



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500150892

**Erf 496, 52 Bergvliet Road,
Meadowridge**

Development Management

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ERF 496 MEADOWRIDGE

APPLICATION FOR REZONING AND PERMANENT DEPARTURE

Application prepared for:

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1. ABBREVIATIONS

COCT / THE CITY	City of Cape Town
BY-LAW	City Of Cape Town Municipal Planning By-Law, 2015 as amended
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	City Of Cape Town Municipal Spatial Development Framework, 2023
DMS	Development Management Scheme

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf description	Erf 496 Meadowridge
Extent	3 852m ²
Current Zoning	General Residential 2

3. BACKGROUND AND INTENT

This application is submitted on behalf of the
the registered owners of Erf 496 Meadowridge, situated within the suburb of Bergvliet in Cape Town, Western Cape, refer to **Plan 1 – Locality Plan** and **Annexure B – Power of Attorney**. The property is currently developed and actively used as a place of worship by an international Christian denomination with a strong emphasis on community, family values, and service. The church has long been an established and integral part of the surrounding residential community, contributing positively to the social fabric of the area.

The property is presently zoned General Residential 2. While the current zoning permits certain institutional uses, it is not the most appropriate zoning for the long-term operation and land use of a religious institution such as a church. To better align the zoning with the actual use of the site and to ensure regulatory certainty, the owners wish to rezone the property to Community Zone 1: Local, which is specifically intended for places of worship, educational facilities, clinics, and other community-oriented land uses that serve the local community.

This proposal aims to ensure that the land use rights accurately reflect the existing and long-standing use of the property, while facilitating the continued functioning of a faith-based institution that serves as a valuable community resource. Approval of the following is therefore applied for:

- Rezoning of Erf 496 Meadowridge from General Residential 2 to Community 1: Local;
- Permanent departure from the parking provision to allow 33 parking bays in lieu of the required 102 parking bays.

4. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

WRAP compiled this report to ensure that the owners' requirements are met. The following is proposed:

4.1 Rezoning of Erf 496 Meadowridge from General Residential 2 (GR2) to Community 1: Local (CO1).

The primary intention of this application is to align the formal land use rights of Erf 496 Meadowridge with the longstanding and lawful use of the property as a place of worship by The [redacted]. The proposed rezoning from GR2 to CO1 will formalise the use of the property in terms of the City of Cape Town's Municipal Planning By-Law, 2015 (as amended) and accompanying Development Management Scheme (DMS), ensuring alignment between the land use rights and the actual built environment.

The existing GR2 zoning permits places of worship as a consent use, but the use of the land for religious purposes is more appropriately classified under Community Zoning, particularly CO1, which is intended for land uses that serve the local community, including religious institutions, clinics, libraries, and other public interest facilities. The rezoning will allow the church to operate within the primary use rights of the scheme, reducing administrative burden, clarifying future development rights, and ensuring long-term regulatory certainty.

The church has been established on the property for several decades and forms a positive and stable element in the surrounding environment. Its presence has not disrupted the character or amenity of the neighbourhood and is compatible with the surrounding land uses. The nature of the church's activities is low-impact, community-oriented, and typically limited to specific hours of operation. The church also is improved with a play court area, where children can be entertained during the church services, no other activities are hosted on the property.

In terms of the spatial planning policy environment, the proposal is consistent with the vision and policy directives contained in the Southern District Plan, which forms part of the City of Cape Town's approved Municipal Spatial Development Framework (MSDF). These policy documents encourage the provision and retention of well-located community facilities, especially within established urban areas where existing infrastructure and accessibility are already in place. The subject property is ideally located in a predominantly residential suburb with some business and more community zoned properties, refer to **Plan 3 – Status Quo Zoning Plan & Plan 4 – Proposed Zoning Plan**. The subject property has convenient access via the existing road network and its continued use for religious purposes supports the broader goal of creating inclusive, integrated, and sustainable neighbourhoods.

The proposed rezoning will not intensify the existing use or result in any physical changes to the property. Instead, it seeks to regularise the current lawful and beneficial use, aligning it with the most appropriate zoning category under the DMS. Refer to **Plan 5 & Plan 6 – Site Development Plan**. In conclusion, the proposed rezoning is aligned with the principles of spatial justice, efficiency, and sustainability in terms of the Spatial Planning and Land Use Management Act (SPLUMA) as will be discussed in more detail in *Section 11* of this report. The proposal supports the objectives of the Municipal Spatial



Development Framework and Southern District Plan by promoting community use in a well-located area. The proposal is also consistent with the DMS and By-law and will subsequently have no negative impact on the rights of the surrounding property owners. Finally, the proposal facilitates the continued use of a property that supports local social- and spiritual wellbeing.

