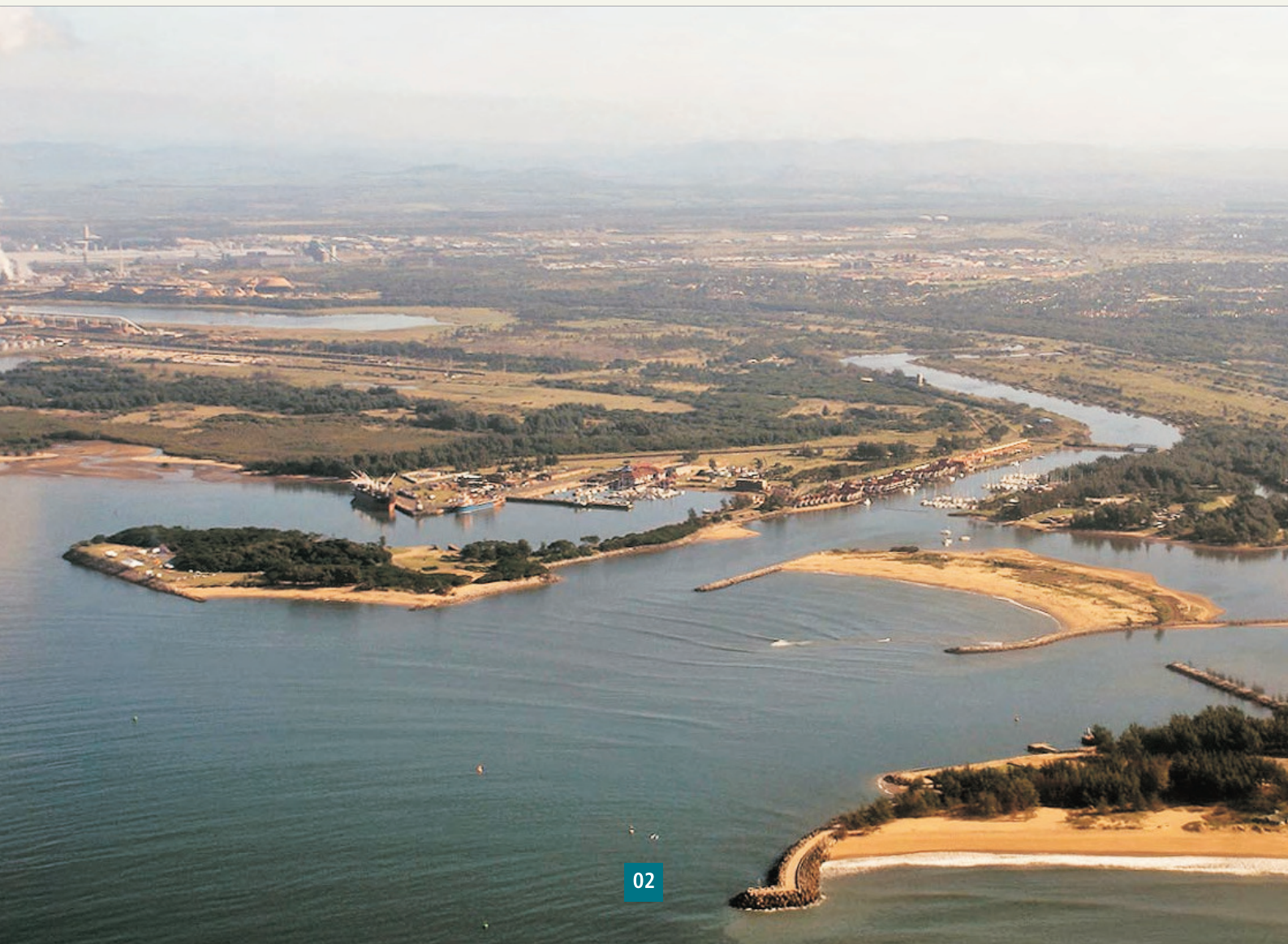
BACKGROUND

Richards Bay and Empangeni are the most significant economic centres in the Local Municipality and in the District Municipality as well. Richards Bay, as a harbour and industrial town, attracts people from surrounding towns, rural settlements and from beyond the district. Empangeni's role as an industrial, commercial and service centre to the settlements of Esikhaleni, Eshowe, Nkandla, Ntambanana and other rural settlements attracts many people to the range of higher order services available in the town.

The vast majority of economic performance in the district is vested in uMhlathuze Local Municipality, notably in Richards Bay and Empangeni. This area is the third most important in the province of KwaZulu-Natal in terms of economic production (GDP) and total employment.

There are a number of natural and man-made phenomenon that have shaped and continue to shape the uMhlathuze Municipality. The area is inundated with a system of wetlands and natural water features such as Lakes Cubhu, Mzingazi, Nsezi and Nhlabane. Major rivers include the Mhlathuze and Nsezi.

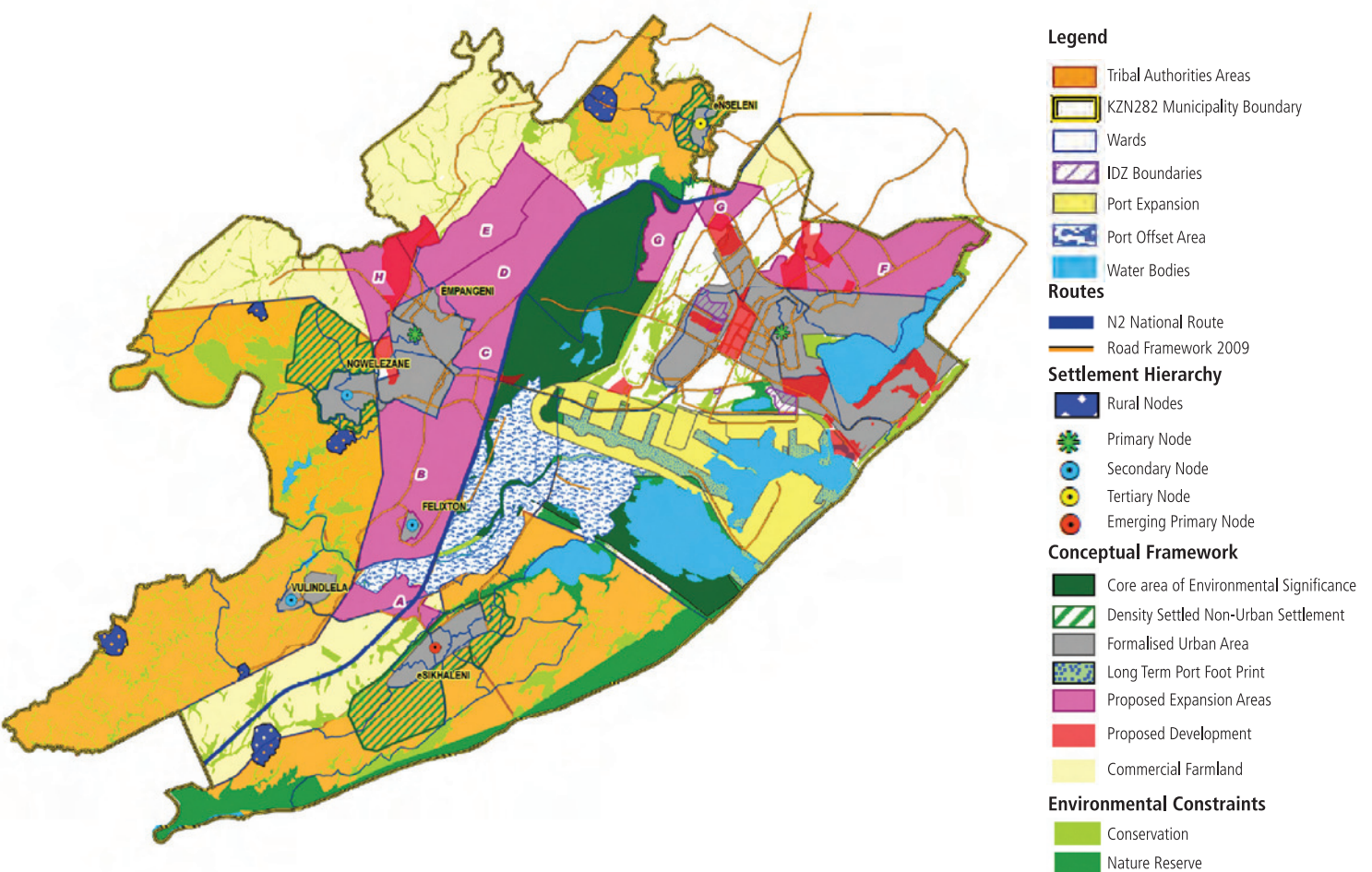
The main access into the municipal area is via the N2 in a north south direction and in an east west direction the R34 from Ntambanana. Other significant roads in the area include the MR431 (that provides a northerly entry into Richards Bay from the N2) as well as the Old Main Road that straddles the N2 on its inland.



