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-notices/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

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-notices/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 vertoë 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

C SQUARE ARCHITECTS

TEL : 084 2080038
E MAIL:csquarearchitects@gmail.com

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GENERAL NOTES

The contractor is to keep a full set of drawings on site, contractor is responsible for the correct setting out of the building on site with reference to boundaries and building lines, contractor to verify all levels and dimensions on site and check same against architects and engineers drawings before commencing work. Figured dimensions to be used in preference to scaled dimensions, large scale details to be used where available, errors, discrepancies or omissions are to be reported to the architect immediately for clarification before work is undertaken.

These drawings are to be read in conjunction with structural engineers, civil engineers, mechanical engineer's or plumbing consultant's drawings where specified.

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

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

REVISIONS

No.	Description	Date

PROJECT TEAM

Architect:
C Square Architects (Pty) Ltd,
Cobus Gouws Cell: 084 - 2080038
E-mail: csquarearchitects@gmail.com

CLIENT

PADELONE (PTY) LTD
5 EVERGREEN MANOR
EVERDAL ROAD
DURBANVILLE

CILLIERS VAN SCHALKWYK
E-mail: Cilliersvanschalkwyk1@gmail.com
Cell: 082 940 2696

Client Aproval:
Date: 2025/09/08

Issued for:

MUNICIPAL APPROVAL

PROJECT

PROPOSED NEW PADDLE COURTS ON ERF 1693, FRANSCHOEK TENNIS CLUB FRANSHOEK

DRAWING

LOCALITY MAP

DRAWING NO.	MS 01-01
Project no.	103
Date:	2025/09/08
Drawn by:	JJ.Gouws
Scale:	See Drawings

APPROVAL DRAWING

Drawn by:

Name: J.J.Gouws SACAP No. PrArch. 2134/
SAIA No. 8454

Signed: Date: 2025/09/08

PROFESSIONAL ARCHITECT
JAN JACOBUS GOUWS

TOWN PLANNING SCHEDULE	
ERF:	1693
TOWN:	FRANCHHOEK
STREET ADDRESS:	RESERVOIR EAST STREET
ZONING:	PRIVATE OPEN SPACE
ERF SIZE:	10 109 m²
HEIGHT:	1 STOREY
BUILDING LINES:	5 m
COVERAGE	
ALLOWED	20 %
EXISTING AREA	1321,2 m²
ADDITIONS	696 m²
TOTAL	2017,2 m²
EXISTING COVERAGE	13,07 %
NEW COVERAGE	19,95 %
PARKING	
PARKING REQUIRED	
PARKING PROVIDED	

0. **SITE DEVELOPMENT PLAN** **1:500**

C SQUARE ARCHITECTS
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E-mail: csquarearchitects@gmail.com

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Cell: 082 940 2996

Client Aproval:
Date: 2025/05/13

Issued for:
MUNICIPAL APPROVAL

PROJECT

PROPOSED NEW PADDLE COURTS ON ERF 1693, FRANSCHOEK TENNIS CLUB FRANSHOEK

DRAWING

SITE DEVELOPMENT PLAN

DRAWING NO.	MS 01-01
Project no.	103
Date:	2025/05/13
Drawn by:	JJ.Gouws
Scale:	See Drawings

APPROVAL DRAWING

Drawn by:

Name: J.J.Gouws SACAP No. PrArch. 21345 SAIA No. 8454

Signed: Date: 2025/05/13

PROFESSIONAL ARCHITECT
JAN JACOBUS GOUWS