Comparison between the existing zoning and proposed zoning

Residential Development Rights

- The existing zoning permits intensive residential development, including flats, group housing and multiple dwellings as primary uses.
- The proposed zoning removes all residential development rights, thereby eliminating the potential for high density housing development on the site.

Status of Place of Worship

- Under the existing zoning, a place of worship is only permitted as a consent use.
- Under the proposed zoning, a place of worship becomes a primary use, directly aligning zoning rights with the long standing and existing use of the property.

Development Intensity and Impact

- The existing zoning allows for uses that could generate significantly higher daily traffic volumes, parking demand and service impacts.
- The proposed zoning limits development to non-residential, community-oriented uses with predictable, infrequent peak demand patterns.

Land Use Certainty

- The existing zoning creates uncertainty by allowing a wide range of residential and commercial consent uses that could materially alter the character of the site.
- The proposed zoning provides clarity and certainty by restricting rights to those uses that are compatible with the current functioning and surrounding context.

The proposed zoning is better suited to the subject property as it formalises and protects the existing, long-established use, without introducing additional or more intensive development rights. By removing residential and high yield development options, the proposed zoning reduces the risk of future overdevelopment and associated impacts on traffic, parking, services and neighbourhood amenity.

Furthermore, the proposed zoning aligns with the actual operational characteristics of the site and ensures that land use rights are proportionate, context sensitive and predictable. It supports social and community infrastructure while safeguarding surrounding properties from more intensive residential or commercial uses that are currently permitted under the existing zoning. In summary, the proposed zoning represents a more restrictive, controlled and purpose aligned land use framework. It better reflects the historic and current use of the property, limits development intensity, and promotes orderly and sustainable land use management in accordance with sound planning principles.

4.2 Permanent departure from the parking provision to allow 33 parking bays in lieu of the required 102 parking bays.

In terms of the COCT DMS, places of worship are required to provide 1 parking bay per 6 seats or persons, calculated based on 1 person per 1,4m² of floor space. The church building has a floor space of 851,8m², which equates to a parking requirement of 102 parking bays.

The property currently accommodates 33 formal (demarcated) parking bays, resulting in a shortfall of approximately 68 bays. The church has however operated on this property for decades without any parking-related concerns raised by the church, the local authority or the surrounding community. The subject property is covered by many mature trees and greenery which the church does not want to lose to parking bays and the following mitigating factors are introduced to motivate the departure:

- The large property extent of 3 852m² allows for informal and overflow parking on-site on the grass area during peak services if required;
- The dispersed and infrequent usage pattern typical of places of worship, with peak demand generally limited to Sundays and occasional events;
- The carpooling practices and multi-generational attendance patterns common in religious congregations, which reduce overall vehicle trips;
- The non-commercial, non-intensive use of the property, which does not operate at full capacity on a daily basis.

Strict application of the parking requirement would result in losing trees and green areas which will be inappropriate and inconsistent with the historic functioning of the subject property, which has never demonstrated a deficiency in parking or caused negative externalities.

Moreover, achieving compliance with the full requirement would necessitate extensive redesign with paving of open green spaces, resulting in unnecessary environmental and visual impacts, refer to Figure 1 for a visual representation of the green spaces and mature trees of the subject property as depicted from the entrance gate.



Figure 1: Street view from entrance to the subject property

Impact of the Parking Shortfall

The historic and current functioning of the property demonstrates that the reduced provision has not resulted in adverse impacts on the surrounding area, public roads, or neighbouring properties.

The church has operated from the subject property for several years with the existing 33 formal parking bays, without any recorded complaints, enforcement actions, or parking related concerns raised by the City, surrounding residents, or congregants. This operational history provides strong empirical evidence that the parking demand generated by the church is substantially lower than the theoretical maximum assumed by the scheme formula. The formula is based on full capacity occupation of the building, which does not reflect the actual attendance patterns, service schedules, or usage intensity of the property.

Peak parking demand is limited to short, infrequent periods, primarily on Sundays and occasional special events. Even during these peak times, demand is further moderated by carpooling practices, family-based attendance, and staggered arrival and departure times. In addition, the large site extent allows for informal and overflow parking on the grassed areas when required, ensuring that vehicles can be accommodated on site without displacing parking onto surrounding streets.

Importantly, no spillover parking impacts on the public road network have been observed. The surrounding road system has not experienced congestion, obstruction of access, or safety concerns attributable to church activities. As such, the parking shortfall does not translate into a functional or environmental impact on the broader neighbourhood.

