



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19325 – TP1246/2024

Our File Reference Number: Erf 175, Koelenhof, Stellenbosch

Your Reference Number: N/A

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-

Sir / Madam

APPLICATION FOR A TEMPORARY DEPARTURE: ERF 175, KOELENHOF, STELLENBOSCH.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows:
 - 2.1 That the application made in terms of Section 15(2)(c) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for a temporary departure to allow for an outdoor sport facility (two padel courts and an action soccer field) on Erf 175, Koelenhof, Stellenbosch,

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**
 - 3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 3.3 The approval for the temporary departure is valid for five (5) years from date of final notification.

- 3.4 The development be undertaken in accordance with the endorsed Site Development Plan referenced **SDP_175_DEVONBOSCH, dated 03 June 2025, drawn by Ludwig Hansen Architects and Urban Designers**, as attached as **ANNEXURE A**.
- 3.5 The conditions imposed by the **Department: Community Services** in their memo dated 12 September 2025, attached as **ANNEXURE B**, be adhered to.
- 3.6 The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- 3.7 Adequate on-site parking shall be provided for the proposed development within Phase 1 of Devonbosch Estate, in accordance with the Traffic Statement prepared by Innovative Transport Solutions, dated 04 November 2025.
- 3.8 Adequate ablution facilities shall be always made available for the use of visitors and players of the padel courts and soccer field. Should access to the ablution facilities on the adjoining property be withdrawn or otherwise become unavailable, the owner/developer shall provide on-site ablution facilities to the satisfaction of the Municipality prior to the continued operation of the proposed use.
- 3.9 A building plan application for the temporary approval of the temporary structures must be submitted in accordance with the Site Development Plan as referenced **SDP_175_DEVONBOSCH, dated 03 June 2025, drawn by Ludwig Hansen Architects and Urban Designers**, and attached as **ANNEXURE A**.

4. **The reasons for the above decision are as follows:**

- 4.1 The proposed facilities will provide a safe and enjoyable opportunity for the local community and visitors to take part in a healthy activity in a safe environment.
- 4.2 The proposed development is expected to generate minimal additional traffic, and adequate on-site parking capacity is available to accommodate the anticipated demand.
- 4.3 The proposed development is unlikely to negatively affect the surrounding environment, as it is located within a lively mixed-use area.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



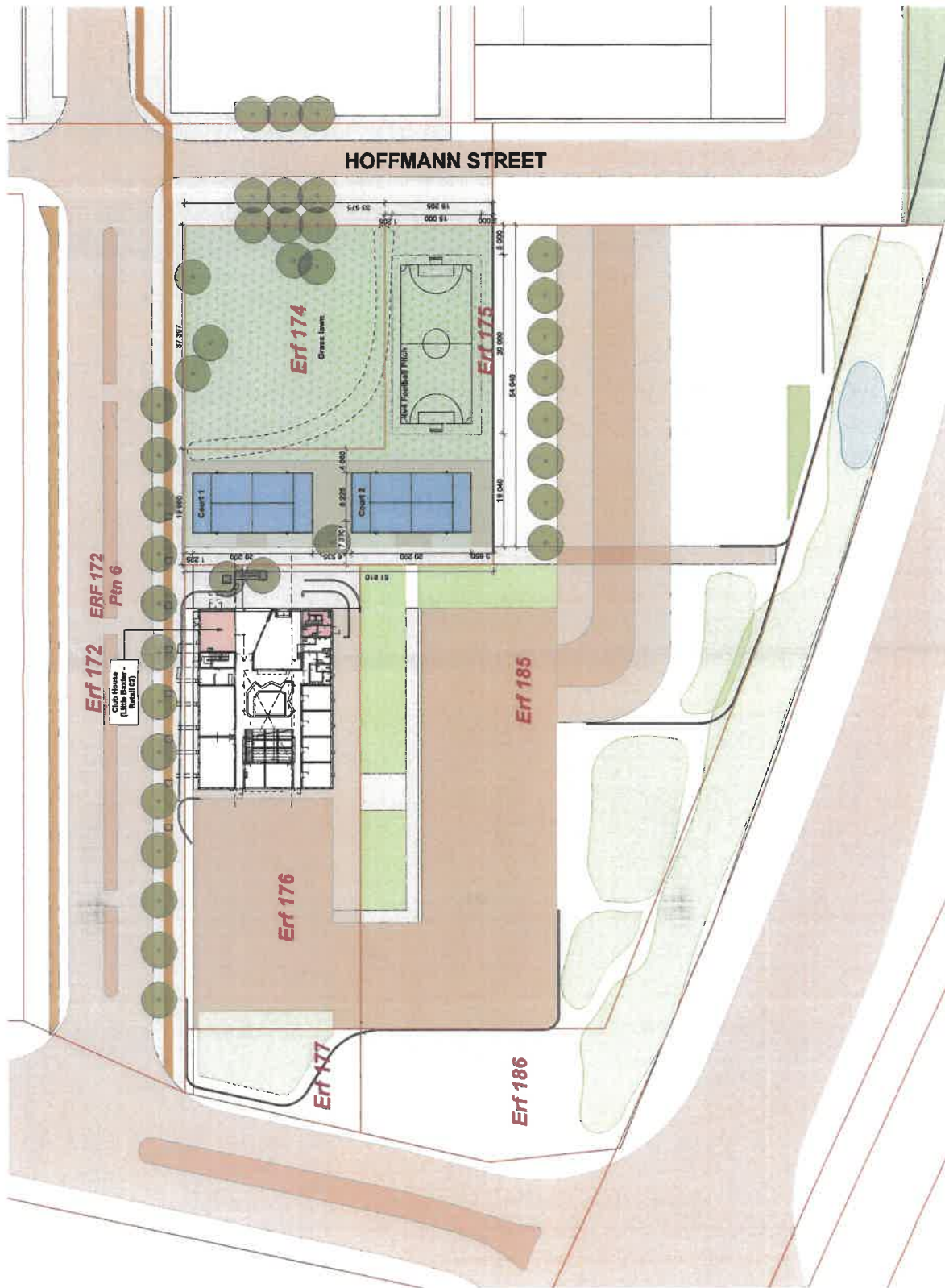
MANAGER: LAND USE MANAGEMENT

20.11.2025

DATE:

ANNEXURE A

SITE DEVELOPMENT **PLAN**



1:500

Vision Plan

ANNEXURE B

COMMENT FROM THE **DEPARTMENT:** **COMMUNITY SERVICES**

INTEROFFICE MEMORANDUM



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DEPARTMENT: COMMUNITY SERVICES

Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management – Nolusindiso Momoti	From:	Principal Officer: Air Quality & Noise Control: Martin van As
CC:	Manager: Environmental Management Tammy Leibrandt	Date:	12 September 2025
Re:	APPLICATION FOR TEMPORARY DEPARTURE, (LU/19323 – TP1246/2025) ERF 175, KOELENHOF		

The above application refers.

From an air quality and noise control point of view this department has no objection to the approval of the application subject to the following:

1. Activities on site, during construction and thereafter, must comply with the Western Cape Noise Control Regulations.
2. During construction the owner, developer or any agent acting on his/her behalf, must take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations.
3. The local authority reserves the right to impose additional noise mitigation measures if conditions warrant it, especially if complaints are received from the general public.

M. van As

PRINCIPAL OFFICER: AIR QUALITY & NOISE CONTROL
COMMUNITY & PROTECTION SERVICES