LONG TERM DEVELOPMENT VISION

The council's Spatial Development Framework provides a 50 year development vision and guides future developments in line with investment decisions and interventions. It identifies realistic areas of future development and expansion and gives consideration to, amongst others, the following:

- Environment
- Geotechnical Conditions
- Air quality
- Planning principles
- Densification
- Transport networks
- Port expansion

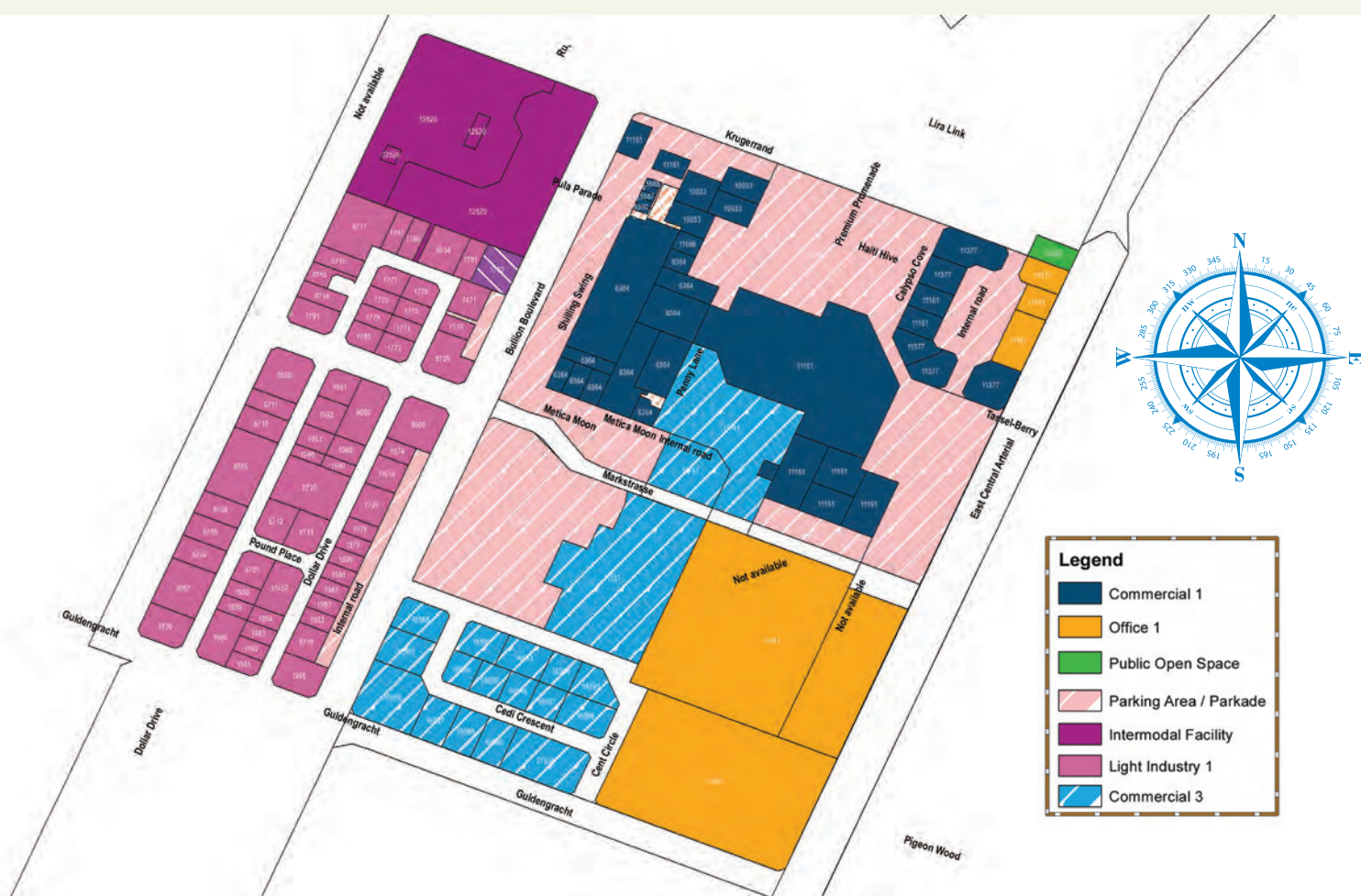


LAND USE MANAGEMENT SCHEME

Planning and Development in KwaZulu-Natal is directed and regulated by the KwaZulu-Natal Planning and Development Act [PDA], 2008 [Act Number 6 of 2008]. This entails that an application may be processed in compliance with the PDA prior to land or buildings are developed or utilised for a specific purpose. Furthermore, this means that permission or authorisation must still be sought in compliance with the PDA, even if the land use change or development requires permission or authorisation in compliance with another law.

The main purpose is the following:

- Promote certainty of land use, thus protecting property values and creating investor confidence
- Resolve conflict between varying land uses and eradicate negative impacts
- Enable a co-ordinated use of land and the efficient use of land
- Protect natural resources or ecosystem services
- Protect unique areas or features
- Manage land generally and its uses
- Provide a statutory basis for public involvement and a means of enforcement
- Balance interests of the individual with those of the public
- Ensure the retention of land for future uses



CITY OF UMLATHUZE DRAFT SCHEME LAND USE ZONES

MIXED-USE/COMMERCIAL	
USE ZONE	REFERENCE TO MAP
Commercial 1	
Commercial 2	
Commercial 3	
Mixed-use medium impact	
Mixed-use low impact	

INDUSTRIAL	
USE ZONE	REFERENCE TO MAP
High Impact Industry	
Harbour-bound Industrial	
IDZ Industry	
General Industry 1	
General Industry 2	
Light Industry 1	
Light Industry 2	

RESIDENTIAL	
USE ZONE	REFERENCE TO MAP
Special Residential	
Medium Density Residential	
High Density Residential 1	
High Density Residential 2	
High Density Residential 3	
Residential Estate	
Retirement Village	
Waterfront Village	

GUIDELINE FOR POSSIBLE ENVIRONMENTAL IMPACT ASSESSMENT TRIGGERS FOR INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT

The following are typical activities that warrant environmental approval in the form of a basic assessment process. Such approval is granted by the competent authority stipulated in terms of the 2010 Environmental Impact Assessment Regulations.

1. Construction of facilities or infrastructure that generate between 10 megawatts and 20 megawatts of electricity, or that occupies a footprint larger than 1Ha
2. Any facility storing coal and ore that requires a permit in terms of the Air Quality Act
3. The construction of facilities or infrastructure, including associated structures or infrastructure, for the storage of 250 tons or more but less than 100 000 tons of coal
4. Electricity, Water/Sewer or Storm Water infrastructure traversing wetlands.
5. Overhead electricity lines and underground cables that transmit more than 275kV
6. Construction of roads wider than 13,5 meters
7. Any development that requires the infilling or removal of soil from a wetland
8. Storage of fuel exceeding eighty thousand (80 000) litres
9. A development with a footprint larger than 50 square meters within coastal public property; or within 100m of the high water mark; within a setback line
10. Transformation of land bigger than 5Ha
11. Transformation/ Rezoning of Public Open Space bigger than 1000m²

The following are typical activities that warrant environmental approval in the form of a full Environmental Impact Assessment process, which consists of scoping phase and EIA phase where specialist investigations are undertaken. Such approval is granted by the competent authority stipulated in terms of the 2010 Environmental Impact Assessment Regulations.

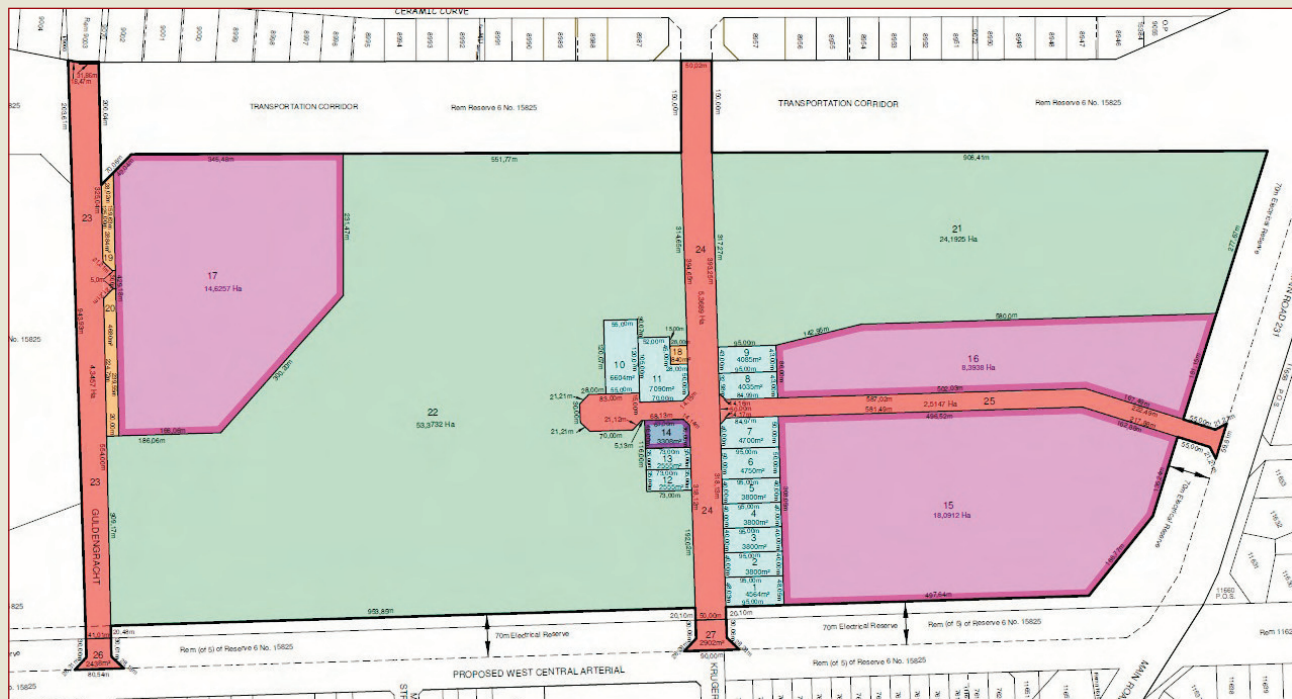
1. Construction of facilities/infrastructure that generate more than 20 megawatts of electricity
2. Storage of fuel exceeding 500m³
3. Gas pipelines exceeding 1000 meters, or which have a throughput capacity of 700 tons per day
4. Electricity lines outside urban or industrial areas exceeding 275kV
5. Transformation of land bigger than 20Ha
6. Conversion of virgin land for timber plantations exceeding 100Ha

