

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: Erf 1397, 19 Van Riebeeck Street, Stellenbosch, 7600, proposed additions and alterations to Bonne Esperance, Boutique Guest House.

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

Application Property Address: 19 Van Riebeeck Street, Stellenbosch, 7600
Application Property Number: Erf 1397, Stellenbosch
Applicant: 2AD Space Architects Inc./ Annemie Vermeulen
17 Arlington Crescent, Helderberg Estate, 7130
Tel: 021 855 0787 084 613 9289
Email: annemie@2adspace.co.za

Owner: Annemien Kotzé for
Ebenezer Guest Lodge Pty. Ltd.
17 Van Riebeeck Street, Stellenbosch, 7600
Tel: 021 887 0225 083 425 9772
Email: anne@bonneesperance.com

Application Reference: LU/17738 (TP922/2024)

Description of land development proposal:

An application has been made in terms of section 15(2)(b) and (o) of the Municipal Land Use Planning Bylaw for permanent departures (relaxation of side and rear building lines) and for consent use for a Tourist Accommodation Establishment. This will allow proposed alterations at Erf 1397, including the conversion of existing ground-floor rooms into guest rooms with en-suite bathrooms, upgrading of loft spaces, conversion of roof space into an additional room, and construction of a new double storey wing at the rear. These changes will create a total of 11 rooms, with 8 parking bays provided at a rate of 0.72 bays per room.

Detailed description:

- **Sections Applied For:**
 - **Section 15(2)(b) – Permanent Departure:**
 - Relaxation of side and rear building lines to accommodate certain encroachments.
 - Some encroachments are within the existing building envelope or involve extending it.
 - **Section 15(2)(o) – Consent Use:**
 - Consent for a Tourist Accommodation Establishment.
 - Required because the erf is zoned Multi-Unit Residential (MUR), and the scale of the proposed guest accommodation exceeds the primary rights for a guest house or tourist dwelling in this zoning.
- **Proposed Work at Erf 1397:**
 - Modify ground-floor rooms to create guest rooms with en-suite bathrooms.
 - Upgrade loft rooms and convert existing roof space into an additional room.
 - Construct a new guest wing at the rear.
 - Total result: **11 rooms.**

- **Design & Context Considerations:**

- The new southern wing is designed to respect the hierarchy of the historic building and maintain key sightlines.
- Neighbouring buildings are similarly built close to property boundaries, indicating a pattern of building line relaxations.
- Strictly adhering to current building lines would reduce the project's economic viability by leaving the courtyard space underutilized.

These alterations and additions aim to enhance the accommodation offering on the property while preserving important heritage and spatial considerations.

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: (Annemie Vermeulen, annemie@2adspace.co.za). 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 **7 March 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 021 855 0787 during normal office hours.

Yours faithfully

A VERMEULEN
2AD SPACE ARCHITECTS INC.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEKTIPE: Erf 1397, 19 Van Riebeeck Straat, Stellenbosch, 7600, Voorgestelde veranderinge aan Bonne Esperance, Boutique Gaste Huis.

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

Adres van aansoek eiendom: 19 Van Riebeeck Straat, Stellenbosch, 7600
Aansoek eiendom beskrywing: Erf 1397, Stellenbosch
Aansoeker: 2AD Space Architects Inc./
Annemie Vermeulen
17 Arlington Singel, Helderberg Estate, 7130
Tel: 021 855 0787 084 613 9289
Epos: annemie@2adspace.co.za

Eienaar: Annemien Kotzé for
Ebenezer Guest Lodge (Edms) Bpk.
17 Van Riebeeck Straat, Stellenbosch, 7600
Tel: 021 887 0225 083 425 9772
Epos: anne@bonneesperance.com

Aansoek Verwysing: LU/17738 (TP922/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek is ingehandig ingevolge artikel 15(2)(b) en (o) van die Munisipale Grondgebruiksbeplanning verordening vir permanente afwykings (verslapping van sy- en agter boulyne) en vir toestemming gebruik vir 'n Toeriste-Akkommodasie Instelling. Dit sal die voorgestelde veranderinge by Erf 1397 moontlik maak, insluitend die omskakeling van bestaande grondvloer vertrekke in gastekamers met en-suite badkamers, opgradering van solder ruimtes, omskakeling van dakruimte in 'n addisionele kamer, en die bou van 'n nuwe dubbelverdieping vleuel aan die agterkant. Hierdie veranderinge sal 'n totaal van 11 kamers skep, met 8 parkeerplekke wat teen 'n koers van 0.72 plekke per kamer voorsien word.

