



File ref: 15/3/3-6/Erf 42

Enquiries:
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26 June 2026

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Sir / Madam

PROPOSED REZONING OF ERF 42, KALBASKRAAL

Your application, with reference number KAL/15144/MH, dated 9 April 2026, on behalf of the Old Apostolic Church of South Africa, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), application for the rezoning of Erf 42, Kalbaskraal, from Residential Zone 1 to Community Zone 2, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 42 be rezoned from Residential Zone 1 to Community Zone 2 in order to allow for a Place of Worship, in accordance with Site Plan KALBASST CS01 rf, dated 15 March 2026, as presented in the application;
- b) A minimum of 35 on-site parking bays be provided and that the parking bays be finished in a dust free material, being either concrete, tar or paving or any other material previously approved by the Director: Civil Engineering Services and that parking bays be clearly marked;
- c) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- d) Sound proofing measures be employed at building plan stage of the church and that said measures be submitted to the Senior Manager: Development Management for consideration and approval;
- e) No bell, siren, speakers, megaphone or any other form of sound transmission system be attached to the exterior of the church or any structure erected on the church property and that any such sound transmission/amplification systems be restricted to the interior of the church building;
- f) Application for the right to display an advertising sign be made to Director: Development Services;

2. WATER

- a) A single water connection be provided and that no additional connections be provided;

3. SEWERAGE

- a) A single sewerage connection be provided and that no additional connections be provided;

4. GENERAL

- a) All conditions of approval be implemented before occupation be granted and the new land use comes into operation. Failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000-00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

AdJ/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 The Old Apostolic Church of South Africa, Private Bag X9, DURBANVILLE, 7551