

MAKHADO MUNICIPALITY

DETERMINATION OF CHARGES IN TERMS OF SECTION 75 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEMS ACT, 2000, AS AMENDED

TOWN-PLANNING RELATED APPLICATIONS' FEES

In terms of section 75 of the Local Government: Municipal Systems Act, 2000, as amended, notice is hereby given that the Makhado Municipality in terms of section 75A of the said Act, by Special Resolution dated 29 May 2025, amended the Tariff of Charges for all town-planning-related applications with effect of 1 July 2025 by the following:

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| Application in terms of the Town Planning and Townships Ordinance, (1986), Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 and Makhado Land Use Management Scheme, 2009 | 2025/26 Financial Year |
| SUBDIVISIONS | |
| Subdivision of erf/property into 5 or lesser portions in terms of [Section 66 (2)(a)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (1)(a)] of the Town planning and Townships Ordinance, 1986. | R2 463.80 (Also applicable to the applications in terms of Division of Land Ordinance) |
| Subdivision of erf/property into more than five portions in terms of [Section 66 (2)(a)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (1)(a)] of the Town Planning and Townships Ordinance, 1986, read together with Schedule 17 (8) (a) (ii). | R2 462.60plus R197.20per portion |
| Amendment of a Subdivision plan in terms of Section 69 of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (4) (c)] of the Town Planning and Townships Ordinance, 1986. | R983.70 |
| Application in terms of Section 69 of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Township Ordinance, 1986 for the amendment of conditions of an approved subdivision application or cancellation of approval. | R986.00 |
| Application for Extension of Subdivision in terms of [Section 68(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R492.10 |
| CONSOLIDATIONS | |
| Consolidation of Erven/property in terms of [Section 72 (2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (1)(b)] of the Town planning and Townships Ordinance, 1986. | R1 313.50 |
| Amendment of a Consolidation plan in terms of [Section 92 (4) (C)] of the Town Planning and Townships Ordinance, 1986 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R821.30 |

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| Application in terms of [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Townships Ordinance, 1986 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 for the amendment of conditions of an approved Consolidation application or cancellation of approval. | R986.00 |
| Extension of consolidation in terms of [Section 73(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R492.10 |
| SUBDIVISION AND CONSOLIDATION | |
| Simultaneous Subdivision and Consolidation in terms of Section 66 (2)(a), 72 (2) of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or Section 92 of the Town Planning and Townships Ordinance, 1986. | R2 628.50 |
| Amendment of a Subdivision and Consolidation plan in terms of [Section 92 (4) (C)], Section 69 and Section 72 of the Makhado Local Municipality Spatial planning, Land Development and Land Use Management By-Law, 2009. | R986.00 |
| Application in terms of [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Townships Ordinance, 1986 and [Section 69, and 72] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2009 for the amendment of conditions of an approved Subdivision and Consolidation application or cancellation of approval. | R986.00 |
| APPLICATION IN TERMS OF MAKHADO LOCAL MUNICIPALITY SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW 2016 | |
| Permanent Closer of Public Place in terms of [Section 74(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R2 463.80 |
| AMENDMENT OF LAND USE SCHEME/REZONING | |
| Amendment of Land Use Scheme/Rezoning in terms of [Section (63) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By- Law, 2016 or [Section (56) (1)] of the Town Planning and Townships Ordinance, 1986. | R4 918.40(Excluding placement of notices/proclamation on the Provincial Gazette, if the applicant wants the Municipality to place a notice after approval and additional amount of R2 463.80 must be added or paid) |
| Every erf/property additional to the first erf/property | R2 196.40per erf/property (if consolidating the Rezoned properties). This may be applicable in a proclaimed area/township. |
| TOWNSHIP ESTABLISHMENT | |

