



Afskrif : Raadslid
Raadslid J H Cleophas
CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-6/Erf_446

Enquiries:
Mr HL Olivier

24 May 2023

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED REZONING OF ERF 446, KALBASKRAAL

Your application with reference KAL/12507/MC dated 15 March 2023 on behalf of the Apostolic Faith Mission of South Africa – Wesbank Congregation, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for the rezoning of erf 446, Kalbaskraal from Residential Zone 1 to Community Zone 2 is hereby approved in terms of section 70 of the By-Law:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Building plans for the church be submitted to the Senior Manager: Development Management for consideration and approval;
- (b) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;
- (c) The required on-site parking bays be clearly demarcated as well as be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;

2. WATER

- (a) The property be provided with a single water connection;

3. SEWERAGE

- (a) The property be provided with a single sewer connection;

4. STORM WATER

- (a) Storm water from the property be directed underground to the nearest municipal collection point as approved by the Director: Civil Engineering services;

5. GENERAL

- (a) The approval does not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;

- (c) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with and an occupancy certificate for the building be issued and failing to do so will result in the approval expiring.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 AFM of SA -Wesbank Congregation, 49 Hibiscus Street, MALMESBURY, 7300