There is also large public parking area adjacent to the subject property that if required can also be used as parking meaning the parking shortfall is not expected to have any impact on the surrounding area, refer to figure 2 and 3 below:



Figure 2: Aerial Image illustrating the public parking area

Requiring full compliance with the prescribed parking standard would result in the unnecessary removal of mature trees and established green spaces, leading to environmental degradation and a loss of the landscaped character that defines the property. Such an outcome would be disproportionate to the actual parking demand generated and would introduce negative visual and environmental impacts where none currently exist.

The request for a permanent departure from 102 to 33 bays is thus reasonable, context-sensitive, and precedent-based. It reflects the actual functional needs of the church and ensures the continued use of the church without creating additional development requirements. The application aligns with the principles of spatial efficiency and proportionality, as encouraged by SPLUMA, and adheres to the City's policies on sustainable and integrated land use management. The proposed rezoning, building line departure, and parking departure collectively aim to formalise and regularise the lawful, long-standing use of Erf 496 Meadowridge as a religious institution serving the surrounding community. The application therefore reflects the actual functioning and capacity of the subject property and is not proposed to negatively impact on the

surrounding land uses or property owners as this is merely a change in zoning and no new development is proposed with this application.

5. LAND USE ENVIRONMENT

As previously mentioned, the property is situated within a predominantly residential area with some other uses. The proposed rezoning is not out of character with the area as the use will remain as it has been for decades – a place of worship. The properties surrounding the subject property are depicted in **Figure 3** which is an extract from **Plan 3 – Status Quo Zoning Plan**:

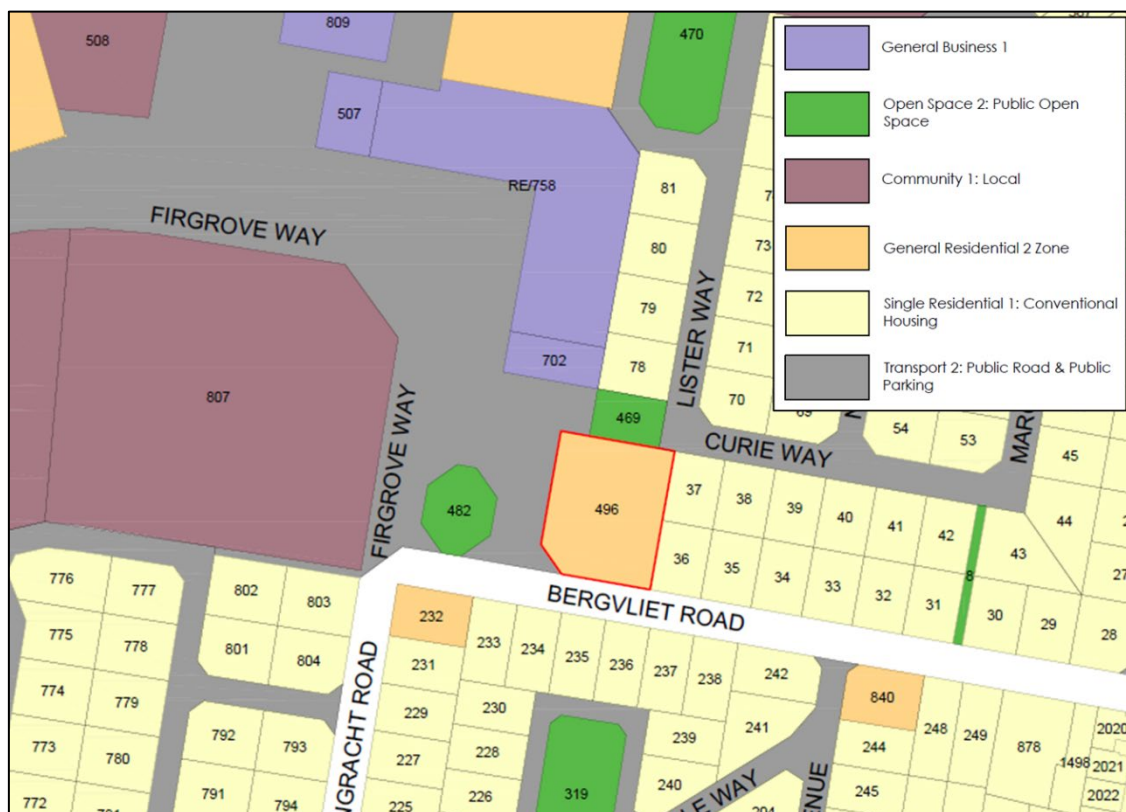


Figure 3: Surrounding Zonings & Current Uses

6. TITLE DEED

Title deed (refer to **Annexure C**) was perused and there are no conditions that restrict the proposed development of the subject property.

