



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500156293

**Erf 27902, 7 Sinqolamthi Street,
Ilitha Park, Khayelitsha**

Development Management

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7 SINGOLAMTHI STREET

APPLICATION FOR:

REZONING AND CONSENT USE (KHAYELITSHA)



Client :

Applicant:

24/03/2026

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SECTION A:

BACKGROUND

1. BACKGROUND

Erf 27902 (hereafter referred to as the subject property) is located at 7 Sinqolamthi Street, Ilitha Park, Khayelitsha. The subject property is currently zoned Limited Use in terms of the City of Cape Town Development Management Scheme Regulations.

The subject property is in a residential area with reasonable erf sizes. The surrounding land uses are community facilities, General Business, General Industrial, single dwelling residential with home-based business and Public Open Spaces zoned properties located within proximity of the subject property.

2. PROPOSAL

The proposal is for Rezoning from Limited Use to Community Zone 1 for a Place of Worship

3. LOCALITY



Erf 27902 (hereafter referred to as the subject property) is located at 7 Sinqolamthi Street, in the suburb of Ilitha Park, Khayelitsha. In view of the subject property's locational context, existing surrounding land uses and the accessibility thereof, undesirable impacts relating to traffic congestion concerns, safety and amenity of the area will not be compromised and therefore the application is acceptable.

4. SOCIO-ECONOMIC IMPACT

The proposed development will have a positive socio-economic impact on the area. The creation of a Place of Worship is the key to reducing intergenerational poverty and increasing economic mobility.

To improve the accessibility of people to urban opportunities, the City must adopt an integrated approach to land use planning, economic development and transport operations. Spatial planning will have a limited impact on economic growth and development unless the key drivers of growth are recognised and land and infrastructure are made available to guide and support economic investment and facilitate specialisation in desirable city locations. To this end, the City must ensure that it remains competitive and capitalises on existing and future sectoral comparative advantages to promote economic integration and efficiency.

5. IMPACT ON SAFETY, HEALTH AND WELBEING OF SURROUNDING COMMUNITY

The proposal will have no negative impact on the safety, health and wellbeing of the surrounding community.

6. IMPACT ON HERITAGE

The development has no impact from a heritage point of view as the area is less than 60 years old.

7. IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The integration of living environments is a strategic town planning principle that promotes sustainable development. As supported by the policies contained within the Provincial Spatial Development Framework, planning and development should address additional residences in urban areas. The proposed development will promote the integration of educational environments and will bring economic activities within a closer proximity to residential areas.

The proposed development lies within a strategic area for urban integration. Urban integration and the breaking down of the barriers of apartheid is recognised as a strategic priority within the WCPSDF1 and the District SDF.

8. ACCESS

The property enjoys free access in and out from Sinqothamthi Street. This access is a tarred main road which is as safe environment for vehicles to access and exit the property. The property is situated between PT1 and PT2 and in close proximity to public transport.

9. PARKING AND TRAFFIC IMPACT

The development serves the immediately surrounding community and is therefore likely to generate pedestrian movement versus vehicular movement. Seven (7) parking bays and 1 disabled parking bay will be provided on the property. Furthermore, one must consider that most patrons will be from the surrounding area and commute on foot to the church.

Peak times:

Sunday church services from 09h30 am – 12h30 pm

Wednesday 18h30 – 20h00

10. SCALE AND EXTENT

The church is regarded as reasonable in scale. The place of assembly will consist of a church building measuring 138sqm with a mezzanine floor (first floor). The Place of Assembly will comprise 50-70 churchgoers at any one time. The Place of assembly will comprise the following:

Assembly Hall measuring 75sqm (first floor)

Kitchen area and an ablution block

Pastor's office and stage area

20-person seating area (first floor)

11. OPERATIONAL MANAGEMENT

The Pastor of the Place of assembly will not reside on the property and will operate the Place of Assembly within the operating hours provided.

12. NOISE IMPACT AND SECURITY

The operation of such facilities can in some instances always be associated with certain noise levels. The noise levels at the Place of Assembly is not anticipated to be excessive.

Palisade fencing will be provided on the street boundary and boundary wall on the common boundary of the property. Common boundary walls will enclose the property on the rear and common boundaries.

