



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19188 (TP1185/2025)

Our File Reference Number: Erf 442, Raithby

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir/ Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 442, RAITHBY

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a permanent departure to permit a coverage of 52% in lieu of 50% in order to accommodate a covered entrance patio on Erf 442, Raithby,

BE APPROVED in terms of Section 60 of the said By-Law and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said By-Law:

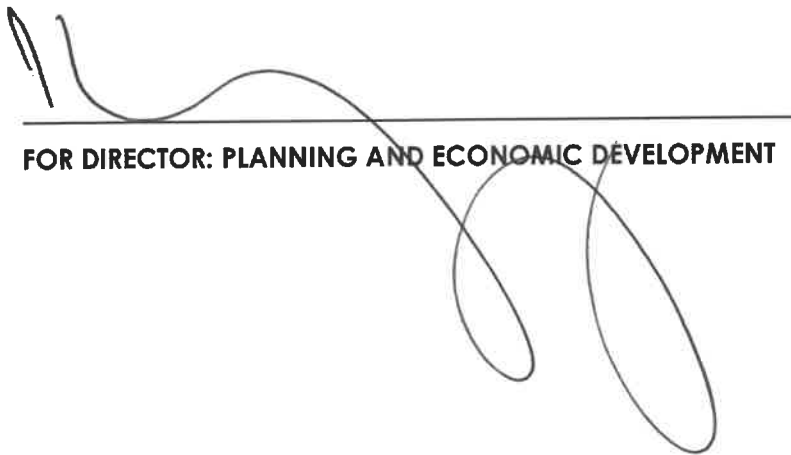
- 2.2.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-Laws or Regulations that may be applicable.
- 2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 2.2.3 The development and building plans be generally in accordance with the Plan, Elevations, Site & Roof Layout Plan referenced 2024/442-01, drawn by Donavan Young Architecture and dated 18 November 2023, attached as **Annexure A**.

3. The **reasons** for the above decision are as follows:
 - 3.1 The addition of the covered entrance patio will not negatively affect the aesthetic appearance of the dwelling house, the property or the surrounding environment and the scale and nature of it will not compromise the existing character of the surrounding area.
4. 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.
5. 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.
6. **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**
7. 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.
8. 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.
9. 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.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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 handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/2/2026.
DATE



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ANNEXURE A

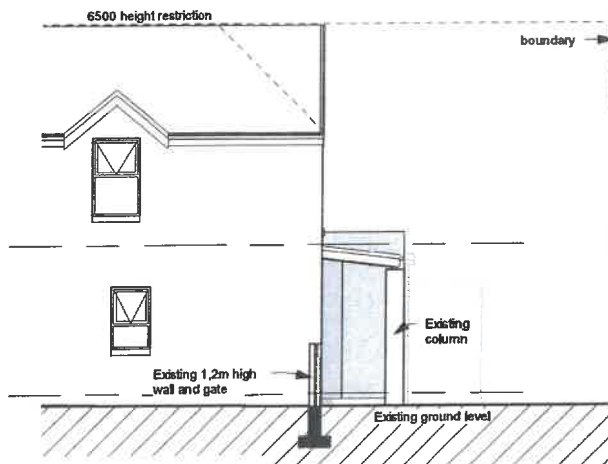
SITE PLAN

Remove the existing pergola and install a roof to create a covered entrance.



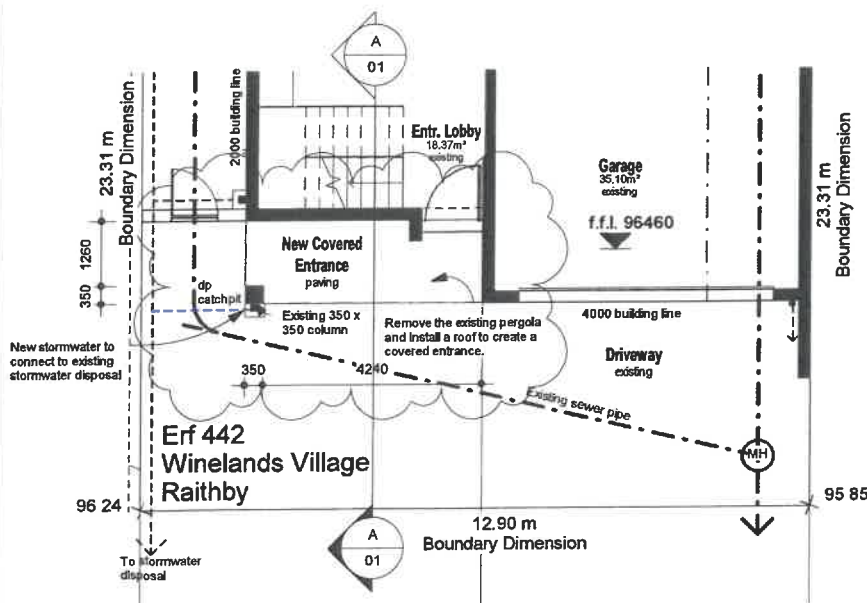
West Elevation

1 : 100



North Elevation

1 : 100



01 - Ground Storey

1 : 100

This design is copyright and remains the property of the designer.
All dimensions & levels to be checked on site before any work commences.
Only figured dimensions to be followed do not scale from drawing.