7. ZONING

The following zoning parameters were assessed in conjunction with the CO1 zoning as this is a relevant consideration in terms of Part 3 of Chapter 7 of the By-Law.



MOTIVATION

COMMUNITY ZONING 1: LOCAL (CO1)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Place of instruction, place of worship , clinic, rooftop base telecommunication station, open space, minor freestanding base telecommunication station, minor rooftop base telecommunication station and filming.	Place of worship	Comply
Consent use that may be applied for	Institution, hospital, place of assembly, cemetery, freestanding base telecommunication station, urban agriculture and veterinary practice.	n.a.	n.a.
Development parameters			
Floor Factor	0,8	0,22	Comply
Coverage	80%	22,11% ($\pm 851,8\text{m}^2$)	Comply
Height	12m	1 (single) Storey	Comply
Building lines	(i) Street boundary building line: 3m. (ii) Common boundary building line: 3m	(i) Comply (ii) Comply.	Comply
Parking	<u>Standard areas</u> Place of worship: 1 bay per 6 seats or persons, calculated at $1,4\text{m}^2$ floor space = 1 person.	Floor space: $851,8\text{m}^2$ $851,8 \div 1,4 \div 6 = 101,4$ (102) bays 102 Parking bays required 33 Parking bays provided Permanent departure to allow 33 parking bays in lieu of 102 parking bays.	Applied for and motivated

8. SERVICES

The availability and adequacy of municipal services is a critical consideration in terms of Section 42(1)(c)(v) of the Spatial Planning and Land Use Management Act (SPLUMA). As no new development is proposed and the church is existing, it is evident that the existing church is accommodated without placing undue pressure on the existing infrastructure.

Refuse is collected from the subject property by the City on a weekly basis.

Access and Egress:

Vehicular access to the subject property is proposed to be remain as is from Bergvliet Road as it poses no traffic concerns, and the parking area has been designed to minimise any impact on traffic flow.

These findings confirm that the rezoning and permanent departures is viable from a municipal services perspective and aligns with the principles of responsible and sustainable urban growth.

9. DESIRABILITY

The proposal stems from the property owners' vision to align the zoning with the use of the subject property, ensuring its potential is fully realised. The desirability of the approval and implementation of this proposal is discussed in the table below:

Socio-economic impact	The proposal will support the continued functioning of a long-established religious institution that provides spiritual, social, and community support services. It sustains local employment (e.g., groundskeeping, administration) and enhances social cohesion. No negative socio-economic impacts are anticipated.
Compatibility with surrounding uses	The church has co-existed harmoniously with the surrounding residential environment for decades. Its use remains low-impact, with no proposed intensification. The rezoning merely aligns rights with existing use, ensuring ongoing compatibility.
Impact on the external engineering services	No new buildings or increase in service demand is proposed. Existing infrastructure is adequate to support the continued use.
Impact on safety, health and wellbeing of the surrounding community	The church promotes wellbeing through faith-based activities and community engagement. There are no hazardous activities on-site. The use remains safe, non-disruptive, and beneficial to local quality of life.
Impact on heritage	The property is not listed as a heritage site and the proposal has no impact on heritage resources.
Impact on the biophysical environment	The property is fully developed and located within an urban environment. No sensitive ecosystems, watercourses, or natural vegetation are affected. There will be no negative environmental impacts as no expansion is planned.
Traffic impacts, parking, access and other transport related considerations	<p>Traffic generation is limited and occurs primarily during weekends and religious gatherings. No significant traffic impact has historically been observed, and the continued use of the property for a church will not increase volumes.</p> <p>Although the subject property does not meet current parking requirements, the provided 33 parking bays and informal/overflow areas have historically sufficed when required. The subject property is accessible via established roads, and no changes to access are proposed. The departure is reasonable given the context and history of use.</p>



Mitigation through conditions	Should concerns arise, appropriate conditions of approval (e.g., limiting hours of operation or capping seating capacity) could be imposed to manage impacts. Based on historic use and the low-impact nature of the church, such conditions are not anticipated to be necessary.
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Impact on views, sunlight and character of the area

The proposal does not include any new structures or height increases. The existing church building and steeple have been in place for decades and have not obstructed any significant view corridors. The low scale of the building, combined with the generous building setbacks and the large erf size, ensures that no scenic or private views are impacted. The visual prominence of the steeple contributes positively to the streetscape without dominating the skyline.