Any EIA conducted within proximity of a Geographically sensitive area of the municipality identified in terms of the Protected Areas Act or Biodiversity Act, which relate to construction activities of:

- Billboards/Advertising boards exceeding 18 square meters outside mining areas or industrial complexes
- Cell masts or communication towers exceeding 15 meters or within a site that was not used previously for such purposes
- Roads wider than 4 meters seawards of a setback line
- Clearance of indigenous vegetation of an area 300 square meters
- Facilities, infrastructure or structures of any size for aquaculture purposes within 100m from the edge of a watercourse or set back line
- Construction of jetties, slip ways or buildings exceeding 10 square meters seaward of a setback line

INDUSTRIAL DEVELOPMENT

Central Industrial Area	
Development Indicators	
Site Size: 137ha	Commercial = 6ha
	Garage = 0.3ha
	Conservation Amenity = 77ha
	Local Authority = 0.8ha
	Streets = 12ha
Zoning	Commercial, Garage and Conservation Amenity
Environmental Impact Assessment	EIA's in place / EIA Requirements Environmental authorization (DC28/0022/09) was obtained in 2012 for development/ subdivision of the 137 ha parent property, where wetlands have been delineated. Any encroachments into the wetlands and the development of properties, and the development of a site bigger than 5Ha would require further environmental approval.
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes, Township Establishment has been finalised.



INDUSTRIAL DEVELOPMENT ZONE (IDZ): IDZ 1B

IDZ 1B (Portion 90, 91, 92 and 159 of Erf 5333)	
Development Indicators	
Site Size:	170ha
Zoning	Truck Stop: 4.3ha
	Harbour-bound Industrial
Environmental impact assessment	<p>Environmental Authorizations (RoDs) have been obtained under auspices of previous EIA regulations for:</p> <ul style="list-style-type: none"> • IDZ 1B Rezoning : EIA 2851, 2006 • Navitrade: DC28/0014/08 and EIA 3088, 2002 • RBCD: EIA 2798, 2003 • Sea Munye: EIA, 2975, 2003
Property Value	<p>01 July 2013</p> <p>Portion 90 - R1 700 000, Portion 92 - R1 350 000, Portion 91 - R1 700 000, Portion 159 - R?</p>
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes



INDUSTRIAL DEVELOPMENT ZONE (IDZ): IDZ 1C

IDZ 1C			
Development Indicators			
Site Size:	117.31ha		
Zoning	Conservation General Industry Services		
Environmental Impact Assessment	There are no environmental approvals for 1C.		
Property Value	Erf 15825	ptn 65: R 5 800 000.00 ptn 66: R16 000 000.00	01 July 2013 01 July 2013
	Erf 15424	R32 000 000.00	01 April 2014
	Erf 15875 Erf 15876	Not valued yet Not valued yet	
Services Available (Yes/No)	No		
Land Availability to the Developers (Yes/No)	Yes		



INDUSTRIAL DEVELOPMENT ZONE (IDZ): IDZ 1D

IDZ 1D	
Development Indicators	
Site Size	169ha
Zoning	High Impact Industry Conservation
Environmental Impact Assessment	<p>Environmental Authorizations (RoDs) have been obtained under auspices of previous EIA regulations for:</p> <ul style="list-style-type: none"> • Road Access linking Alton to site 1D, bulk water and sewer lines: EIA 4094, 2004 • kV electricity line: EIA 6320, 2006 • Pulp United Mill: EIA 5110, 2006
Property Value	<p>R93 000 000.00 (Sale Value)</p> <p>Erf 11376 Portion 1: R27 000 000; Portion 3: R10 000 000 - 01 July 2013 Portion 2: R45 000 000; Portion 4: R1 700 000; Portion 5: R4 600 000 - 01 April 2014</p>
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes



COMMERCIAL DEVELOPMENT

Richards Bay CBD South Extention	
Development Indicators	
Site Size	125ha, 39.2ha is developable
Zoning	Commercial and Office
Environmental Impact Assessment	The EIA (DC 28/0047/08) is well underway for the subdivision of the 125 ha development, where wetlands have been delineated. Any encroachments into the wetlands and the development of properties, and the development of a site bigger than 5Ha would warrant further environmental approval.
Status Update	RoD received
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes



RESIDENTIAL DEVELOPMENT

Coastal Dune Nodes	
Development Indicators	
Site Size	Portion 113 of Erf 5333 = 18,56ha Portion 114 of Erf 5333 = 8,96ha Portion 115 of Erf 5333 = 10,04ha
Zoning	General Residential 1 (approximate 300 medium density housing opportunities)
Environmental Impact Assessment	Environmental approval is required, informed by Coastal Management Act provisions and clearing of dune vegetation
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes, Township Establishment has been finalised



THE RIDGE DEVELOPMENT

Development Indicators	
Site Size	4.7ha
Zoning	General Residential 2, Civic, Limited Commercial 1, Hotel, Conservation Amenity to allow for the following typical uses: <ul style="list-style-type: none"> • Medium density housing • Offices • Residential Building • Limited retail • etc.
Environmental impact assessment	No EIA in place. Environmental approval is required in instances where development footprint exceeds 5Ha
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes, Township Establishment underway



MEERENSEE RETIREMENT VILLAGE

Development Indicators		
Site Size	7.5ha	
Zoning	Retirement Village	
Environmental impact assessment	No EIA in place. Environmental approval is required for a development footprint exceeding 5Ha	
Property Value	Erf 5333 ptn 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 Total value: R5 527 000.00	01 July 2013
Services Available (Yes/No)	No	
Land Availability to the Developers (Yes/No)	Yes, Township Establishment has been finalised	



Development Indicators	
Site Size	52ha
Proposed Zoning	General residential, special residential, commercial, local authority, devotional and public open space.
Environmental impact assessment	No EIA in place. Environmental approval is required for a development footprint exceeding 5Ha
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes, Township Establishment underway



GREENHILL – DEVELOPMENT INDICATOR

Development Indicators	
Site Size	8,8 ha
Zoning	Residential Estate
Environmental Impact Assessment	Detailed designs and actual development is subject to an EIA
Property Value	-
Services Available (Yes/No)	Yes
Land Availability to the Developers (Yes/No)	Yes



MEERENSEE 5 – DEVELOPMENT INDICATORS

Development Indicators	
Site Size	App. 109.95ha
Proposed Zoning	Special Residential and Conservation
Environmental Impact Assessment	Detailed designs and actual development is subject to an EIA
Property Value	-
Services Available (Yes/No)	No
Land Availability to the Developers (Yes/No)	Yes, Township Establishment to be undertaken.



WATERFRONT DEVELOPMENT

Development Indicators	
Site Size	App 335.69ha
Proposed Zoning	Harbour Resort Borough Marine Node Casino Resort Railway Terminus Waterfront Residential
Environmental Impact Assessment	Environmental approval is required, informed particularly by Coastal Management Act provisions
Property Value	-
Services Available (Yes/No)	Yes, upgrade required in line with development's requirements
Land Availability to the Developers (Yes/No)	Yes, Township Establishment to be undertaken