13. HOURS OF OPERATION

The operator/pastor will reside on the property and will operate the Place of Assembly within strict operating hours on a Sunday Morning and Wednesday evening, without impacting on the surrounding property owners by minimizing impacts such as noise pollution, traffic congestion etc

Land use management is of the notion of protecting people and the environment from the externalities of development. It is central to strategic planning to ensure the sustainable provision of public utilities, transport infrastructure, housing and economic infrastructure. Land use management also provides an important legal/institutional framework to uphold property values and to safeguard the municipal tax base and investment. In South Africa there is a complex web of legislation (which transverse the three tiers of government) through which the state aims to manage land, control building developments, and determine the places and forms in which people can conduct business and operate an enterprise.

The City of Cape Town Municipality confirmed that the proposed consent use could be supported in principle, it is the considered opinion that there is sufficient merit to motivate the application and this report serves as motivation.

14. THE APPLICATION

JOBEN Consultants (Pty) Ltd has been appointed, to prepare and submit the required application documentation:

Application Form) for:

- (i) Rezoning from Limited use to Community Zone 1 in terms of Section 42(a) of the City of Cape Town Municipal Planning By-law, 2015 to operate a Place of Worship.
- (ii) Permanent Departures in terms of Section 42(b) of the City of Cape Town Municipal Planning By-law for the following:
 - To permit the building to be setback on the common boundaries (east, south and west) from 3.0m to 0.0m
 - To permit the relaxation of the street building line along Sinqolamthi Street to 1.7m in lieu of 3.0m to permit the proposed church building
 - To permit the common building line to 0m in lieu of 3.0m to permit the proposed church building.
 - to permit the window setback to 1m in lieu of 1.5m to permit the proposed first floor windows facing Erf 27903.
 - To permit the relaxation of parking bay requirements to 8 bays in lieu of 9 bays (8.75 bays is rounded off to 9 bays).

15. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

A copy of the Title Deed that includes the information outlined below is contained in.

	KHAYELITSHA, ERF 27902
Title Deed Number:	
Property Owners:	
Property Description:	7 Sinqolamthi Street, Ilitha Park
Property Size:	438sqm
Title Deed Restrictions	None
Servitudes:	There are no servitudes registered over the property.

Bonds:	There is no bond over the property.
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SECTION B:

DEVELOPMENT PROPOSAL

15. DEVELOPMENT SPECIFICATIONS

15.1 Compatibility with surrounding land use character

The property is embedded within a single residential fabric being positioned within proximity to activity streets and public transport routes. Furthermore, it provides greater access to economic opportunities, public transport, activities that create high levels of noise outside of normal business hours etc.

Taking a long-term view, then the scale of the development is considered appropriate. In addition, it is evident from that the existing structure is visually amenable and enhances rather than detract from the appearance and character of the area.

16. STATUTORY SPECIFICATIONS

The following land development application is lodged in terms of the City of Cape Town By-law on Municipal Land Use Planning (2015), to achieve the desired outcome:

16.1 Rezoning

The owner would like to obtain land use rights to accommodate a Place of Worship. The Cape Town Municipality Development Management Scheme By-Law, 2015 allows a "Place of Worship" therefore property needs to be rezoned.

16.2 Permanent Departures

The setback of the building requires to depart from the DMS common boundary, street boundary , window setback and parking shortfall, therefore departures are required.

16.3 City of Cape Town Development Management Scheme

The proposed development complies with the development parameters and land use rights as set out for Single Residential 1 zoning properties in the City Cape Town Development Management Scheme By-Law, 2015.

17. SERVICES INFRASTRUCTURE

Municipal, civil or electrical services will be required for the construction of the new Place of Worship and dwelling on the property.

SECTION C:

CONTEXTUAL INFORMANTS

18. CURRENT LAND USE AND ZONING

18.1 Land Use

The residential properties are characterised as single storey buildings. In the wider surrounding area, number of general businesses are located. A few home-based house shops are within the surrounding area, as well as public open spaces. There is a major gap in respect of public facilities/services, The need for public facilities goes hand in hand with the availability or lack of space for developing such developments, therefore optimizing existing suitable well-located land is of critical significance.

18.2 Zoning

The subject property is currently zoned Limited Use in terms of the City of Cape Town Development Management Scheme Regulations.

19. CHARACTER OF THE AREA

The Application area is located within a residential environment typically where one would find such facilities close to their threshold population. The area is characterized by a lack of social facilities, that includes Places of Worship in proximity.

