



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1448/2025

Our File Reference Number: Erf 15676 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir/Madam

APPLICATION FOR A PERMANENT DEPARTURE ON ERF 15676, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 15676, Stellenbosch for:
 - 2.1.1 Departure in terms of Section 15(2)(b) of the said by-law in order to increase the number of allowable storeys from two (2) to three (3) storeys.

BE APPROVED in terms of Section 60 of the said Bylaw.

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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.2 The development and building plans be generally in accordance with the building plans as referenced (Drawing No. 2025/02/17/01, Revision 2, Date 2026/04/13 and drawn by Moller Argitekto), attached as **Appendix 2**.

3.3 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.

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

4.1 The scale and nature of the proposed development will not compromise the existing residential and aesthetic character of the estate.

4.2 The proposal is in line with the existing land use and development guidelines building height restriction of 7.5m and will not have a negative impact on the property of surrounding properties.

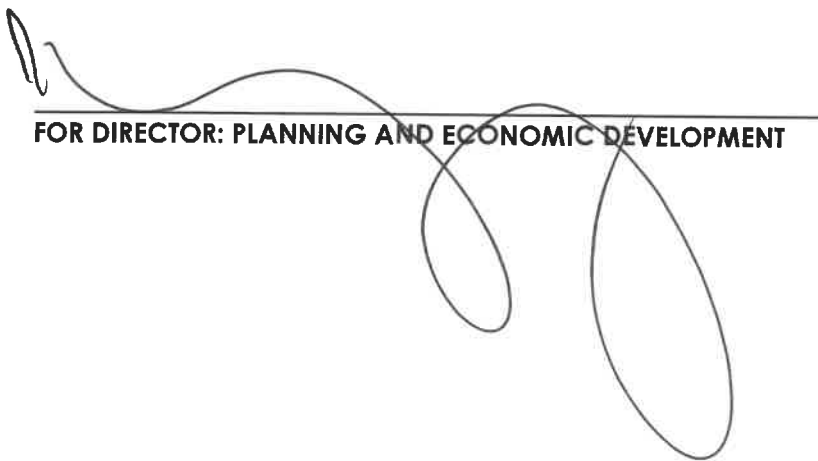
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above the title line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

19/5/2021

DATE

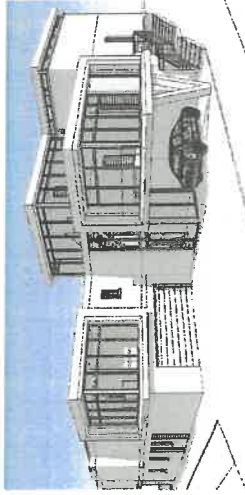
APPENDIX 2

Building Plans

GENERAL FOUNDATIONS:
ALL AS PER STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATION. SOIL TEST THE RESPONSIBILITY OF THE OWNER.
STRUCTURAL ENGINEER TO DESIGN FOUNDATIONS ACCORDING TO SOIL TEST.
REINFORCEMENT & TRUCKS MUST BE VERIFIED BY AN APPROVED BY DING.
CONCRETE STRIP FOUNDATION TO SATISFIES STANDARDS AT MIN DPTH OF 600MM
BELOW M.S.L.

SEWER DETAIL 1
SCALE 1:50

SEWER DETAIL 2
SCALE 1:50



SOUTH WESTERN PERSPECTIVE
NTS



ORIGINAL DOCUMENT DATE: 04/14/23
DOCUMENT VARIATIONS REGISTER:

Architect/Owner:

Architect/Owner: 

PROJECT DESCRIPTION:

proposed new dwelling, Erf 15676,
Paradyskloof, Stellenbosch

**DRAWING DESCRIPTION:
BASEMENT FLOOR PLAN, SECTION A-A &
PERSPECTIVE**

PROJECT / CLIENT:

PROJECT / CLIENT:
Huis Van Onselen

DATE: 2026/04/13 09:20:12

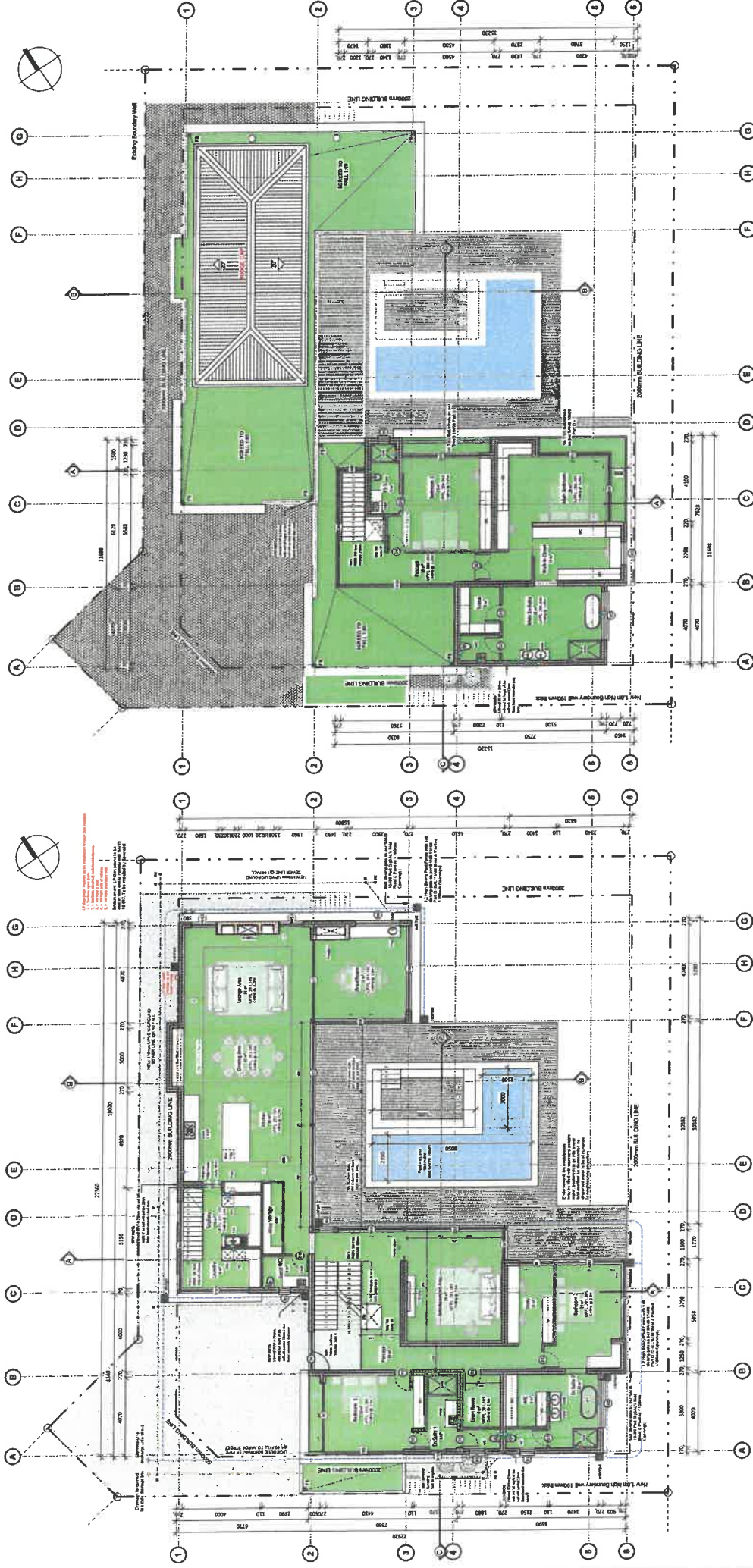
DRAWING No. :

“ON CATHAROS”
IN DRACON

20/17/20/5707

DRAWING STATUS:

COUNCIL PLANS



GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100

ORIGINAL DOCUMENT DATE: 04/10/22
DOCUMENT VARIATIONS REGISTER:

NO.	DATE	DESCRIPTION
1	27/03/2023	Revision 1
2	01/10/2023	Revision 2

Architect/Owner:

[Signature]
2025/09/12

PROJECT DESCRIPTION:

Proposed new dwelling, Erf 15675,
Paradyskloof, Stellenbosch

DRAWING DESCRIPTION:

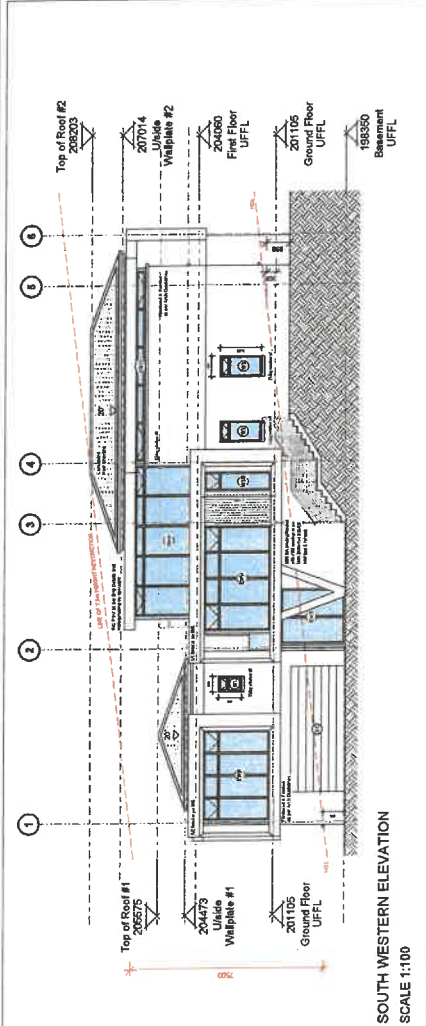
GROUND FLOOR & FIRST FLOOR PLAN

PROJECT / CLIENT:

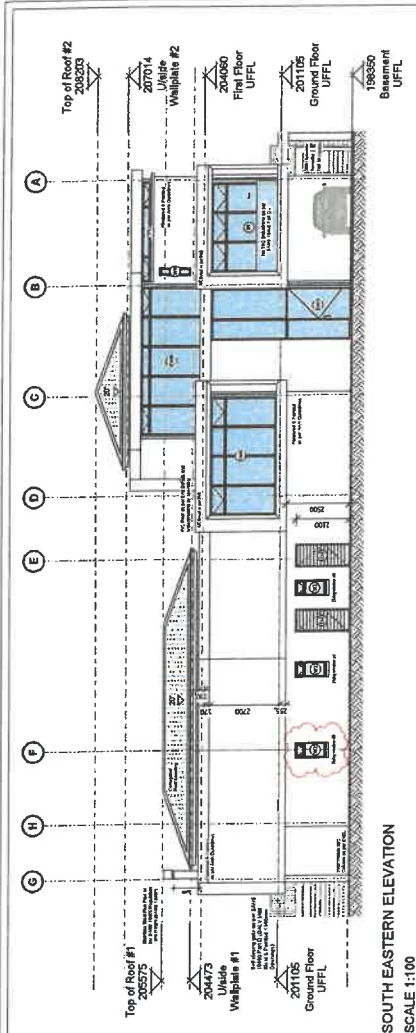
Huis Van Onselen

DATE: 2023/04/11 09:26:47
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CHECKED BY: [Signature]
SCALE: 1:100

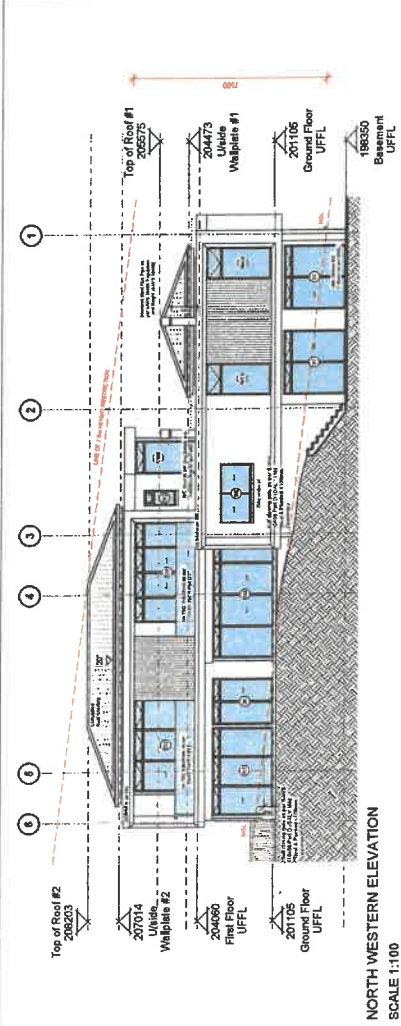
DRAWING No.: 2025 / 02 / 17 / 03
DRAWING STATUS: COUNCIL PLANS