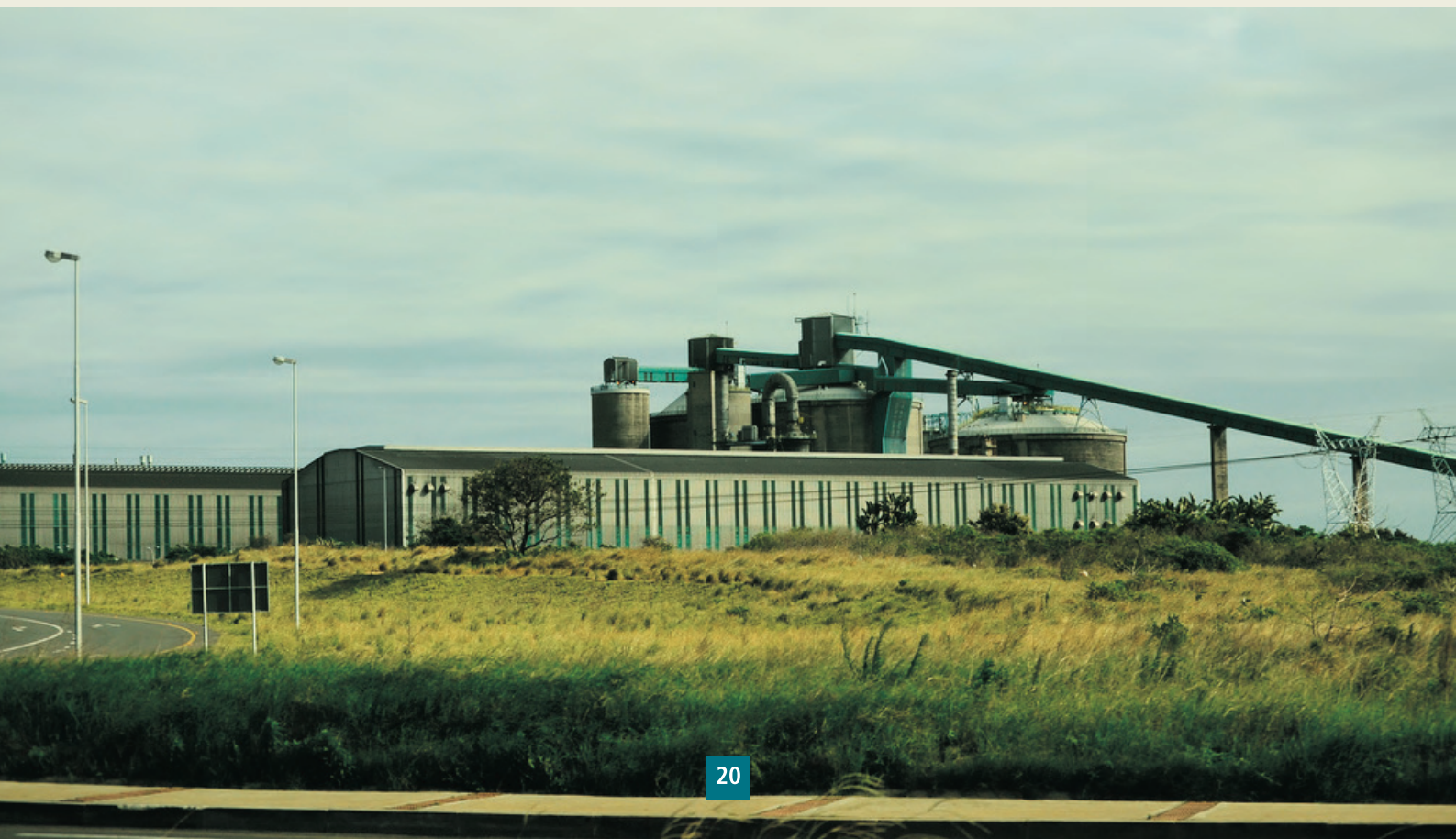






AVAILABLE SITES REGISTER

AREA	SITE NO.	SIZE	ZONING	PROPERTY ADDRESS	VALUE	VALUATION PERIOD
RICHARDS BAY						
ALTON INDUSTRIAL AREA						
	8853	5100	Gen. Indus.	8 Emalje Draai	2 400 000.00	01 July 2013
	8854	2550	Gen. Indus.	10 Emalje Draai	1 300 000.00	01 July 2013
	8881	3008	Gen. Indus.	18 Ferrogang	1 500 000.00	01 July 2013
	8888	3000	Gen. Indus.	12 Ferrogang	1 650 000.00	01 July 2013
	8889	3000	Gen. Indus.	10 Ferrogang	1 650 000.00	01 July 2013
	8767	15129	Gen. Indus.	17 Bronze Bar	5 600 000.00	01 July 2013
	8895	3975	Gen. Indus.	2 Hydrgene Line	2 000 000.00	01 July 2013
	8887	3000	Gen. Indus.	14 Ferrogang	1 650 000.00	01 July 2013
	8897	11649	Gen. Indus.	6 Hydrogen	4 300 000.00	01 July 2013
	8902	3000	Gen. Indus.	16 Hydrogene	1 650 000.00	01 July 2013
	8903	3000	Gen. Indus.	18 Hydrogene	1 650 000.00	01 July 2013
	8904	3000	Gen. Indus.	20 Hydrogene	1 650 000.00	01 July 2013
	8905	3788	Gen. Indus.	22 Hydrogene	1,900 000.00	01 July 2013
	8906	3788	Gen. Indus.	1 Hittenbaan	1,900 000.00	01 July 2013
	8907	3000	Gen. Indus.	8 Heliumhoogte	1 650 000.00	01 July 2013
	8908	3000	Gen. Indus.	10 Heliumhoogte	1 650 000.00	01 July 2013
	8909	3000	Gen. Indus.	12 Heliumhoogte	1 650 000.00	01 July 2013
	8910	3000	Gen. Indus.	14 Heliumhogte	1 650 000.00	01 July 2013
	9047	26697	Gen. Indus.		30 000,00 Municipal value	01 July 2013
					Only a ptn of 10 000m2 was	
					valued for rental purposes	
					R170000,00 Per Annum	
	9046	4800	Gen. Indus.		R 2 100 000.00	01 July 2013
	9048	2138	Gen. Indus.		1,200 000.00 Municipal Value	01 July 2013
	1859	23449	Gen. Indus.		8,000 000.00 Municipal Value	01 July 2013



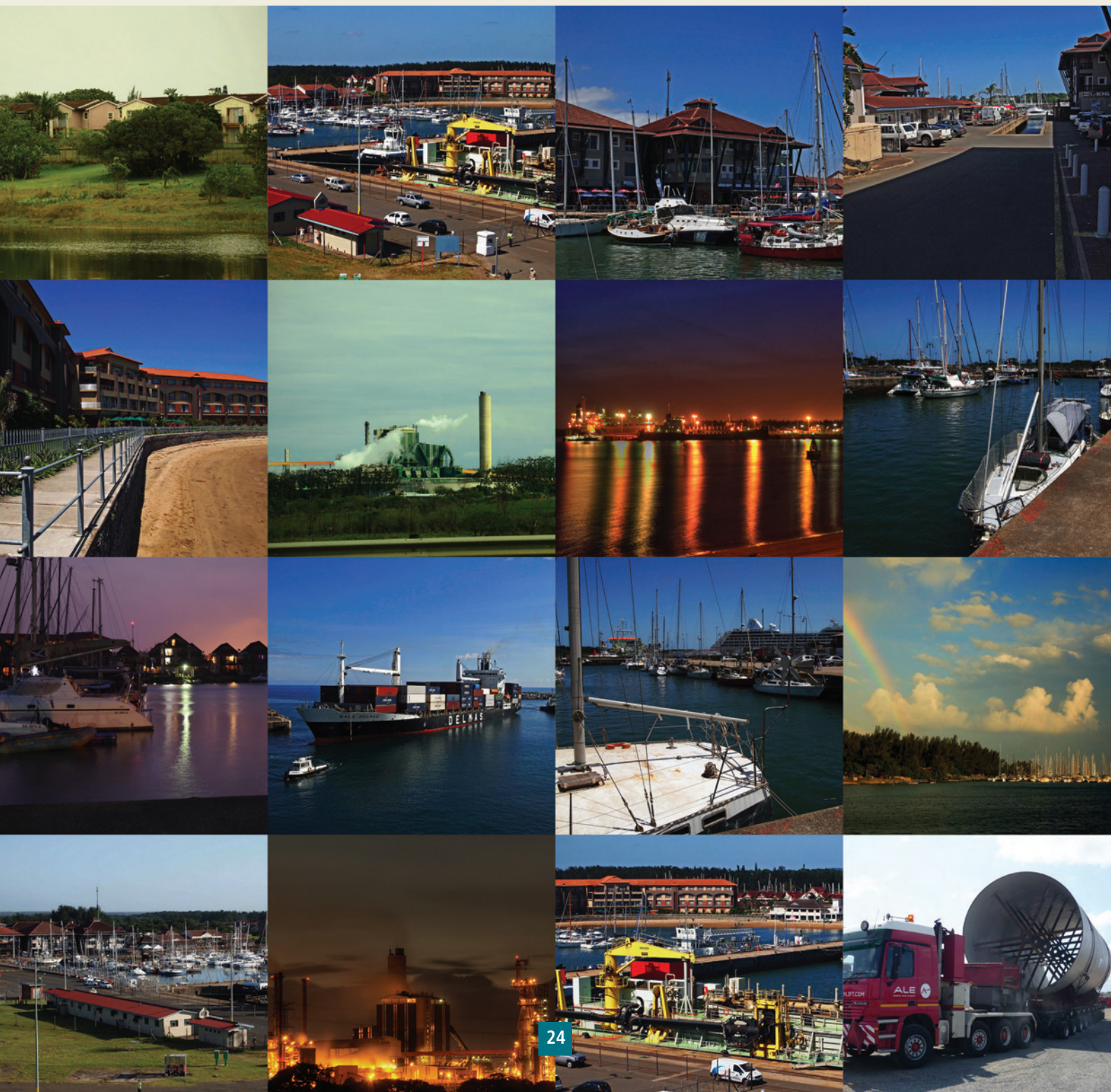
AREA	SITE NO.	SIZE	ZONING	PROPERTY ADDRESS	VALUE	VALUATION PERIOD
RICHARDS BAY						
BIRDSWOOD RESIDENTIAL AREA						
	8175	1000	Spec. Res. 1		480 000.00	01/07/2013
	8269	1075	Spec. Res. 1		520 000.00	01/07/2013
	8511	23706	Spec. Res. 2		2,750 000.00	29/11/2013
	8552	40166	Spec. Res. 2		5,000 000.00	01/07/2013
WILDENWEIDE RESIDENTIAL AREA						
	6677	27007	Local Authority		950 000.00	
	6678	900	Local Authority		400 000.00	01/07/2013
	6679	3950	Service Station		1,580 000.00	01/07/2013
	11629	5765	Spec. Res. 2	7 Badger Bend	3,400 000.00	07/08/2012
	11630	4602	Spec. Res. 2	9 Badger Bend	3,000 000.00	07/08/2012
	11638	3726	Spec. Res. 2	2 Aloe Loop	1,600 000.00	20/05/2009
	11645	3786	Spec. Res. 2	10 Aloe Loop	1,925 000.00	20/05/2009
	11646	3800	Spec. Res. 2	14 Aloe Loop	1,900 000.00	20/05/2009
	11649	3800	Spec. Res. 2	4 Aloe Loop	2,100 000.00	01/07/2013
	11650	3682	Spec. Res. 2	6 & 9 Aloe Loop	1,875 000.00	20/05/2009
	11625	7453	Spec. Res. 2	1 Antelope Alley	3,000 000.00	01/07/2013
	11626	3863	Spec. Res. 2	4 Badger Bend	1,600 000.00	01/07/2013
	11627	3774	Spec. Res. 2	3 Badger Bend	2,500 000.00	29/11/2013
	11628	3539	Spec. Res. 2	5 Badger Bend	2,300 000.00	29/11/2013