Gedetailleerde besonderhede:

- **Artikels waarop aansoek gedoen word:**
 - **Artikel 15(2)(b) – Permanente Afwyking:**
 - Verslapping van sy- en agterboulyne om sekere oorskrydings te akkommodeer.
 - Sommige oorskrydings is binne die bestaande bou-omhulsel of behels 'n uitbreiding daarvan.
 - **Artikel 15(2)(o) – Gebruiksreg (Toestemmings gebruik):**
 - Toestemming vir 'n Toeriste-Akkommodasie Instelling.
 - Benodig omdat die erf in 'n *Multi-Unit Residential (MUR)* sone geleë is en die voorgestelde ontwikkeling groter is as die primêre regte wat normaalweg vir 'n gastehuis of toeristeverblyf in hierdie sone toegelaat word.
- **Voorgestelde Werk op Erf 1397:**
 - Wysig grondvloervertrekke om gastekamers met en-suite badkamers te skep.
 - Opgradeer soldervertrekke en omskep bestaande dakruimte in 'n addisionele vertrek.
 - Bou 'n nuwe gastevleuel aan die agterkant van die eiendom.
 - Totale uitkoms: **11 kamers.**

- **Ontwerp- en Konteksoorwegings:**

- Die nuwe suidelike vleuel is ontwerp om die rangorde van die historiese gebou te respekteer en om belangrike siglyne te behou.
- Geboue op naburige erwe is ook nader aan grense opgerig, wat toon dat boulyne in die omgewing reeds verslap is.
- 'n Streng toepassing van die huidige boulyne sal die ekonomiese potensiaal van die projek beperk deur die binnehoftuin te onderbenut.

Hierdie veranderings en toevoegings is daarop gemik om die verblyfaanbod op die eiendom te verbeter terwyl belangrike erfenis- en ruimtelike oorwegings bewaar word.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir 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: Annemie Vermeulen, annemie@2adspace.co.za. 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 sluitingsdatum van **7 Maart 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 021 855 0787 gedurende normale kantoor ure.

Die uwe

A VERMEULEN
NAMENS 2AD SPACE ARCHITECTS INC.

Erf 1397 Locality Map

Legend

Erf



Map Center: Lon: 18°52'1.2"E
Lat: 33°56'14.4"S

Scale: 1:5,000

Date created: 2024/10/15



Western Cape
Government

FOR YOU

GENERAL NOTES

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIALIST CONSULTANTS DRAWINGS AND SPECIFICATION FOR LABOUR AND MATERIALS.

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE CONSTRUCTION OR THE MISINTERPRETATION OF THE DRAWINGS.

ALL WORK IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY.

NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

ALL MEMBER SIZES, SPANS AND STRUCTURAL ELEMENTS TO BE VERIFIED BY STRUCTURAL ENGINEER.