The current building footprint and height will remain unchanged. The church has no overshadowing effects on adjacent dwellings. The minor building line departure for the steeple affects a non-habitable, vertical element only and has no bearing on sunlight access to surrounding properties. Therefore, there is no impact on solar access or the enjoyment of outdoor private space by neighbouring residents.

The church has been a long-standing feature in the Meadowridge neighbourhood and has formed part of the area's social and built environment for several decades. The building's design and scale are compatible with the suburban residential character, and its landscaped setting contributes positively to the streetscape. The proposal seeks only to formalise existing conditions, ensuring land use alignment without introducing change. The institutional use is low-impact, community-oriented, and aligns with the area's peaceful, family-oriented character.

Economic impact

The proposed rezoning and associated departures will have a neutral to positive economic impact. The Church of Jesus Christ of Latter-day Saints operates as a non-profit religious institution, and its continued functioning on the subject property does not compete with or displace any commercial economic activities in the area. While it does not generate direct commercial revenue, the church contributes to the local economy through:

- Local procurement of goods and services (e.g., maintenance, landscaping, security);
- Job creation through part-time and contract-based roles;
- Indirect value uplift by fostering a stable, well-maintained property and socially cohesive neighbourhood.

Formalising the zoning rights enhances the legal certainty of land use, which can contribute to long-term neighbourhood stability and property value confidence. There is no evidence to suggest that the church's presence has had any negative economic impact on properties in the surrounding area.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved.

There is no adverse opportunity cost associated with the approval of this application. The proposal does not displace or preclude any viable or more appropriate land uses. In fact, the existing use as a place of worship has been established and accepted within the community for decades and is aligned with the surrounding low-density residential character. No neighbouring property owners or interested and affected parties will lose any existing or potential land use rights as a result of this proposal. The proposal supports an appropriate use of a well-located erf while avoiding any negative precedent or limitation on neighbouring properties' rights.

10. POLICIES AND FRAMEWORKS

The consistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

10.1 PSDF, 2014

The proposed rezoning and associated permanent departures for Erf 496 Meadowridge are fully aligned with the vision, objectives, and spatial strategies of the Western Cape Provincial Spatial Development Framework (PSDF, 2014). The PSDF serves as a guiding document to promote sustainable, efficient, and inclusive spatial development throughout the province and applies to both urban and rural contexts. This application supports several core principles and policy directives of the PSDF, as follows:

- Spatial sustainability and efficient land use (Policy Rationale A1-A3)

The PSDF promotes the efficient use of existing urban land, infrastructure, and services, and discourages urban sprawl. The proposal seeks to formalise an existing, well located community facility within the urban edge, reducing pressure for outward expansion. The proposal also utilises existing infrastructure with no need for new bulk services and promotes land use efficiency by aligning zoning rights with actual use, therefore ensuring long-term regulatory certainty and reducing the need for further land consumption for similar uses elsewhere. This reflects the PSDF's call to consolidate and intensify existing urban areas while managing development in a fiscally and environmentally sustainable manner.

- Inclusive and resilient settlements (Policy Rationale B1-B3)

The PSDF emphasises the development of socially inclusive, integrated, and liveable urban areas that accommodate a range of community functions. The church contributes to this goal by serving as a local spiritual and social anchor, promoting cohesion, volunteering and support networks within the community. Furthermore, the church reinforces the multi-functional character of established neighbourhoods by integrating institutional and residential land uses while also preserving a low-intensity, community-serving function in an area that benefits from proximity to homes, schools, and transport networks. This aligns with the PSDF's objective to promote social inclusivity and access to social infrastructure within walking distance of communities.

- Strengthening the Urban Network (Policy Rationale D1-D3)

The PSDF supports spatial planning that reinforces the urban structure, supports public investment efficiency and also encourages location-appropriate development. The proposal supports these outcomes by formalising a historically embedded and accepted land use that complements the existing suburban structure of Bergvliet.

Furthermore, the proposal supports these outcomes by avoiding costly relocation and maintaining a balanced urban form where essential non-residential uses are integrated within residential areas.

10.2 MSDF, 2022

The proposed rezoning and associated permanent departures for Erf 496 Meadowridge situated in Bergvliet are strongly aligned with the objectives and spatial strategies of the City of Cape Town's Municipal Spatial Development Framework, 2022 (MSDF). The MSDF forms part of the City's approved suite of policy instruments and guides land use planning and management within the municipal boundary. The framework is shaped by higher-order legislation such as SPLUMA, LUPA, the Municipal Planning By-Law, the PSDF, and the City's Integrated Development Plan (IDP).