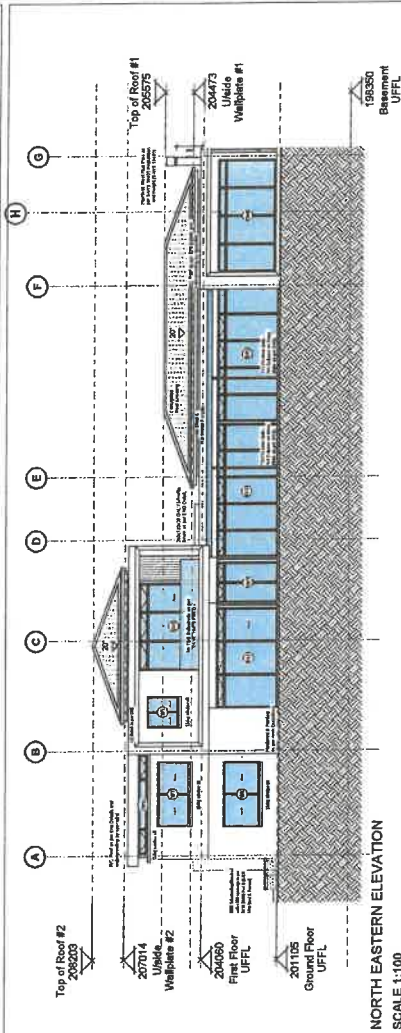
SOUTH WESTERN ELEVATION
SCALE 1:100



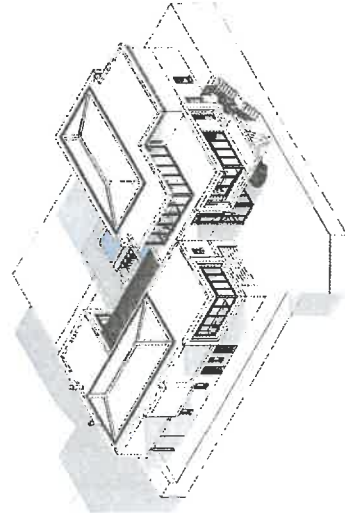
SOUTH EASTERN ELEVATION
SCALE 1:100



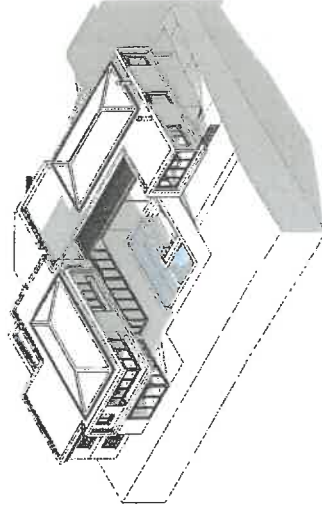
NORTH WESTERN ELEVATION
SCALE 1:100



NORTH EASTERN ELEVATION
SCALE 1:100



SOUTH WESTERN PERSPECTIVE
NTS



WESTERN PERSPECTIVE
NTS

ORIGINAL DOCUMENT DATE: 04/1/2023
DOCUMENT VARIATIONS REGISTER:
NO. DATE BY
1 11/11/2023 Revision 1
2 11/11/2023 Revision 2

Architect/Owner:

2025/04/23

PROJECT DESCRIPTION:
Proposed new dwelling, Erf 15676,
Paradyskloof, Stellenbosch

DRAWING DESCRIPTION:
ELEVATIONS, PERSPECTIVE

PROJECT / CLIENT:
Huis Van Onselen

DATE: 2025/04/23 08:27:32
DRAWN BY: JAM
CHECKED BY: JAM
SCALE: 1:100
DRAWING NO.: 2025 / 02 / 17 / 05
DRAWING STATUS: COUNCIL PLANS