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| Township establishment in terms of [Section (56) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 96 and 69 (1)] of the Town planning and Townships Ordinance, 1986. | R7 321.70plus R74.80 per 100 erven (rounded off to the nearest 100) |
| Application for the extension of boundaries of approved township in terms of [Section (56) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 88(1)] of the Town planning and Townships Ordinance, 1986. | R3 903.40plus R82.30 erven (rounded off to the nearest 100) |
| Alteration or amendment of condition and general plan of approved township in terms of [Section 56 (5)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 89(1)] of the Town Planning and Townships Ordinance, 1986. | R3 285.20 |
| Application for amendment of documents in terms of [Section 59 (9)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R1 642.70 |
| Total or partial cancellation of General plan of approved township in terms of Section 69 (1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 89 (1)] of the Town Planning and Townships Ordinance, 1986. | R3 285.20 |
| Division or phasing of township in terms of [Section 57(1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016. | R2 463.80 |
| REMOVAL OF RESTRICTIVE CONDITIONS | |
| Removal, Amendment or Suspension of a restrictive or obsolete condition, servitude or reservation registered against the Title deed of land in terms of [Section 64 (2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management, 2016. | R3 285.20 |
| Consent Use application in terms of Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2009 and Makhado Land Use Scheme, 2009 | |
| [Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016, Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for: Mobile Dwelling Unit, Dwelling unit for caretaker, Dwelling Unit related to but subordinate to the main use, Dwelling units used for permanent staff, Municipal Purposes, Informal Business, Dwelling units only for key staff, Duet dwelling, Additional Dwelling Unit, Granny Flat. | R986.00 |
| [Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016, Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for: Commune, Place of Instruction (i.e Crèche, Day Care Centre etc.), Place of Public worship, Animal care centre, Taxi / Bus Rank, Recreation and Fitness Centre / Gymnasium, Shop, Hardware, Office/s, Car Wash, Brick Yard, Butchery, Driving School, Motor Spares Shop, Computer Centre, Depot, Fruit and Vegetable Shop, Hair Saloon, Agricultural Uses, Telecommunication Mast, Waste Collection Centre, Warehouse, Pharmacy, Abattoir, Laundry, Dry Cleaner, Bakery, Scrap Yard, Panel Beater and Builders Yard, Coal Yard, Antique Shop etc. | R1 642.70 |

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| <p>Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for: Conference Facility, Overnight Accommodation, Accommodation and related facilities for visitors, Residential Building, Guesthouse, Rural General Dealer (in Agricultural Farms Only), Place of Refreshment, Place of amusement [i.e. Cinema, Bookmaker (Betting) Shop, Casino etc.] Restaurant, Social Hall, Commercial Use, Wholesale Trade, Bed and Breakfast, Household Enterprise, Service Industry, Dwelling Office, Retirement Village, Private Club.</p> <p>[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016 Uses for: Place of Refreshment, Place of amusement [i.e. Cinema, Bookmaker (Betting) Shop, Casino etc.], Restaurant, Social hall, Commercial Use, Wholesale Trade, Bed and Breakfast, Household Enterprise, Service Industry, Dwelling Office, Retirement Village, Private Club, Small Free Standing and Local Convenience Centre, Bottle Store, Pub, Bar Lounge, Tavern, Eating House, Recycling Centre, Cemetery, Museum, Café, Stone Crushing, Landing Strip, Entertainment and Events Centre, Chisanyama, Residential rooms (15 or less rooms), Shooting range, Funeral Parlor and etc.</p> | R2 463.80 |
| <p>[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016, Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for: Spaza, Kiosk (Cafeteria), Tea Garden, Public Phone Shop, Business / trade related to conservation / tourism for convenience of staff & visitors, other uses as permitted in terms of relevant declaration legislation, Nursery, Art Dealer & Gallery (Photoshoot Studio), Traditional / Sorghum Beer.</p> | R656.80 |
| <p>[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016: Change of Ownership in Communal Land.</p> | R1 642.70 |
| <p>[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016: Change of Business Type / Land Use in Communal Land.</p> | Will be determined by the proposed Land Use |
| <p>[Section 76(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016, Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for: Filling Station, Funeral Parlor, Public Garage, Airport, Resort, Lodge, Neighborhood Centre, Community Centre, Small/Large Regional Centre, Community Centre, Super Regional Centre, Multi-Purpose Centre, Educational (i.e. Schools) and Institutional Use (Clinics, Hospitals, Old Age Home etc.), Renewable Energy Infrastructure, Water Park, Eco-Tourism Facility, Landfill Site, Mixed Land Uses, Conference Facility, Overnight Accommodation, Accommodation and related facilities for visitors, Residential Building, Guesthouse, Hotel, Accommodation (More than 15 rooms), Fuel Depot, Mortuary, Place of Instruction (School)</p> | R4 927.70 |
| <p>Temporary Consent [Section 77(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016 and Clause 24 of the Makhado Land Use Scheme, 2009</p> | R492.10per request |

