

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir / Madam

By e-mail / registered mail

APPLICATION FOR CONSENT, PERMISSION I.T.O. THE ZONING SCHEME, AND PERMISSION I.T.O. A TITLE DEED CONDITION: ERF 1693, RESERVOIR STREET, FRANSCHHOEK

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Reservoir Street, Franschhoek

Application Property Number: Erf 1693, Franschhoek

Applicant: Padelone (Pty) Ltd

Owner: Stellenbosch Municipality

Application Reference: LU/19218 (TP1225/2025)

Description of land development proposal:

Application is made in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on erf 1693 Franschhoek for the following: -

- Consent Use in terms of section 15(2)(o) for Outdoor sport to accommodate two padel courts (696 square meters in extent).

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and/or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Padelone (Pty) Ltd – C Van Schalkwyk cilliersvanschalkwyk1@gmail.com. By lodging an

objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 12 October 2025.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and/or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 082 940 2996 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Cilliers van Schalkwyk', written in a cursive style.

CILLIERS VAN SCHALKWYK

PADELONE (PTY) LTD

10 September 2025

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

Meneer/Dame

Per e-pos

AANSOEK VIR 'N VERGUNNING, TOESTEMMING I.T.V. DIE SONERINGSKEMA, EN TOESTEMMING I.T.V. 'N TITELVOORWAARDE: ERF 1693, RESERVOIR STRAAT, FRANSCHHOEK

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Reservoir Straat, Franschhoek

Aansoek eiendom beskrywing: Erf 1693, Franschhoek

Aansoeker: Padelone (Pty) Ltd

Eienaar: Stellenbosch Munisipaliteit

Aansoek Verwysing: LU/19218 (TP1225/2025)

Besonderhede van die grondgebruikaansoek:

Aansoek word gedoen in terme van Artikel 15(2) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir erf 1693 Franschhoek vir die volgende:-

- Vergunningsgebruik in terme van Artikel 15(2)(o) vir Buitelug sport om twee padel bane (696 vierkante meter in grootte) te akkomodeer.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir die oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van

elektroniese pos as volg: Padelone (Edms) Bpk – C Van Schalkwyk
cilliersvanschalkwyk1@gmail.com. Deur 'n beswaar, kommentaar of verhoë te rig, erken die
persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan
word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en
moet ontvang word voor of op die laaste dag van die sluitings datum van 12 Oktober 2025.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde
Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum
ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar
is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse
te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die
vermelde elektroniese pos adres of telefonies by 082 940 2996 gedurende normale kantoor ure.

Die uwe



CILLIERS VAN SCHALKWYK

PADELONE (EDMS) BPK

10 September 2025

MOTIVATION REPORT FOR SITE DEVELOPMENT PLAN (SDP) SUBMISSION ERF 1693, FRANSCHHOEK

1. INTRODUCTION

This report serves as a motivation for the proposed Site Development Plan (SDP) amendment on Erf 1693, Franschhoek. The erf is owned by the Stellenbosch Municipality and leased to the Franschhoek Tennis Club. The site currently accommodates four (4) tennis courts and a clubhouse. The proposal seeks to construct two (2) padel courts within the boundaries of the existing erf.

2. SITE CONTEXT AND ZONING

Erf 1693 is located within the urban edge of Franschhoek and is zoned **Private Open Space** in terms of the Stellenbosch Municipality's Integrated Zoning Scheme. The property is developed and used for recreational purposes in the form of a tennis facility, which aligns with the current zoning parameters. The proposal to expand the recreational offering with padel courts remains consistent with the primary land use rights associated with Private Open Space.

3. DEVELOPMENT PROPOSAL

The proposed padel courts are to be constructed in the central space between the existing tennis courts. The current layout of the four tennis courts—built in two sets of two—creates a suitable void between them, which allows for the efficient placement of two (2) padel courts without any impact on the existing courts or circulation.

The padel courts will make use of the existing clubhouse for shared amenities such as change rooms and storage. The clubhouse has sufficient capacity to support this additional use. It is noted that any future upgrades or alterations to the clubhouse will be addressed in a separate submission, should they arise.

4. MOTIVATION

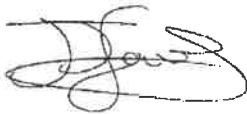
- **Zoning Compliance:** The proposal remains fully compliant with the zoning designation of Private Open Space, which supports recreational use and community benefit.

- **Optimised Land Use:** The new courts are positioned within an unused gap in the current facility, allowing for functional expansion without land subdivision or additional bulk services.
- **Broader Sporting Access:** The introduction of padel facilities broadens the range of recreational sports available in Franschhoek and promotes inclusive, multi-generational use.
- **Stakeholder Support:** The Franschhoek Tennis Club, as lessee and operator of the site, supports the proposal and considers the addition of padel courts as a positive extension of its sporting programme.