The MSDF encourages spatial development that is sustainable, efficient, integrated, and aligned with the urban development edge. The proposal supports the MSDF in the following key ways:

- Reinforcing the role of social facilities in well-located areas

The MSDF identifies the need to retain and integrate community facilities such as churches, clinics, and schools into the urban fabric, particularly within existing neighbourhoods like Bergvliet and Meadowridge. These areas are part of a well-established middle-income residential belt with good access to infrastructure and services. The subject property is already in use as a place of worship and has formed a valued part of the community for several decades. The proposal does not introduce new land use, but rather seeks to regularise the existing, appropriate use through rezoning and related departures. This supports the MSDF's principle of "protecting and enabling existing public and social facilities" in areas where they are well integrated into daily life.

- Promoting spatial efficiency and sustainable development

The MSDF prioritises intensification of existing urban areas over expansion, to make optimal use of land, infrastructure, and services. The proposal is proposed within the designated urban development edge, requires no extension of bulk services or infrastructure upgrades and enhances the efficiency and functionality of existing land by aligning zoning rights with actual land use. Therefore, it is evident that the continued use of the church within an established suburb contributes to compact, contained urban growth and supports sustainable land use practices as advocated in the MSDF.

- Supporting inclusive, integrated communities

The MSDF highlights the importance of spatial transformation through inclusive planning, which includes integrating a range of land uses within neighbourhoods. It discourages the isolation of community uses and promotes walkable, mixed-function areas. The church contributes to an integrated and inclusive local environment, offering a space for community gathering, social support, and intergenerational interaction. Its presence fosters social cohesion and strengthens the identity of the neighbourhood. Formalising its use is consistent with the MSDF's goal of ensuring that community infrastructure is accessible and equitably distributed.

- No conflict with spatial targeting or urban growth policies

The Bergvliet/Meadowridge area is not identified in the MSDF as a spatial transformation zone (e.g., Integration Zones or Growth Corridors), but it is part of a consolidation area where land use intensification and diversification should occur in a manner that respects existing suburban character. The application supports this by introducing no additional bulk, height, or intensity, and by continuing a low-impact, community-serving use. It is therefore compatible with the spatial role and function of the area as envisaged in the MSDF.

The subject property falls within several spatial designations identified in the MSDF, namely the Mixed-Use Intensification Area, a Development Corridor, the Spatial Transformation Area: Incremental Growth and Consolidation Area, and a Neighbourhood Node. The proposal directly supports the intended role and function of these designations, as follows:

a) Mixed-Use Intensification Area

These areas are earmarked for the diversification of land uses and more efficient use of urban land and infrastructure. The church, as a longstanding community use, contributes to the area's functional diversity without increasing development pressure or introducing incompatible uses. Formalising its land use through rezoning to CO1 supports the principle of a mixed-use environment, where institutional and residential uses can co-exist. The proposal aligns with the objective to retain social infrastructure in accessible, well-located areas and ensures that the subject property remains part of a vibrant and inclusive neighbourhood fabric.

b) Development Corridor

Development corridors are prioritised for increased accessibility, activity, and land use intensity. While this proposal does not intensify the use, it preserves and secures an existing community facility that complements the spatial role of the corridor. It enhances the functionality of the corridor by ensuring continued access to social amenities along key transport and movement routes, and by avoiding land use fragmentation by formalising the use in a manner that is consistent with corridor planning. The proposal supports nodal development, especially where movement systems converge and where services are concentrated.

c) Spatial Transformation Area: Incremental Growth and Consolidation

These areas are intended to accommodate context-sensitive growth and regularisation of land use. The proposal reflects this purpose by regularising a historically appropriate use through zoning alignment, rather than introducing new development pressure, promoting the consolidation of appropriate community infrastructure within the existing urban edge and avoiding displacement of functional land uses, thereby ensuring spatial justice and inclusion. The church's continued presence aligns with the principle of spatial fairness, as it ensures equitable access to religious and community facilities for residents within a well-established neighbourhood.

d) Neighbourhood Node

Neighbourhood nodes serve as local service hubs, often anchored by schools, religious institutions, shops, and clinics. The church contributes to the strength and identity of this node by acting as a social anchor and point of community gathering. It offers a stable, low-impact use that complements surrounding residential and public uses and

reinforces the principle of walkable access to social infrastructure, reducing reliance on car-based travel for basic social needs. The proposed rezoning enhances the role of the subject property as a community-serving facility within the node, consistent with MSDF policy to support well-functioning and inclusive local hubs.

10.3 SOUTHERN DISTRICT PLAN, 2023

The subject property is situated in Bergvliet/Meadowridge which falls within the Southern District of the City of Cape Town. The proposal for the subject property is aligned with the spatial planning objectives and policy directives of the Southern District Plan, which guides land use and development within the Southern District of Cape Town, including the Bergvliet and Meadowridge areas.

