

## 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 28 May 2026, amended the Tariff of Charges for all town-planning-related applications with effect of 1 July 2026 by the following:

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	2026/27	Financial Year
<b>SUBDIVISIONS</b>		
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 547.60	(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 546.30.00plus R203.90per 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.	R1 017.10	
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.	R1 019.50	
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.	R508.80	
<b>CONSOLIDATIONS</b>		
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 358.20	
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.	R849.20	

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.	R1 019.50
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.	R508.80
<b>SUBDIVISION AND CONSOLIDATION</b>	
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 717.90
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.	R1 019.50
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.	R1 019.50
<b>APPLICATION IN TERMS OF MAKHADO LOCAL MUNICIPALITY SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW 2016</b>	
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 547.60
<b>AMENDMENT OF LAND USE SCHEME/REZONING</b>	
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.	R5 085.60(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 547.60 must be added or paid)
Every erf/property additional to the first erf/property	R2 271.10per erf/property (if consolidating the Rezoned properties). This may be applicable in a proclaimed area/township.
<b>TOWNSHIP ESTABLISHMENT</b>	

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 570.60plus R77.30 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.	R4 036.10plus R85.10 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 396.90
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 698.60
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 396.90
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 547.60
<b>REMOVAL OF RESTRICTIVE CONDITIONS</b>	
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 396.90
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.	R1 019.50
[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 698.60

<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 547.60
<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 &amp; visitors, other uses as permitted in terms of relevant declaration legislation, Nursery, Art Dealer &amp; Gallery (Photoshoot Studio), Traditional / Sorghum Beer.</p>	R679.10
<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 698.60
<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>	R5 095.20
<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>	R508.80per request

<b>Wayleave</b>	R11 313.10 plus the advertisement cost incurred by the municipality
Consent application renewal	R508.80
<b>RELAXATION FEES IN TERMS OF THE MAKHADO LAND USE SCHEME, 2009</b>	
Relaxation of Height, Coverage, FAR and Density	R1 019.50
Building line relaxation, Town (Residential)	R1 698.60per line (Side and Rear) [Note: Amount for two lines will be R3 396.90
Building line relaxation, Townships (Waterval, Makhado-A, Tshikota, Hlanganani, and Ha- Tshikota) and communal areas (villages)	R849.20 Per line (Side and Rear) [Note: Amount for two lines will be R1 625.20]
Building line relaxation of other uses than residential (Note: only those permitted as per Makhado Land Use Scheme, 2009.)	R2 547.60 per line
Relaxation of parking requirements	R5 095.20 Per 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	R5.095.10
<b>OTHER FEES</b>	
Issuing of Zoning Certificate/Information pertaining zoning of the Property	R85.10 per erf
Land Use Confirmation	R85.10 per erf
Issuing of SPLUMA Certificate	R679.10
Permission to Occupy Requests	R508.80
Issuing of Exemption	Full amount of Subdivision and / Consolidation
Right of Way Servitude	R679.10
Extension of validity period of approval	R508.80 per request
Re-issuing of any notice of approval of any application/Re-Print	R85.10
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	R849.20

Provision of SG Diagram by GIS section	R56.70 - A1/0 R50.90 - A2 R45.30 - A3 R39.60- A4
Locality Map	R34.00 - A1/0 R28.20 - A2 R22.60 - A3 R17.00 - A4
Zoning Map	R84.90 - A1/0 R73.50 - A2 R62.20 - A3 R50.90 - 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 492.00 for Second notice.
Identification of Pegs	R508.80
Encroachment on the Municipal Property/Area	R340.30(monthly) if matter not addressable
Submission of appeal (To be considered by Appeal Authority)	R2 271.10
Business Registration Tarrifs	As per Limpopo Provincial Gazette No. 2492 of the 2 <sup>nd</sup> April 2015
<b>SPORTS FACILITY</b>	
Rabali Stadium	
Hiring fee (Day Use)	R 3 847.50
Night use	R 4 487.90
Day & Night use	R 6 796.90

Refundable deposit if no damage	R 1 667.50
Day use fixed price profit motive event	R 6 796.90
Night use fixed price profit motive event	R 7 917.00
Day & Night use fixed price profit motive event	R 13 592.70
athletics Membership Fees	
Individual p/a	R 270.40
Club p/a	R 1 624.60
PSL game day use with no profit motive	R 44 882.30
PSL game day use with profit motive	R 57 706.80
PSL games refundable security fee	R 16 029.50
Festival day use with no profit motive	R 44 882.30
Festival day use with profit motive	R 64 117.90
Festival night use with profit	R 89 765.70
Festival day and night use with profit	R 109 001.50
Festival I refundable security fee	R 38 471.20
Sign board per month per square meter	R 192.30
NFD game day use with profit motive	R 44 882.30
NFD game day use with no profit motive	R 32 100.30

Civic Centre, No 83 Krogh Street  
MAKHADO

File No. 1/3/13  
Notice No. 53/2026  
Date of Publication: June 2026

**MR K M NEMANAME**  
**MUNICIPAL MANAGER**

lh/TownplanningFees 2026