AREA	SITE NO.	SIZE	ZONING	PROPERTY ADDRESS	VALUE	VALUATION PERIOD
CBD FLATS HIGH DENSITY RESIDENTIAL AREA						
	14976	4503	Gen. Res. 2		3,900 000,00 Municipal Value	01/07/2013
	14977	4551	Gen. Res. 1		3,900 000,00 Municipal Value	01/07/2013
CBD COMMERCIAL AREA						
	16585	3439	Spec. Comm. 1	15 Cedi Crescent	4,600 000.00	29/11/2013
	16586	7001	Spec. Comm. 1	11 & 13 Cedi Crescent	8,400 000.00	01/07/2013
	16587	2925	Spec. Comm. 1	9 Cedi Crescent	4,000 000.00	29/11/2013
	16588	2600	Spec. Comm. 1	7 Cedi Crescent	3,650 000.00	29/11/2013
	16589	2600	Spec. Comm. 1	5 Cedi Crescent	3,650 000.00	29/11/2013
	16592	2718	Spec. Comm. 1	14 & 15 Cedi Crescent	3,600 000.00	29/11/2013
	16593	2970	Spec. Comm. 1	11 & 13 Cent Circle	4,600 000.00	20/03/2013
	16594	1964	Spec. Comm. 1	9 Cent Circle	3,165 000.00	26/03/2013
	16595	2492	Spec. Comm. 1	5 & 7 Cent Circle	3,825 000.00	26/03/2013
	16596	3251	Spec. Comm. 1	2 & 3 Cedi Crescent	4,985 000.00	26/03/2013
	16597	1964	Spec. Comm. 1	4 Cedi Crescent	3,000 000.00	26/03/2013
	16598	1868	Spec. Comm. 1	6 Cedi Crescent	2,875 000.00	26/03/2013
	16599	1916	Spec. Comm. 1	8 Cedi Crescent	2,950 000.00	26/03/2013
	16600	1904	Spec. Comm. 1	10 & 12 Cedi Crescent	2,900 000.00	29/03/2013
MEERENSEE COMMERCIAL AREA						
	7427	7560	Ltd. Comm.		2,200 000.00	27/03/2013
	7428	3740	MIX use low impact		2,300 000.00	27/03/2013
	7436	8537	Civic 2		1,750 000.00	27/03/2013
	7731	4470	Gen. I Res. 2		1,560 000.00	JULY 2012
MEERENSEE SPECIAL RESIDENTIAL						
	2/633	1164	Spec. Res. 1		535 000.00	22/04/2010
	1/211	1278	Spec. Res. 1		515 000.00	22/04/2010
	4/633	1140	Spec. Res. 1		515 000.00	22/04/2010
	Rem/633	1400	Spec. Res. 1		570 000.00	22/04/2010
	2/631	1905	Spec. Res. 1		750 000.00	22/04/2010
	1/648	2676	Spec. Res. 1		775 000.00	22/04/2010
MEERENSEE EDUCATIONAL SITES						
	7432	4410	Educational		1 725 000.00	22/04/2010
	7433	6726	Educational		2 530 000.00	22/04/2010
	7434	5896	Educational		2 200 000.00	22/04/2010
	636	4465	Educational		1 725 000.00	22/04/2010

AREA	SITE NO.	SIZE	ZONING	PROPERTY ADDRESS	VALUE	VALUATION PERIOD
ESIKHALENI						
	H4221	476	Spec. Res. 1		160 000.00	01/07/2013
	J2466	2061	Spec. Res. 1		370 000.00	01/07/2013
	H801	410	Spec. Res. 1		330 000.00	20/05/2013
	J1985	6402	Spec. Res. 1		450 000.00	01/07/2013
	J1167	4201	Gen. Res. 1		630 000.00	01/07/2013
	H1577	338	Spec. Res. 1		110 000.00	01/07/2013
	H2567	294	Spec. Res. 1		96 000.00	01/07/2013
	H2961	337	Spec. Res. 1		110 000.00	01/07/2013
	J2844	1595	Spec. Res. 1		525 000.00	21/04/2010
EMPANGENI						
KULEKA						
	229	1803	Gen. Indus.	73 Tanner Road	1 350 000.00	23/09/2013
	57 1/4	1800	Gen. Indus.	75 Tanner Road	1 350 000.00	23/09/2013
NGWE						
	A Rem/171	2289	Local Authority	7 Mkhulu Road	300 000.00	01/07/2013
	A Rem/176	5613	L A / STREET		730 000.00	01/07/2013
	B 714	465	Spec. Res. 1		84 000.00 Municipal Value	July 2012
	B 718	907	Spec. Res. 1		95 000.00 Municipal Value	July 2012
	B1167	375	Spec. Res. 1		64 000.00 Municipal Value	July 2012
	B1156	375	Spec. Res. 1		64 000.00 Municipal Value	July 2012
	B1210	448	Spec. Res. 1		74 000.00 Municipal Value	July 2012
VULINDLELA						
	173	3495	Civic 2		100 000.00	01/07/2013
	170	836	Service Indus.		39 000.00	22/04/2010
	171	743	Service Indus.		90 000.00	01/07/2013
	175	1635	Civic 2		380 000.00	01/10/2013
	177	650	Civic 2		85 000.00	22/04/2010
	183	2453	Public Car Park		–	–
	179	2401	Ltd. Comm.		150 000.00	01/07/2013
HILLVIEW						
	4719	919	Special Res. 1	146 President Swart Ave.	200 000.00 Municipal Value	July 2012
	4742	928	Special Res. 1	5 Thekwane Rd	200 000.00 Municipal Value	July 2012
	3974	2604	General Res. 2	Mack Road	430 000.00 Municipal Value	July 2012
	–	6118	–	North Road	400 000.00	–

AREA	SITE NO.	SIZE	ZONING	PROPERTY ADDRESS	VALUE	VALUATION PERIOD
HILLVIEW EXTENTION						
	3970	9939	General Res. 1	24 Mack Road	R 1 800 000.00	22/06/2010
	8423	7387	General Res.2	149 President Swart Ave.	R 1 200 000.00	01/07/2013
	3971	2320	General Res. 2	26 Mack Road	R 550 000.00	22/06/2010
	3972	2442	General Res. 2	28 Mack Road	R 600 000.00	22/06/2010
	3968	1021	Ltd. Comm.	25 Mack Road	R 300 000.00	01/07/2013
	8403	2027	Special Res 1	155 President S ave	R 300 000.00	01/07/2013
	8421	6873	General Res. 2	145 President S ave	R 1 050 000.00	22/06/2010
	8422	7849	General Res. 2	147 President S ave	R 1 300 000.00	01/07/2013
	8437	1,6905 ha	General Res. 2	132 President S ave	R 2 800 000.00	01/07/2013



THE DEVELOPER SHOULD ENSURE THE FOLLOWING

1. Select/employ an Architect registered with SACAP (South African Council for the Architectural Profession), to prepare submission drawings.
2. Make contact with the Building Control Officer on matters relating to the plans approvals.
3. Prepare and submit the building plans for approval, and only when the plans approval is granted that the Developer may commence with the construction of the project.
4. The approval process for single dwelling units will take about one month and, for the big buildings it would take about 3 months.

DEVELOPMENT TIMEFRAMES

DEVELOPMENT ACTIVITY	TIMEFRAME
Planning Process (Planning & Development Act)	4-6 months
Environmental Impact Assessment (EIA)	6-8 months