The Place of Worship is intended to form an integrated part of the existing residential suburb. The proposed building reflects a Place of Worship

It must emphasized to therefore encourage/support developments such as this to create a mix use, to achieve this goal the unique setting and surrounding land use pattern has to be taken into account.



FIGURE 1: SURROUNDING PROPERTIES AND LAND USES

The above land uses clearly indicate that the character of the area is an integration of land uses. The place of worship will enhance the character of area. The various land uses in the wider area consist of general business and community facilities. The character of the area is a mixture of various community services within a residential area. The proposal is therefore consistent with the low-medium income, residential housing character of the area.

SECTION D:

MOTIVATION

20. EXISTING POLICY FRAMEWORKS

20.1. Municipal Spatial Development Framework (2023)

Various strategies and policies provide the supporting framework for the spatial vision and concept described in the preceding sections of this MSDF document. The elements of this framework comprise the following:

- Three spatial strategies - drawn from the IDP and associated sectoral and spatial policy guidelines.
- Development directives - environmental, resource, heritage and risk-related spatial aspects usually governed by additional or parallel regulatory processes beyond those associated with land use process and applications made via the MPB-L.
- Conceptual designation - associated with the Spatial Development Framework.
- A series of maps - that collectively provide a metropolitan-scale interpretation of the City's spatial vision, development directives, land use informants and investment priority areas.

These framework components provide direction for the City's strategic

development and infrastructure investment, while also promoting a rational and predictable land development environment (SPLUMA Section 12 (1) (l)). In addition, they provide the basis for a more detailed review of existing district and local plans.

- Prioritising investment in the improvement of public transport systems and linkages to facilitate more convenient and affordable access to employment opportunities, natural resources, and social infrastructure.
- Diversifying travel flows between single-use or higher-density residential developments and social amenities such as schools, which generate large volumes of single-direction movement in peak hours.

Cape Town's current and future spatial form and function will support or inhibit the city's immediate and longer-term economic prospects. The extent to which the City realizes its spatial development goals is directly linked to its ability to sustain employment-generating economic growth in the medium term and to reduce accessibility costs for the urban poor.

To this end, imperatives for this spatial strategy are as follows:

- Encouraging a more compact city form by promoting higher land use and building densities compatible with existing residential land uses to create an optimum relationship between urban form and public transport services.
- Establishing and maintaining a liveable, vibrant, and productive urban environment through effective urban services and engineering infrastructure, management, and maintenance.
- Creating and attracting investment that will ensure integrated, sustainable.

communities by providing new infrastructure and maintaining that which already exists.

- Actively focusing on land use facilitation targeting semigration arrivals, especially considering the aging population profile of the province and the city.
- Enhance cultural heritage as well as natural / biodiversity qualities of destination places to support tourism initiatives and related economic activity.
- Facilitating formal and informal economic growth and responding appropriately to the spatial needs of the economic sectors that are attracted to, and operate in, Cape Town

The MSDP provides policy measures aimed at preserving and reinforcement of Cape Town's macroeconomic stability, revitalization of the jobs market and improvement in the investment climate by providing certainty to both the private and public sector.

The framework for effectively directing spatial transformation requires an

understanding of the preconditions for directing spatial transformation. The National Development Plan (NDP) continues to guide South Africa's long-term focus on eradicating poverty and reducing inequality through inclusive economic growth. It offers identified pre-requisites to achieve inclusive economic growth and spatial transformation.



20.2. Khayelitsha/Mitchells Plain District Plan

The Khayelitsha/Mitchells Plain District Plan promotes land use intensification which implies a greater mix of residential and non-residential land uses (diversification) through the increased use of space, both vertically and horizontally (densification). This could include a combination of residential and non-residential uses or a combination non-residential use (i.e., industrial or commercial or institutional). This can be achieved within existing areas or new developments with an increased number of residential dwelling units or gross leasable area. These should be encouraged in locations with good public transport access, concentrations of employment, commercial development, and other amenities, or where such accessibility and concentration is planned.

The implementation of the above could be achieved through supporting investment in well-located nodes, reinforcing transit-oriented corridors and linking growing nodes with lagging nodes through connective infrastructure. The most cost-effective way of reducing the social and economic costs of the current inefficient urban form would be focusing development on inward growth.