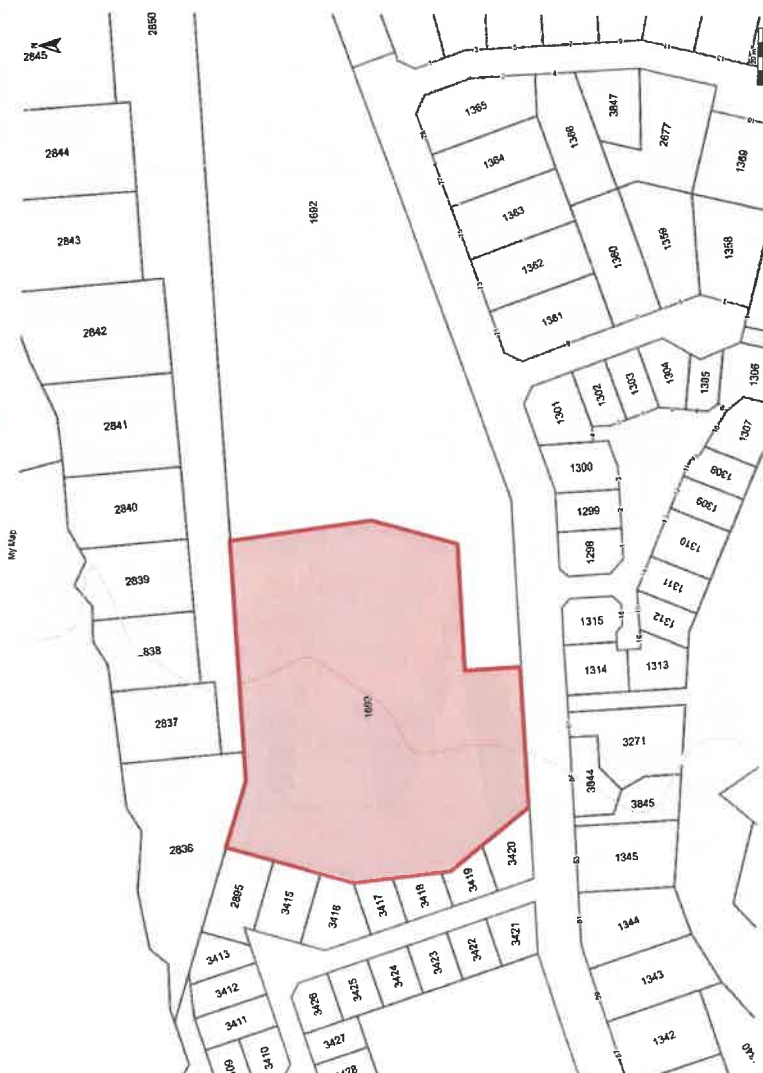
5. CONCLUSION

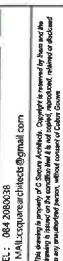
The proposed SDP amendment reflects a responsible, compliant, and well-supported intervention on Erf 1693. It promotes optimal use of an existing recreational erf while aligning with the objectives of the Municipality's spatial planning and zoning policies. Approval is respectfully requested to enable implementation of the proposal.

Yours sincerely,



Jan Jacobus Gouws
Director- C Square Architects (Pty) Ltd
Pr. Arch 21345





GENERAL NOTES

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These drawings are to be used in conjunction with structural engineers, civil engineers, mechanical engineers or plumbing consultant's drawings were

All work and material used to comply with SABS standards and NATIONAL BUILDING REGULATIONS ACT 103 of 1977 and amendments thereto as used on the by-laws of the relevant local authority.

All new construction HEALTH AND SAFETY Regulations to be strictly complied with.

REVIEWS

REVISIONS

No.	Description	Date
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Downloaded from <http://ajph.org/> on November 10, 2014

PROJECT TEAM

Abstract

: Square Architects (Pty) Ltd.
 Joburg Gauteng Cell: 084 - 2080038

E-mail: caquarearchitects@gmail.com

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CLIENT
ADELONE (PTY) LTD

EVERGREEN MANOR
VERDAL ROAD
URBANVILLE

ONDARVILLE
MILLIERS VAN SCHALKWYK

-mail: Cilliersvanschalkwyk1@gmail.com
ell: 082 940 2996

Client Approval: 

Date: 20250513
Issued for:

MUNICIPAL APPROVAL

PROJECT

PROPOSED NEW PADDLE COURTS ON
R.F. 1693, FRANSCHOEK TENNIS CLUB

DRAWING
KANSHOER

SITE DEVELOPMENT PLAN

RAWING NO.	MS 01-01
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Project no.	103
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date:	2025/05/13
drawn by:	J.J. Gouws

See Drawings

Drawn by:

Name: J.J.Gauna
SACAP No. PArch. 21346
SAJA No. 8454

Signed:  Date: 2025/05/13

PROFESSIONAL ARCHITECT

JAN JACOBUS GOUWS

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TOWN PLANNING SCHEDULE	
ERC:	1693
TOWN:	FRANCHOEK
STREET ADDRESS:	RESERVOIR EAST STREET
ZONING:	PRIVATE OPEN SPACE
ERG SIZE:	10 109 m ²
HEIGHT:	1 STOREY
BUILDING LINES:	5 m
COVERAGE	
ALLOWED	20 %
EXISTING AREA	1321.2 m ²
ADDITIONS	696 m ²
TOTAL	2017.2 m ²
EXISTING COVERAGE	
NEW COVERAGE	13.07 %
	19.95 %
PARKING	
PARKING REQUIRED	
PARKING PROVIDED	