CITY OF UMHLATHUZE TARIFF CHARGES: 2014/2015

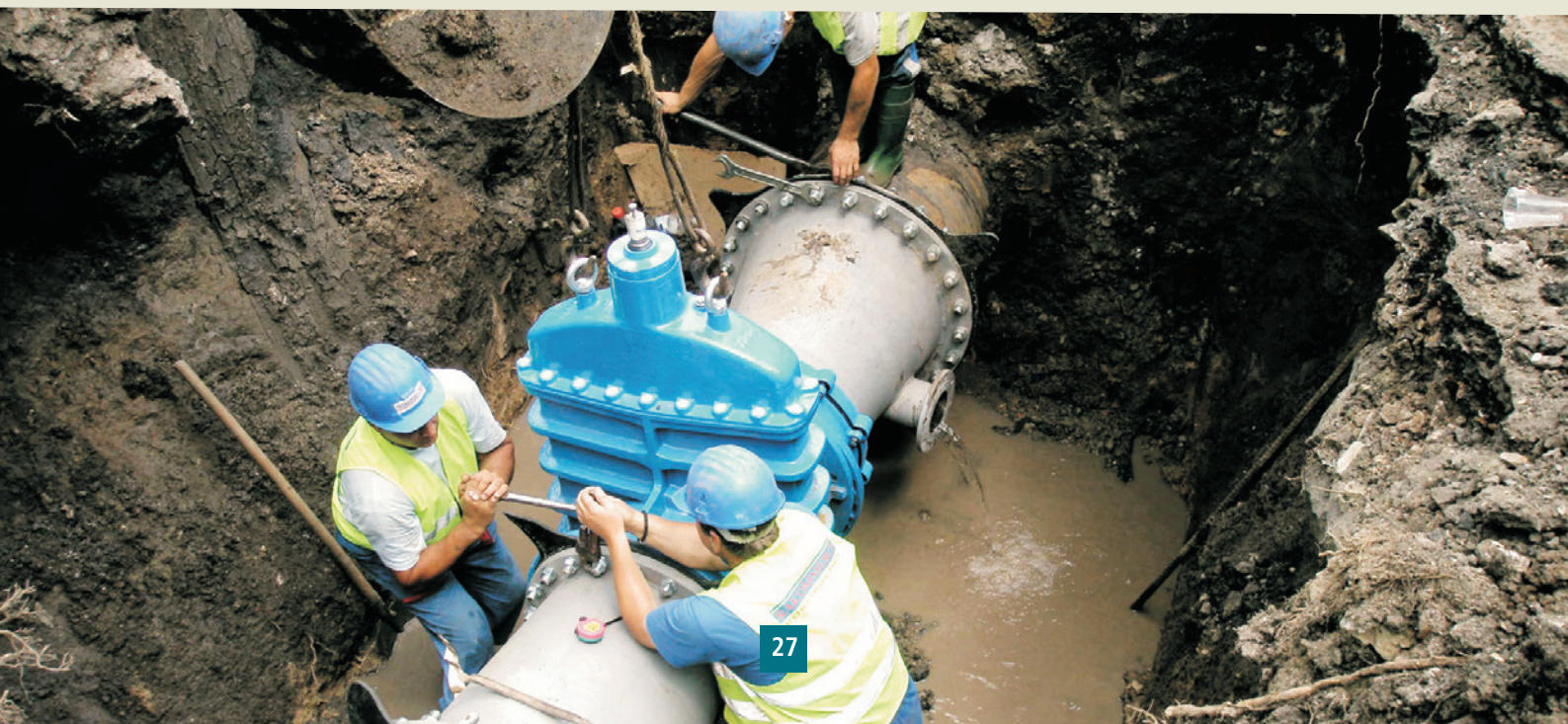
TOWN PLANNING

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
Consideration for approval of subdivisions/consolidations				
Approval of General Plan for an area				
(NOTE: If rezoning forms part of such application, a rezoning fee under 7.6 will not be levied in addition to this fee)				
(i) Less than 1 ha	1,754.39	2,000.00	1,863.16	2,124.00
(ii) 1 hectare and over but less than 5 hectares	2,192.98	2,500.00	2,328.95	2,655.00
(iii) 5 hectares and over but less than 10 hectares	3,070.18	3,500.00	3,260.53	3,717.00
(iv) 10 hectares and over	4,385.96	5,000.00	4,657.89	5,310.00
Application for the amendment of an existing General Plan	1,754.39	2000	1,863.16	2124
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Consideration for approval of minor subdivisions / consolidations				
Basic fee	757.89	864	805.26	918
Additional fee:	87.72	100	93.86	107
- per subdivision (Remainder to be considered a subdivision)				
- consolidation to be charged per ERF				
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Registration of Long Term Leases				
Basic fee	757.89	864	805.26	918
Additional fee per portion (If more than one portion/erf is to be registered)	87.72	100	92.98	106
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Conversion of long term lease to freehold	50% of appl. fee in 7.3.1 and 7.3.2		50% of appl. fee in 7.3.1 and 7.3.2	
Phasing/Cancellation of Approved Layout Plans for subdivision or development of land (per application)				
Application for phasing/cancellation of approved layout plans	1,315.79	1500	1,397.37	1593
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	



TOWN PLANNING

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
Application for relaxation of building line and/or side and rear spaces in terms of Town Planning Clauses (per application per erf)	570.18	650	606.14	691
Rezoning Applications (per erf)				
All other rezonings:				
(i) Less than 1 ha	1,754.39	2,000.00	1,863.16	2,124.00
(ii) 1 hectare and over but less than 5 hectares	2,192.98	2,500.00	2,328.95	2,655.00
(iii) 5 hectares and over but less than 10 hectares	3,070.18	3,500.00	3,260.53	3,717.00
(iv) 10 hectares and over	4,385.96	5,000.00	4,657.89	5,310.00
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Zoning certificate (per certificate)	35.09	40.00	37.72	43.00
Special Consent / Formal Authority (per erf)				
Formal Authority to operate a Home Activity without additional employment opportunities	438.60	500.00	465.79	531.00
Formal Authority for Caretaker Accommodation, Residential Dwelling House, Homestead, Shelter or Additional Dwelling Unit	438.60	500.00	465.79	531.00
Formal Authority for Agricultural Building, Agricultural Land or Community Garden which it is not operated as a business	438.60	500.00	465.79	531.00
All other Formal Authority Uses	877.19	1,000.00	931.58	1,062.00
Consent Use Applications	438.60	500.00	465.79	531.00
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Removal of Restrictive Conditions of Title (per application)	877.19	1,000.00	931.58	1,062.00
Closure of Public Streets / Open Spaces (per closure)				
Application under the Local Authority Ordinance	438.60	500.00	465.79	531.00
Application under the KZN Planning and Development Act, 2008	438.60	500.00	465.79	531.00
Development outside of scheme areas (per application per erf)				
(i) Less than 1 ha	1,754.39	2,000.00	1,863.16	2,124.00
(ii) 1 hectare and over but less than 5 hectares	2,192.98	2,500.00	2,328.95	2,655.00
(iii) 5 hectares and over but less than 10 hectares	3,070.18	3,500.00	3,260.53	3,717.00
(iv) 10 hectares and over	6,140.35	7,000.00	6,521.05	7,434.00
Material amendments to original application prior to approval/refusal	50% of original application fee		50% of original application fee	
Public Notice (per advertisement)				
Public Notice and advertisements in the legal section of the paper	1,315.79	1,500.00	1,397.37	1,593.00
Public Notice and advertisements in the body of the paper	2,368.42	2,700.00	2,515.79	2,868.00



TOWN PLANNING

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
Hearings / Public Meetings (per hearing)		Cost plus 10%		Cost plus 10%
Fines				
Confirmation of contravention on site	4,385.96	5,000.00	4,657.89	5,310.00
Continued contravention until matter is decided in court - Per Day	438.60	500.00	465.79	531.00
Section 89 Civil Penalty	10-100% of value of illegal building/construction, etc.			
2. VALUATION ROLL				
Per property	13.16	15.00	14.04	16.00
Issuing of Valuation Certificate	35.09	40.00	46.49	53.00
Valuation Roll on Compact Disc - Per Town	192.98	220.00	219.30	250.00
- All Towns	263.16	300.00	289.47	330.00
3. BUILDING PLANS				
New works				
For each new building or additions to existing buildings per square metre				
For the first 20 m ²	285.09	325.00	302.63	345.00
Each additional 10 m ² or part thereof up to 5 000 m ²	73.68	84.00	78.07	89.00
Each additional 10 m ² or part thereof more than 5 000 m ² and up to 15 000 m ²	36.84	42.00	39.47	45.00
Each additional 10 m ² or part thereof more than 15 000 m ²	21.93	25.00	23.68	27.00
As built or amended plans				
For as built plans, 25% of existing submission fee, plus full tariff for additional new works				
Internal alterations to existing buildings				
Any form of internal alterations to existing buildings of any nature not defined as "as built" or amended plans" (i.e, plans passed and structures which have already passed occupation requirements)				
(i)Fixed tariff : Structures up to 500 m ²	289.47	330.00	307.89	351.00
(ii)Structures op to 5 000 m ²	719.30	820.00	764.04	871.00
(iii)Structures exceeding 5 000 m ²	1,162.28	1,325.00	1,234.21	1,407.00
For the renewal of plans which have expired	50% of existing submission fee		50% of existing submission fee	



BUILDING PLANS

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
For swimming-pools	289.47	330.00	307.89	351.00
For boundary walls	289.47	330.00	307.89	351.00
For any other plan submitted other than described above, a fixed tariff of	412.28	470.00	437.72	499.00
For a permit for minor structures in terms of Act 103 of 1977, a fixed tariff of	179.82	205.00	191.23	218.00
Reproduction of building plans				
Reproduction of building plans on				
Paper:				
A0	29.39	33.50	31.58	36.00
A1	18.42	21.00	20.18	23.00
A2	10.09	11.50	11.40	13.00
A3	5.70	6.50	6.14	7.00
A4	3.07	3.50	3.51	4.00
Plastic Film:				
A0	78.95	90.00	84.21	96.00
A1	38.60	44.00	41.23	47.00
A2	20.18	23.00	21.93	25.00
A3	10.09	11.50	11.40	13.00
A4	4.82	5.50	5.26	6.00
Paper copy at Administration Section	2.19	2.50	2.63	3.00
Electronic Information:				
Hardcopy plans to be scanned and copied to CD - Scanning Process	7.89	9.00	8.77	10.00
Hardcopy plans to be scanned and copied to CD - CD	7.02	8.00	7.89	9.00
Print plan from customers own CD		See 12.9.1.1 & 2		See 12.9.1.1 & 2
Plan from DvTDM to CD (no scanning) - Plan - Any size	4.82	5.50	5.26	6.00
Plan from DvTDM to CD (no scanning) - CD	7.02	8.00	7.89	9.00
GIS Information (ArcReader) A3	21.93	25.00	23.68	27.00
GIS Information (ArcReader) A4	7.02	8.00	7.89	9.00

