

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 31 May 2021, amended the Tariff of Charges for all town-planning related applications with effect of 1 July 2021 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	2024/25 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 251.90 (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 251.90 (Also applicable to the applications in terms of Division of Land Ordinance). After first 5 Portions, for every additional land portion R180.30
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.	R899.00
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.	R901.10
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 200.50

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.	R750.60
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.	R901.10
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 402.40
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.	R901.10
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.	R901.10
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 251.90
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 495.30(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 251.90 must be added or paid)
<i>Every erf/property additional to the first erf/property</i>	<i>R2 007.40 per erf/property (if consolidating the Rezoned properties). This may be applicable in a</i>

	<i>proclaimed area/township.</i>
TOWNSHIP ESTABLISHMENT	
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.	R6 691.90 plus R68.30 per 100 erven (rounded off to the nearest 100)
Amendment of application if already approved by Municipality Per application.	R6 691.90
Amendment of application if not yet approved by Municipality.	R1 501.40
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 567.70 plus R75.20 per 100 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 002.70
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 501.40
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 002.70
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 251.90
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 002.70
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.	R901.10
[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:	R1 501.40

<p>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, Café, Hardware, Office/s, Car Wash, Brick Yard, Butchery, Chisanyama, Driving School, Motor Spares Shop, Computer Centre, Depot, Fruit and Vegetable Shop, Hair Saloon, Agricultural Uses, Waste Collection Centre, Warehouse, Pharmacy, Abattoir, Laundry, Dry Cleaner, Bakery, Scrap Yard, Panel Beater and Builders Yard, etc.</p>	
<p>[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2016, Clause 22 of the Makhado Land Use Scheme, 2009 Uses for:</p> <p>Telecommunication Mast</p>	R2 251.90
<p>Clause 22 and Clause 23 of the Makhado Land Use Scheme, 2009 Uses for:</p> <p>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:</p> <p>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, <i>Bottle Store, Pub, Bar Lounge, Tavern, Eating House</i>, Recycling Centre, Cemetery, Museum, Stone Crushing, Landing Strip, and etc.</p>	R2 251.90
<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:</p> <p>Commune, 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, Traditional / Sorghum Beer.</p>	R600.30
<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 501.40
<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:</p> <p>Filling Station, Funeral Parlour, Public Garage, Airport, Resort, Lodge, Neighbourhood Centre, Community Centre, Small Regional Centre, Super Regional Centre, Multi-Purpose Centre, Educational (i.e Schools) and</p>	R4 503.80

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	
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	R600.30 per day
Wayleave	R10 000.00
Consent application renewal	R449.80
RELAXATION FEES IN TERMS OF THE MAKHADO LAND USE SCHEME, 2009	
Relaxation of Height, Coverage, FAR and Density	R901.10
Building line relaxation, Town (Residential)	R1 501.40 per line
Building line relaxation, Townships (Waterval, Makhado-A, Tshikota, Hlanganani, and Ha- Tshikota) and communal areas (villages)	R750.60 Per line
Building line relaxation of other uses than residential (Note: only those permitted as per Makhado Land Use Scheme, 2009.)	R2 251.90 per line
Relaxation of parking requirements	R4 503.80 Per parking [To the Maximum of Ten Parking's only and satisfaction of the Municipality]. Relaxation permission can or not be granted.
Relaxation of Lines of no access	R5 000.00
OTHER FEES	
Issuing of Zoning Certificate/Information pertaining zoning of the Property	R75.20 per erf
Issuing of SPLUMA Certificate	R600.30
Extension of validity period of approval	R449.80 per request
Re-issuing of any notice of approval of any application	R150.00
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	R750.60 Per document
Provision of SG Diagram by GIS section	R50.00 - A1/0 R45.00 - A2 R40.00 - A3 R35.00 - A4
Locality Map	R30.00 - A1/0 R25.00 - A2 R20.00 - A3 R15.00 - A4

Zoning Map	R75.00 - A1/0 R65.00 - A2 R55.00 - A3 R45.00 - A4
Fine for contravening to 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 R7 506.40 for Second notice.
Identification of Pegs	R449.80
Encroachment on the Municipal Property/Area	R300.80 (monthly) if matter not addressable
Submission of appeal (To be considered by Appeal Authority)	R2 007.40

Civic Centre, No 83 Krogh Street
MAKHADO

File No. 1/3/8/2
Notice No. 101 of 2023
Date of Publication: June 2023

MR K M NEMANAME
MUNICIPAL MANAGER

lh/TownplanningFees 2023