Architect
A. Vermeulen

SACAP Number
Pr Arch 623 814 74

Registered owner/ agent
A. Vermeulen

SCALE 1:200



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SOUTH AFRICA

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Project / Client

**BONNE ESPERANCE VILLA
ADDITIONS AND ALTERATIONS
ERF1397
19 VAN RIEBEEK STREET
STELLENBOSCH**

Contractor No.
BONNE ESPERANCE VILLA

Date
Monday, November 4, 2024

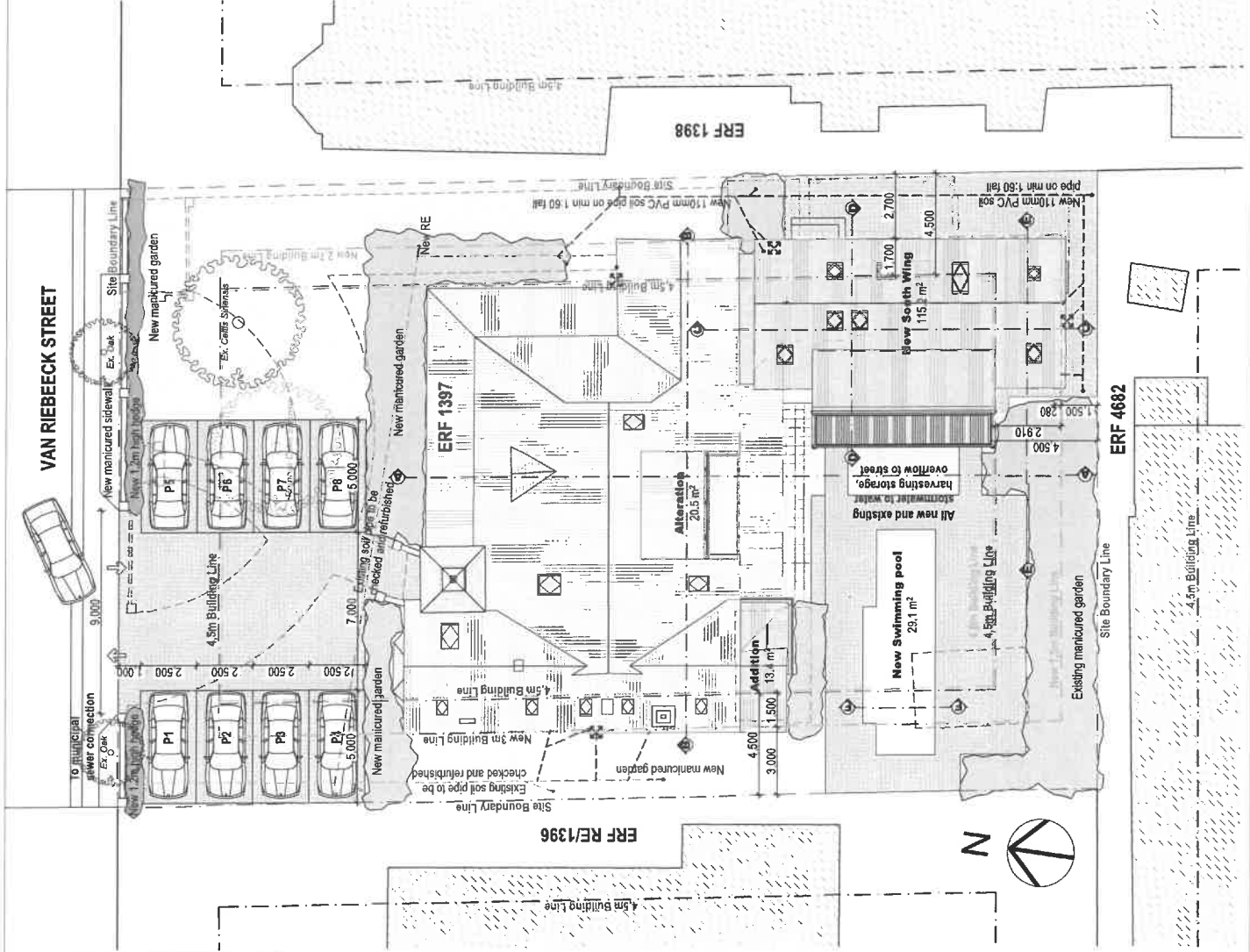
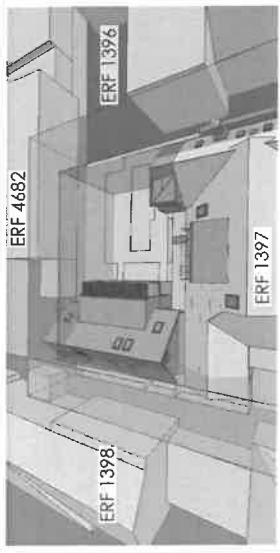
Date of 1st issue

Architect
A. Vermeulen Pr Arch 623 814 74 A. Vermeulen

SITE DEVELOPMENT PLAN

Drawing no.
SDP-24-07

Rev.



