



MIDVAAL

LOCAL MUNICIPALITY

















CURRENT INCENTIVES



Appendix 1A: Existing Incentive provided by the Development & Planning Department

incentive	LAND USE RIGHTS	 description:	Increased range of land Use Rights included in Zoning Categories of MSLUS	objective To reduce "Red Tape" by reducing the need for land use applications by increasing the range of permitted land uses per zoning category, and by reducing the number of zoning categories.
		 geographical area:	Entire Midvaal Area of jurisdiction	
		 who qualifies:	Every property owner and every prospective property owner in Midvaal.	
		 extent of incentive:	As per Scheme	
incentive	LAND USE RIGHTS	 description:	Increased range of Land Uses permitted in Zoning Categories Savannah City, Lakeside and Ohenimuri and on Transitional Residential zoned properties in Sicelo and Mamello townships.	objective The purpose of is to promote and revitalise economic development on Residential 1 zoned properties within townships like Savannah City, Lakeside and Ohenimuri and on Transitional Residential zoned properties in Sicelo and Mamello townships.
		 geographical area:	Residential zoned properties in Sicelo and Mamello townships.	
		 who qualifies?	Any property owner and or occupant of land within areas defined by the Economic Revitalisation Overlay Zone as contained in the MSLUS	
		 extent of incentive:	As per Scheme	
incentive	LAND USE RIGHTS	 description:	Simplified Land Use Applications	objective To reduce "Red Tape" by introducing a new application type called "written Consent", These applications is identifiable through there reduced requirements.
		 geographical area:	Entire Midvaal Area	
		 who qualifies?	Any property owner and or occupant of land within MLM	
		 extent of incentive:	As per Scheme	
incentive	TRANSITIONAL RESIDENTIAL ZONE	 description:	Transitional Residential Zone	objective To provide adequate land for residential development of the informal human settlements, which might include low-cost housing (RDP) while providing ample economic opportunities and necessary social amenities within the zone without creating any inconvenience to the residents and disturbing the residential fabric of the zone? To promote sustainable development and create spatial resilience. To facilitate gradual formalisation of human settlements.
		 geographical area:	The use zone will only be permitted on Council owned land, State owned land managed by the municipality with the agreement from the relevant sphere of Government and by a service agreement between the municipality and the land owner on privately owned land	
		 who qualifies?	Anybody or person staying in an informal settlement on Council or State owned land under control of the MLM.	
		 extent of incentive:	As per Scheme	

Appendix 1A: Existing Incentive provided by the Development & Planning Department

incentive LOWER FEES		description:	Reduced application fees for land use applications	objective To reduce the cost of doing business with the MLM
		geographical area:	Savannah City, Lakeside and Ohenimuri and on Transitional Residential zoned properties in Sicelo and Mamello townships.	
		who qualifies:	Any property owner and or occupant of land within areas defined by the Economic Revitalisation Overlay Zone as contained in the MSLUS	
		extent of incentive:	%0 % rebate on promulgated fees for any land use application as defined by the Midvaal SPLUM Bylaws	
incentive LOWER FEES		description:	Reduced fees for building plans	objective To reduce departmental expenses by receiving building plans electronically and passing the saving on to the public
		geographical area:	Entire Midvaal area of jurisdiction	
		who qualifies:	Any person that submit a building plan application through the Midvaal Web-module	
		extent of incentive:	Charges for the evaluation of applications in terms of Item 2 and Item 4 - 8 received electronically via the Web Module shall be valued at 20% less than the fees charged for Counter submissions	
incentive LOWER FEES		description:	Reduced fees for building plans	objective To reduce indirect cost of state funded housing projects
		geographical area:	Entire Midvaal area of jurisdiction	
		who qualifies:	Any person or body that submit building plans for a state funded housing project	
		extent of incentive:	Tariffs for state funded housing is offered in batches at a lower rate	
incentive LOWER FEES		description:	Reduced fees for building plans	objective To encourage compliance to regulations when constructing minor building works
		geographical area:	Entire Midvaal area of jurisdiction	
		who qualifies:	Any person or body that submit building plans for minor building works	
		extent of incentive:	Tariffs for Minor Building works have been reduced to a minimal fee	

Appendix 1A: Existing Incentive provided by the Development & Planning Department

incentive LOWER FEES



description: Reduced fees for building plans



geographical area: Entire Midvaal area of jurisdiction



who qualifies: Any person or body that submit building plans for minor building works



extent of incentive: For the renewal of applications after 12 months expiry, only 35% fee + inspection fee is charged

objective

To encourage construction of approved building plans

incentive LOWER FEES



description: Reduced fee for Certificates of Occupancy (COO)



geographical area: Entire Midvaal area of jurisdiction



who qualifies: Any person or body that have completed building works



extent of incentive: Application for a certificate of occupancy, at no cost

objective

To encourage owners to complete building works

incentive LOWER FEES



description: Rebates on building plan application fees



geographical area: Entire Midvaal area of jurisdiction



who qualifies: Any person or body that have completed building works within 24 months of building plan approval



extent of incentive: When an applicant applies for a COO within 24 Months from date of application approval and the works is found to be compliant and the COO is issued within the same 24 months, the applicant is entitled to 10% refund of such application fee as an incentive

objective

To encourage owners to apply for COO

incentive LOWER FEES



description: Rebates on building plan application fees



geographical area: Entire Midvaal area of jurisdiction



who qualifies: Any person or body that have completed building works within 12 months of building plan approval



extent of incentive: When an applicant applies for a COO within 12 Months from date of application approval and the works is found to be compliant and the COO is issued within the same 12 months, the applicant is entitled to 20% refund of such application fee as an incentive

objective

To encourage owners to apply for COO

Appendix 1B: Reduction in Property Rates (Finance Section)

incentive
PROPERTY RATES REBATE



description:

Rebate on property rates



geographical area:

Entire Midvaal Area of jurisdiction



who qualifies?

Every owner of a large business or industrial business, to the discretion of MLM and subject to conditions.



extent of incentive:

Maximum 10 %

objective

To reduce outstanding rates and taxes and to promote new investment

Appendix 1C: Fee Waiver: Environmental Health Section

incentive
WAIVER OF FEES

descriptions

Day to day inspections conducted at premises

New and renewal of Health reports for businesses

New and renewal of Certificates of Acceptability for premises

Environmental Health Training for personal at premises

Commenting on and inspection at Event applications

New and re-inspections by environmental health during development stages at all premises in the Midvaal Region

Investigation of new and follow up complaints

Health information to the communities

Milk and Water sampling at communities (as and when required)

Day to day inspections conducted at premises



objective:

To reduce the cost of doing business with the MLM



geographical area:

Entire Midvaal Area of jurisdiction



who qualifies:

Every owner of a large business or industrial business, to the discretion of MLM and subject to conditions.



extent of incentive:

All requests