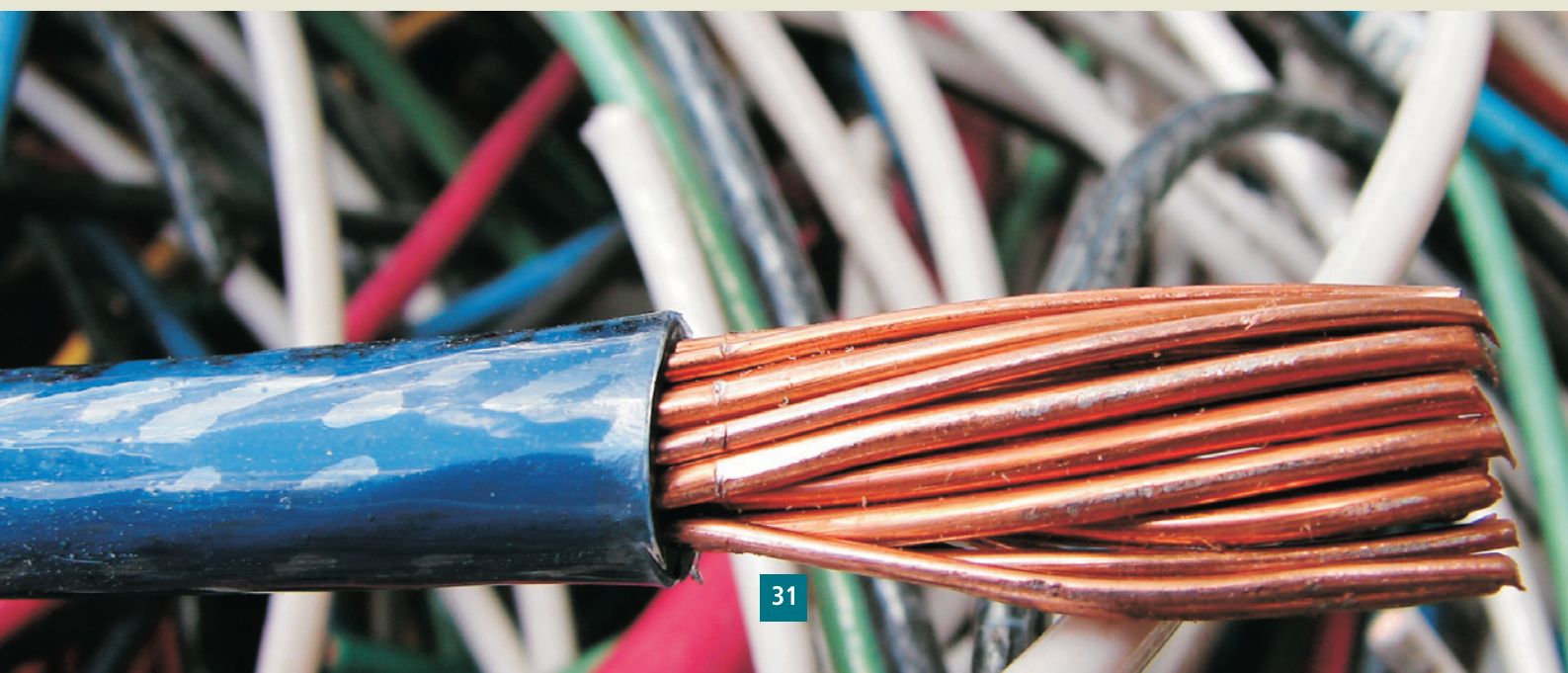


4. WATER

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
Special reading of meters	175.44	200.00	175.44	200.00
Testing of meters:				
Up to and with a diameter of 25 mm	390.35	445.00	390.35	445.00
Larger than 25mm diameter	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%
Unmetered water Per Month:				
Water on premises but not water-borne sewerage				
Water on premises where there is water-borne sewerage				
Tampering Fee				
Tampering Fee - First Occurrence	1,754.39	2,000.00	1,863.16	2,124.00
Tampering Fee - Second Occurrence within 12 months from first transgression	4,385.96	5,000.00	4,657.89	5,310.00
Water Connection:				
New Domestic Water Meter Connection	1,929.82	2,200.00	1,929.82	2,200.00
New Domestic Water Meter Connection for individuals in Traditional areas or Residential Vacant Land/Undeveloped Residential Property with property valuation R50 000 and lower)	691.23	788.00	691.23	788.00
5. INFRASTRUCTURE CONTRIBUTIONS				
Water Service Contributions per kl/day	9,505.26	10,836.00	9,956.76	11,351.00
Sewer Service Contributions per kl/day	9,219.30	10,510.00	9,657.22	11,009.00
Roads - /vkm	150,350.88	171,400.00	152,260.34	173,577.00
Public Infrastructure (Social and Public Facilities, Public transport Facilities, Public Areas, etc)	Actual Costs		Actual Costs	
Social and Public Facilities Development Levy	Actual Costs as determined in the Social and Public Development Plan			
Rebate Cut-off Empangeni Town Planning Scheme, Special Residential 3&4	50%	50%	50%	50%
Rebate Cut-off Richards Bay Town Planning Scheme, Schedule 4, Special Residential 1, Clause 3.2.3.2.5. Erf size less than 499 m2 and in conjunction with Clause 3.2.3.2.1	50%	50%	50%	50%
6. ELECTRICITY				
Reconnection fee for temporary supply (on request)	579.82	661.00	579.82	661.00
Call-out fee due to fault on the customer's side (per call)	579.82	661.00	579.82	661.00
Reconnection fee where electricity was disconnected due to non-payment of account or non-compliance with any of Council's Bylaws	See point 37.2.1		835.96	953.00
Tampering fee	3,407.02	3,884.00	3,407.02	3,884.00
Special meter reading (on request)	579.82	661.00	579.82	661.00
Pre-payment and check meter testing fee	579.82	661.00	579.82	661.00
Single phase conventional meter testing fee	868.42	990.00	816.67	931.00
Low Voltage Three phase conventional meter testing fee	1,157.89	1,320.00	1,160.00	1,322.40
11kV and 132 kV meter testing fee	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%
Programmed meter card	48.25	55.00	51.75	59.00
Moving/relocation metering equipment	835.96	953.00	835.96	953.00
Replacement of damaged prepayment meter single phase	1,494.74	1,704.00	1,494.74	1,704.00
Replacement of damaged prepayment meter three phase	2,416.67	2,755.00	2,418.42	2,757.00
Certificate of Compliance - Revisit fee	635.96	725.00	635.96	725.00
Street - Advert/Name Signs - Tariff to be based on the Small Business Tariff	108.77	124.00	Cost plus 20%	Cost plus 20%
Domestic Cancellation fee (excludes light line)	813.16	927.00	813.16	927.00
Business Cancellation fee (excluding cost +10)	1,045.61	1,192.00	1,045.61	1,192.00
Request for additional - cost plus 20% quotation	1,419.30	1,618.00	1,419.30	1,618.00
Programmable electronic meter test	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%