The District Plan responds to the City IDP by promoting the three spatial strategies, namely economic growth and improve access to economic opportunities, manage urban growth and create a balance between urban development, food security and environmental protection and Building an Inclusive, Integrated, vibrant and healthy city.

Support flexibility of land use rights on residential properties along development routes to promote township home-based enterprises to facilitate local economic development.

Facilitate local economic development in townships by encouraging flexible land use rights along development routes and in nodes. This includes taking a flexible approach to home-based

enterprises on residential zoned properties and developing overlay zones to specify the necessary rights where required.

Therefore, the proposed development meets the strategies and guidelines as set out in the above district report.

20.3. Cape Town Densification Policy (2012)

The Densification Policy seeks to improve the city's sustainability and to enhance the quality of the built environment. The Policy aims to:

- Ensure optimal and efficient use of infrastructure, services, facilities and land.
- Support the development of a viable public transport system and improve levels of access to the city's resources and amenities.
- Protect, manage and enhance the natural and built environment and significant cultural landscapes.
- Provide a framework and guidelines for the assessment of development proposals.
- Provide homeowners and property investors with a level of certainty regarding areas that will be targeted for various types of densifications.
- Ensure that the scale and character (in terms of bulk, height and architectural styling) of higher-density areas are appropriate to the immediate context.
- Support the development of mixed land uses, providing for vitality, opportunities and integrated living environments.
- Cater for the trend of decreasing household sizes; and
- Contribute to place-making and the development of attractive and safe urban environments.

Densification can contribute to the creation of good-quality, efficient and sustainable urban environments.

21. THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (16 OF 2013)

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 7 of SPLUMA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

- Spatial justice
- Spatial sustainability

- Efficiency (optimising the use of existing resources and infrastructure)
- Spatial resilience (allow for flexibility in spatial plans)
- Good administration

Therefore, the application is consistent with the Spatial Planning and Land Use Management Act for the following reasons:

- Will improve access to and use of land
- Inclusion of persons or areas which were previously excluded through poverty and deprivation
- Redress the deprivation of access to land by disadvantaged communities and persons
- Promote development of land

22. VISUAL & AESTHETIC IMPACT

The facility will be in keeping with the architectural styles in evidence in the area, while being visually unobtrusive and creating a harmoniously designed development. Proposed structures on the property will all be within the applicable height limits set for 'Community Zoned 1' properties. The facility will have no visual impact on the surrounding areas.

23. EXISTING RIGHTS

Given the existing mixed land use character of the area and the existing social facilities in the area, it is the considered opinion that the Place of Worship facility will not impact on the existing land use rights of any property owners in the area.

The proposed development will not prevent any surrounding owner to exercise their legal land use rights, in fact, such development will rather enhance the amenity of the area. The fact that there will be consistent movement in this area, an increase in land value as well as an increase in urban renewal to the property. The administration addition will be occupied during the day and is within an area that has predominantly more residential units. This will contribute to increased surveillance and promote safety and security during the day.

24. CONSISTENCY WITH THE SURROUNDING AREA

The surrounding area is predominantly characterised by single residential, open spaces and community facility properties.

The application area is located within a cluster of residential land uses. The Place of Worship development use is consistent with other social and community facilities located within the area due to accessibility and proximity within the area.

The proposed development can be regarded as consistent in an area characterised by the various community facilities surrounding by a mix of residential, home based, community and public open space associated uses contributing to urban integration.

25. AVAILABILITY OF SERVICES

Given the fact that the application area is located within the existing urban fabric, and within an existing residential area, the proposal will not have any impact on infrastructure provision.

26. PROVISION OF A COMMUNITY SERVICE

The provision of a Place of Worship is a social service that assists the people of the community spiritually. The development is a religious establishment that socialises and provides spiritual enrichment to the community.

27. CONCLUSION

Considering this motivation, and the information contained within the foregoing report, the application for:

- (i) Rezoning in terms of Section 42 (a)) and (i) of the City of Cape Town Municipal Planning By-law, 2015 to operate a Place of Worship.
- (ii) Permanent Departures in terms of Section 42(b) of the Development Management Scheme of the City of Cape Town Municipal Planning By-law, 2015

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the City of Cape Town Municipal Planning Bylaw, is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by City of Cape Town Municipality.