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| Wayleave | R10 941.10 plus the advertisement cost incurred by the municipality |
| Consent application renewal | R492.10 |
| RELAXATION FEES IN TERMS OF THE MAKHADO LAND USE SCHEME, 2009 | |
| Relaxation of Height, Coverage, FAR and Density | R986.00 |
| Building line relaxation, Town (Residential) | R1 642.70per line (Side and Rear) [Note: Amount for two lines will be R3 285.20] |
| Building line relaxation, Townships (Waterval, Makhado-A, Tshikota, Hlanganani, and Ha- Tshikota) and communal areas (villages) | R821.30 Per line (Side and Rear) [Note: Amount for two lines will be R1 571.80] |
| Building line relaxation of other uses than residential (Note: only those permitted as per Makhado Land Use Scheme, 2009.) | R2 463.80 per line |
| Relaxation of parking requirements | R4 927.70Per parking [To the Maximum of Ten Parking's only and satisfaction of the Municipality]. Relaxation permission can or cannot be granted. |
| Relaxation of Lines of no access | R4 927.60 |
| OTHER FEES | |
| Issuing of Zoning Certificate/Information pertaining zoning of the Property | R82.30 per erf |
| Land Use Confirmation | R82.30 per erf |
| Issuing of SPLUMA Certificate | R656.80 |
| Permission to Occupy Requests | R492.10 |
| Issuing of Exemption | Full amount of Subdivision and / Consolidation |
| Right of Way Servitude | R656.80 |
| Extension of validity period of approval | R492.10 per request |
| Re-issuing of any notice of approval of any application/Re-Print | R82.30 |
| Hard Copy of SDF, LSDF, Makhado Land Use Scheme, 2009, Makhado compaction and Densification Policy, 2011 and Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law | R821.30 |

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| Provision of SG Diagram by GIS section | R54.80 - A1/0 R49.20 - A2 R43.80 - A3 R38.30 - A4 |
| Locality Map | R32.90 - A1/0 R27.30 - A2 R21.90 - A3 R16.40 - A4 |
| Zoning Map | R82.10 - A1/0 R71.10 - A2 R60.20 - A3 R49.20 - A4 |
| Fine for contravening the Makhado Land Use Scheme, 2009 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 | First notice (none) and a fine of R8 212.80 for Second notice. |
| Identification of Pegs | R492.10 |
| Encroachment on the Municipal Property/Area | R329.10 (monthly) if matter not addressable |
| Submission of appeal (To be considered by Appeal Authority) | R2 196.40 |
| Business Registration Tarrifs | As per Limpopo Provincial Gazette No. 2492 of the 2 nd April 2015 |
| SPORTS FACILITY | |
| Rabali Stadium | |
| Hiring fee (Day Use) | R 3 721.00 |
| Night use | R 4 340.30 |
| Day & Night use | R 6 573.40 |

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| Refundable deposit if no damage | R 1 612.70 |
| Day use fixed price profit motive event | R 6 573.40 |
| Night use fixed price profit motive event | R 7 656.70 |
| Day & Night use fixed price profit motive event | R 13 145.70 |
| athletics Membership Fees | |
| Individual p/a | R 261.50 |
| Club p/a | R 1 571.20 |
| PSL game day use with no profit motive | R 43 406.50 |
| PSL game day use with profit motive | R 55 809.30 |
| PSL games refundable security fee | R 15 502.40 |
| Festival day use with no profit motive | R 43 406.50 |
| Festival day use with profit motive | R 62 009.60 |
| Festival night use with profit | R 86 814.00 |
| Festival day and night use with profit | R 105 417.30 |
| Festival I refundable security fee | R 37 206.20 |
| Sign board per month per square meter | R 186.00 |
| NFD game day use with profit motive | R 43 406.50 |
| NFD game day use with no profit motive | R 31 044.80 |

Civic Centre, No 83 Krogh Street
MAKHADO

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MR K M NEMANAME
MUNICIPAL MANAGER

lh/TownplanningFees 2025