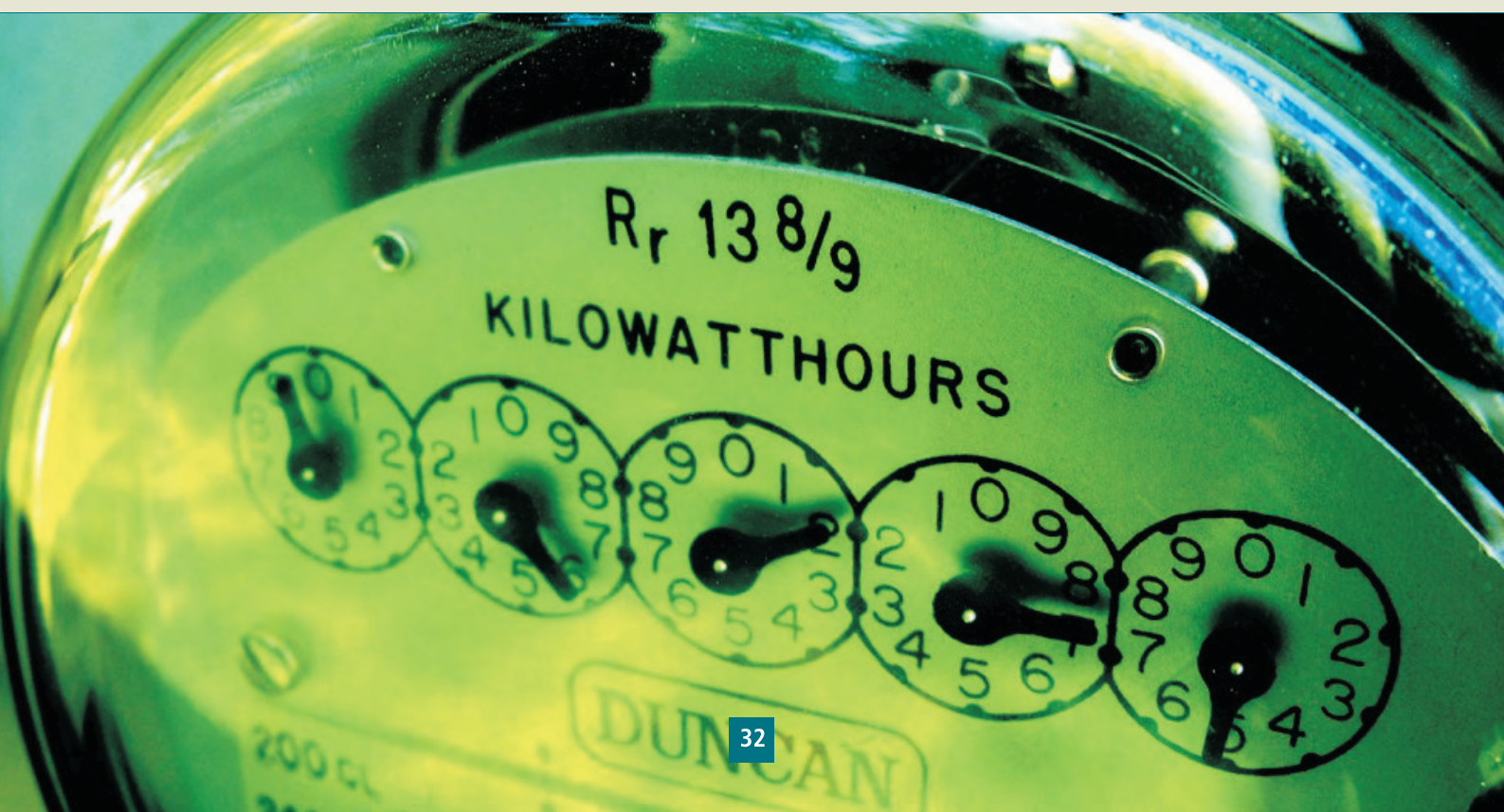
ELECTRICITY

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
Transaction fee for the use of 3rd party vendors	4% of actual pre-paid electricity sale plus cash, card & bank charges			
Transaction fee for the sale of every prepayment electricity token sold via the telephone after hours - Emergency	4.39	5.00	5.26	6.00
Tariff Conversion Fee (Customer applying to change billing tariffs) Application only after 3 months period and only one change is allowed in a financial year	1,048.24	1,194.99	1,048.24	1,195.00
ELECTRICAL CONNECTION FEES				
The supply and installation of the service cable for all connection fees from the nearest point of supply is the responsibility of the Developer/Customer including upgrades.				
For all commercial complex connection tariffs where the demand of the complex is to exceed the NMD, the development shall be liable for additional engineering contributions and changes to bulk supply				
Commercial complex means only mini factories, malls and office complexes where there are existing meter rooms or required meter rooms				
Electrical Service Connections:				
60 A Residential single phase prepayment connection (ADMD = 4 kVA)	4,070.18	4,640.00	4,221.05	4,812.00
80 A Residential single phase prepayment connection (ADMD = 6 kVA)	16,407.89	18,705.00	16,563.16	18,882.00
2nd 60 A Residential single phase prepayment connection on the same or sub-divided ERF	31,357.02	35,747.00	31,668.42	36,102.00
2nd 80 A Residential single phase prepayment connection on the same or sub-divided ERF	44,228.07	50,420.00	44,556.14	50,794.00
60 A Residential single phase prepayment connection including ready board and Airdac	8,236.84	9,390.00	8,623.68	9,831.00
60/80 A Single phase meter conversion from conventional to prepayment (Residential and Small Business)	3,115.79	3,552.00	3,242.98	3,697.00
60 A Residential single phase meter conversion from conventional to three phase conventional (ADMD = 12 kVA)	65,697.37	74,895.00	61,225.44	69,797.00
80 A Residential single phase meter conversion from conventional to three phase conventional (ADMD = 18 kVA)	90,902.63	103,629.00	86,472.81	98,579.00
60/80 A Three phase meter conversion from conventional to three phase prepayment (Residential and Small Business)	5,627.19	6,415.00	5,969.30	6,805.00



ELECTRICITY

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
60 A Residential 3 phase prepayment connection (ADMD = 12 kVA)	61,657.89	70,290.00	62,448.25	71,191.00
80 A Residential 3 phase prepayment connection (ADMD = 18 kVA)	86,714.04	98,854.00	87,548.25	99,805.00
Upgrade 60 to 80 A Residential single phase prepayment meter connection	14,340.35	16,348.00	14,379.82	16,393.00
Upgrade 60 to 80 A Residential 3 phase prepayment meter connection	40,008.77	45,610.00	40,146.49	45,767.00
60 A Commercial complex single phase prepayment connection (NO CABLE)	4,708.77	5,368.00	4,871.05	5,553.00
80 A Commercial complex single phase prepayment connection (NO CABLE)	4,751.75	5,417.00	4,916.67	5,605.00
60 A Commercial complex 3 phase prepayment connection (NO CABLE)	9,008.77	10,270.00	9,464.91	10,790.00
80 A Commercial complex 3 phase prepayment connection (NO CABLE)	9,473.68	10,800.00	9,971.93	11,368.00
100 A Commercial complex 3 phase prepayment connection (NO CABLE)	9,579.82	10,921.00	10,088.60	11,501.00
60 A Commercial complex 3 phase conventional connection (NO CABLE)	10,028.07	11,432.00	5,028.07	5,732.00
80 A Commercial complex 3 phase conventional connection (NO CABLE)	10,492.98	11,962.00	5,535.96	6,311.00
100 A Commercial complex 3 phase conventional connection (NO CABLE)	10,600.00	12,084.00	5,651.75	6,443.00
Upgrade 60 to 80 A Commercial single phase prepayment/conventional connection (NO CABLE)	2,304.39	2,627.00	2,342.98	2,671.00
Upgrade 60 to 80 A Commercial 3 phase prepayment/conventional connection (NO CABLE)	3,383.33	3,857.00	3,520.18	4,013.00
Upgrade 80 to 100 A Commercial 3 phase prepayment/conventional connection (NO CABLE)	3,490.35	3,979.00	3,636.84	4,146.00
All LV developments including flats, town houses, lodges, hotels and commercial complexes: Cost + 20% quote. Developer to install all internal services including metering and street/area lighting. Metering equipment to be supplied by Municipality.	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%
All LV and MV supplies in excess of 100 A and including non complex: Cost + 20% quote. Developer to install all internal services including metering (Except On-Line). Metering equipment to be supplied by Municipality. (For all supplies in excess of 1 MVA but less than 20 MVA, customer to take supply at 11kV)	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%



ELECTRICITY

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
All HV supplies: Cost + 20% quote (All supplies in excess of 20 MVA, customer to take supply at 132 kV)	Cost plus 20%	Cost plus 20%	Cost plus 20%	Cost plus 20%
Notes on 21.23.25 to 21.23.27				
Temporary connection (maximum period of 3 months)				
Disconnection of illegal supply of electricity			1,315.79	1,500.00
Low cost residential new connection			701.75	800.00
Request for electrical quotation (Cost plus 20%)			570.18	650.00
The supply and installation of the service cable for all connection fees from the nearest point of supply is the responsibility of the Developer/Customer including upgrades.				
For all commercial complex connection tariffs where the demand of the complex is to exceed the NMD, the development shall be liable for additional engineering contributions and changes to bulk supply				
Commercial complex means only mini factories, malls and office complexes where there are existing meter rooms or required meter rooms				



INFRASTRUCTURE CONTRIBUTIONS FOR ELECTRICAL SERVICES

	2013/2014	2013/2014	2014/2015	2014/2015
	Excluding VAT	Including VAT	Excluding VAT	Including VAT
	NEW TARIFF (R)		NEW TARIFF (R)	
(ALL TOWNS)				
Low voltage single-phase (230 V) Urban (kVA)	5,392.98	6,148.00	5,728.07	6,530.00
Low voltage single-phase (230 V) Rural (kVA)	5,451.75	6,215.00	5,789.47	6,600.00
Low voltage single-phase (230 V) Low-cost housing (kVA)	3,375.44	3,848.00	3,585.09	4,087.00
Low voltage 3-phase (400 V) on a ring (kVA)	5,392.98	6,148.00	5,728.07	6,530.00
Low voltage 3-phase (400 V) at mini sub (kVA)	3,371.93	3,844.00	3,581.58	4,083.00
Medium voltage (11 kV) on backbone ring (kVA)	3,445.61	3,928.00	3,659.65	4,172.00
Medium voltage (11 kV) on backbone secondary substation (kVA)	1,756.14	2,002.00	1,864.91	2,126.00
Medium voltage (11 kV) on backbone primary substation (kVA)	1,430.70	1,631.00	1,519.30	1,732.00
High voltage (132 kV) on backbone primary substation (kVA)	494.74	564.00	525.44	599.00
Medium voltage (11 kV) off backbone ring (kVA)	4,356.14	4,966.00	4,356.14	4,966.00
Medium voltage (11 kV) off backbone primary substation (kVA)	2,666.67	3,040.00	2,833.33	3,230.00
High voltage (132 kV) off backbone primary substation (kVA)	1,122.81	1,280.00	1,192.98	1,360.00
High voltage (132 kV) backbone contribution (for customised tariffs only) (kVA)	193.86	221.00	206.14	235.00
Low cost housing(totally MIG and other Government funded) rebate on electricity engineering contributions(as per policy)		100%		100%
Low cost housing by private developer rebate on electricity engineering contributions (as per policy)		50%		50%
Medium cost housing by private developer rebate on electricity engineering contributions (as per policy)		15%		15%
High cost housing by private developer rebate on electricity engineering contributions (as per policy)		0%		0%
Fee - low cost	175.44	200.00	185.96	212.00
7. TENDER DEPOSITS				
Non-refundable tender deposits - Total pages for tender <50 pages Value below R10 Million	333.33	380.00	350.88	400.00
Non-refundable tender deposits - Total pages for tender >50 pages Value below R10 Million	377.19	430.00	394.74	450.00
Non-refundable tender deposits - Tender value estimated R10 million and above			877.19	1,000.00
Non-refundable tender deposits - Tender value estimated R100 million and above			8,771.93	10,000.00
8. BUSINESS APPLICATION FEE	214.91	245.00	228.07	260.00



KEY CONTACTS

CITY DEVELOPMENT DEPARTMENT

Contact Details:

Tel: 035 907 5033

Fax: 035 907 5444/5/6/7

Email: reg@umhlathuze.gov.za

Physical address:

Richards Bay Civic Centre

5 Mark Strasse, CBD

Richards Bay 3900

Postal Address:

Private Bag X1004

Richards Bay 3900





INVESTMENT BROCHURE



CITY OF
uMHLATHUZE
VISION INTO ACTION

Telephone Number: 035 907 5000 [switchboard]

Facsimile Number: 035 907 5426

Email Address: reg@umhlathuze.gov.za

Layout and design by