The District Plan supports the retention and enhancement of community facilities such as places of worship within established neighbourhoods. It promotes the development of inclusive, accessible, and integrated communities through the provision and protection of social infrastructure.

The church is located in a low-density residential suburb where the integration of institutional uses like schools and religious facilities is encouraged to serve the local population. The Plan identifies the importance of well-located community infrastructure in reinforcing neighbourhood identity, reducing travel distances, and promoting walkable environments (objectives directly supported by the church's continued operation). By regularising an existing, lawful, and compatible use, the application supports the District Plan's emphasis on efficient land use and maintaining functional public and private space relationships in the urban fabric.

10.4 CITY OF CAPE TOWN DENSIFICATION POLICY, 2012

The City of Cape Town's Densification Policy promotes the more efficient use of land in order to achieve a more compact, sustainable urban form. Densification is defined as the *"increased use of space, both horizontally and vertically, within existing areas/properties and new developments, accompanied by an increased number of units and/or population threshold"*.

While the proposal does not involve an increase in building bulk or residential units, it supports functional and social densification by maintaining a community-serving land use within an established residential area, thereby reducing the need for residents to travel long distances for social or religious services. The proposal further optimises land use by aligning the zoning with the existing use, ensuring long-term sustainability and integration of non-residential functions within the suburb. Finally, the proposal reinforces a mixed-use environment which is a key objective of the Densification Policy to improve accessibility and support more liveable neighbourhoods. The proposal complements the Densification Policy without placing additional pressure on infrastructure or surrounding land uses.

10.5 INCLUSIVE ECONOMIC GROWTH STRATEGY, 2021

The proposed development aligns with the core principles outlined in the City of Cape Town's Inclusive Economic Growth Strategy, which emphasises inclusivity, competitiveness, connectivity, resilience, embedded sustainability, and collaboration as key drivers of sustainable urban development.

The proposal aligns with the Inclusive Economic Growth Strategy by supporting a community-based institution that contributes to social stability, local support networks, and small-scale economic activity through local procurement and employment. By formalising the use of an existing, well-functioning facility, the application promotes spatial equity, access to social infrastructure, and reinforces the role of inclusive community assets in sustainable economic growth.

10.6 URBAN DESIGN POLICY, 2013

While the proposal does not involve new building works or intensification, it supports the principles of the Urban Design Policy by preserving a well-integrated, human-scaled community facility that contributes positively to the streetscape, local identity, and spatial legibility of the neighbourhood. The church's existing form and landscaped setting respect the public realm and suburban character, in line with good urban design practices.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded:

11.1 Spatial Justice

The proposal supports spatial redress and inclusion by formalising a longstanding place of worship that serves a diverse community in an accessible, well-located area. It ensures continued access to a faith-based, community-supported facility without spatial discrimination, aligning with the goal of equitable access to social infrastructure.

11.2 Spatial Sustainability

The proposal promotes sustainable land use by retaining an existing, low-impact community facility within the urban edge, making use of existing infrastructure and avoiding unnecessary expansion or redevelopment. It ensures the long-term viability of a property that contributes positively to the community and the environment.

11.3 Spatial Efficiency

By aligning the zoning with the existing use, the proposal avoids duplication of facilities and maximises the use of existing land and services. It eliminates regulatory misalignment and supports efficient administrative processes, land management, and infrastructure utilisation.

11.4 Spatial Resilience

The continued operation of the church strengthens community resilience by providing emotional, social, and spiritual support networks. The proposal maintains land use flexibility and local resource efficiency, which are key components of adapting to changing social or economic conditions.

11.5 Good Administration

This application is being processed transparently and in accordance with applicable policies and frameworks. It promotes clarity and certainty in land use rights, improving governance and enabling responsible, lawful land use aligned with municipal procedures and intergovernmental planning objectives.

12. CONCLUSION

The application for the rezoning and associated permanent departures for Erf 496 Meadowridge seeks to align the existing and long-standing use of the property as a place of worship with the correct zoning and land use parameters. The proposal is policy-aligned, context-sensitive, and desirable, with no negative impact on the surrounding environment, infrastructure, or community. It promotes inclusive access to social infrastructure, supports sustainable land use within the urban edge, and complies with the planning principles of SPLUMA.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 13.1 Rezoning** of Erf 496 Meadowridge from General Residential 2 (GR2) to Community 1: Local (CO1) in terms of Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2015 (as amended).
- 13.2 Permanent departure** from the parking provision to allow 33 parking bays in lieu of the required 102 parking bays in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law (2015) as amended.