DONOVAN YOUNG
Architecture

10 Friesland Street, Durbanville, 7550 / SACAP: T0469
C [REDACTED]

Existings Schedule of Areas

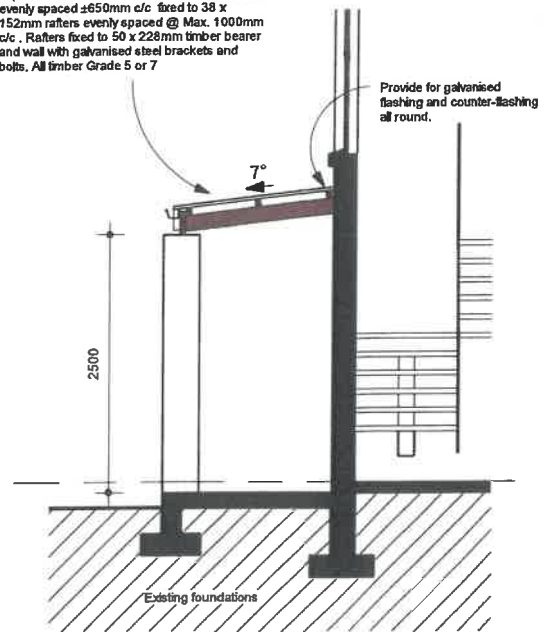
Ground Storey = 110m²
First Storey = 97m²
Garage = 39m²
Total Existing Area = 246m²

Proposed New Covered Entrance = 7m²

Site Area = 300m²
Coverage Area = 156m² = 52%

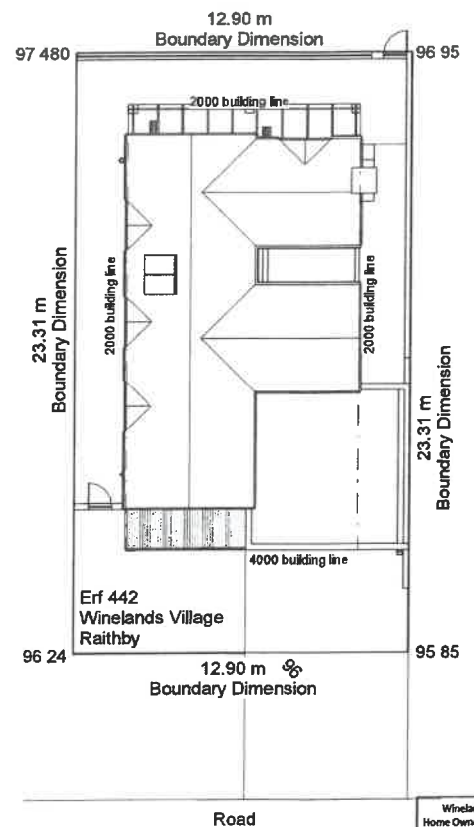
Additions

Lean-To Roof
Single length dark charcoal KipLok roofsheets
at pitch indicated on 50x76mm SA Pine Purlins
evenly spaced @ 650mm c/c fixed to 38 x
152mm rafters evenly spaced @ Max. 1000mm
c/c. Rafter fixed to 50 x 228mm timber bearer
and wall with galvanised steel brackets and
bolts. All timber Grade 5 or 7



Section A-A

1 : 50



03 - Site & Roof Layout

1 : 200

Client
House Krüger

Project
Erf 442
Winelands Village
Raithby

Plan, Elevations, Site & Roof Layout

Rev. Scale As indicated A3 Date 18 November 2023

Council Submission

2024/442 - 01

Winelands Village
Home Owners Association
Building Plans Scrutinized
Date: 18-11-2024
Sign: [Signature]

APPROVED FOR ARCHITECTURAL APPROVAL
Date: 18-11-2024
Name: [Signature]
Signed: [Signature]
MIDLAND ARCHITECTS AND ASSOCIATES
57 Market Street, Bulweria, 7620
Tel: 082 419 8142
info@midlandarchitects.co.za