Up

Up

Up

Waiting line

4,5

Water Main Stop Cock

Water Supply

Valve

Scale 1: 100

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Aerial Plan Erf 496 - Meadowridge

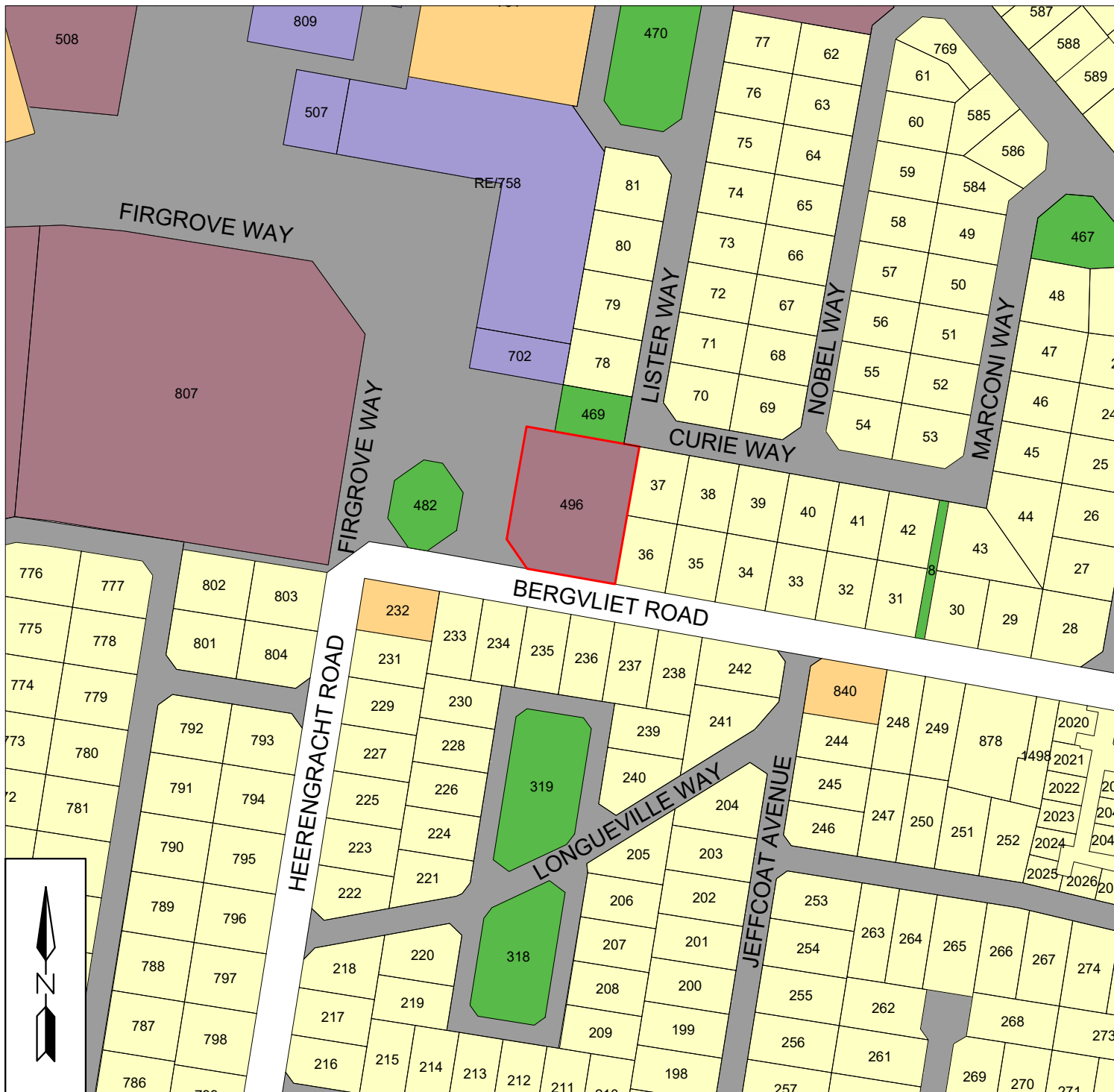
Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

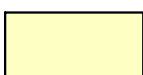
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



NTS



Proposed Zoning Plan Erf 496 - Meadowridge

-  General Business 1
-  Open Space 2: Public Open Space
-  Community 1: Local
-  General Residential 2 Zone
-  Single Residential 1: Conventional Housing
-  Transport 2: Public Road & Public Parking

Plan prepared by: Veronica Jansen

All distances are approximate
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