Zoning:		Multi-Unit Residential zone (Occupancy H1)	
Ground Floor (Roofed Areas)	Floor Space:		New
	Existing (Historic Verandas)	Internal	
Ground Floor (Roofed Areas)	Existing	Internal	245.40 m ²
	External	External	89.50 m ²
First Floor (Roofed area)	Existing	Internal	98.20 m ²
	External	External	12.20 m ²
First Floor (Roofed area)	Existing	Internal	425.30 m ²
	External	External	76.80 m ²
First Floor (Roofed area)	Existing	Internal	0.00 m ²
	External	External	173.90 m ²
First Floor (Roofed area)	Existing	Internal	0.00 m ²
	External	External	250.70 m ²
First Floor (Roofed area)	Existing	Internal	284.30 m ²
	External	External	676.00 m ²
First Floor (Roofed area)	Existing	Internal	1191.90 m ²
	External	External	76.00 %
First Floor (Roofed area)	Existing	Internal	676.00 m ²
	External	External	55.72 %
First Floor (Roofed area)	Existing	Internal	1191.90 m ²
	External	External	50.00 %
First Floor (Roofed area)	Existing	Internal	245.40 m ²
	External	External	365.80 m ²
First Floor (Roofed area)	Existing	Internal	29.85 %
	External	External	29.85 %

*Applicable legislation: As per the Stellenbosch Zoning Scheme, dated 17 November 2023, under definition "coverage", "the following shall be disregarded in the calculation of coverage: (i) verandas (which are roofed) which form part of a building of historical significance which remain open to the elements on the front or long side [...]"

PARKING SCHEDULE	
Off-street parking requirements as per Table A - Section 33 - Stellenbosch Zoning Scheme	
Tourist Accommodation Establishment:	
0.7 - 1 Bay per bedroom	
PROPOSED NUMBER OF ROOMS	11
PARKING BAYS REQUIRED	7.7 - 11
PROPOSED PARKING BAYS	8
0.72 parking bays are provided per room.	

PWD Compliance

H1 occupancy:
It is noted that this particular occupancy is exempt from PWD compliance as it has less than 25 bedrooms and has no lift for PWD access to the upper floors. SANS 10400 Part 3 Application: (1) Facilities that accommodate persons with disabilities shall be provided in any building except the following: any building classified as H1 in terms of regulation A20 where such buildings has less than 25 bedrooms and it can be reasonably proven that it is not possible to include wheelchair access in certain aspects of the design.



STELLENBOSCH
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LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON
THE MUNICIPAL WEBSITE FOR
FURTHER DETAILS www.stellenbosch.gov.za**

Application Reference: LU#17738 (TP922/2024)

**Erf 1397, 19 Van Riebeeck Street,
Stellenbosch**

**ADVERTISING PERIOD: 6 February 2025 – 7
March 2025**

ENQUIRIES: annemie@2adspace.co.za

NOTICE

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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 if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.



Bonne Esperance
Guest House
STELLENBOSCH SOUTH AFRICA

Erf 1397, 19 Van Riebeeck Street, Stellenbosch, 7600

PROPOSED ADDITIONS AND ALTERATIONS TO
BONNE ESPERANCE, BOUTIQUE GUEST HOUSE

Motivation in terms of Section 15 of the Stellenbosch Municipal Bylaw on Land Use Planning

October 2024



Prepared by
Annemie Vermeulen

PrArch, 2ADspace Architects Inc., 084 613 9289
17 Arlington Crescent, Helderberg Estate, Somerset West

1. Introduction

This motivation is submitted in accordance with Section 15(2) of the Stellenbosch Municipal Bylaw on Land Use Planning for 15(2)(b), a permanent departure from the development parameters of the zoning scheme and for 15(2)(o), a consent use contemplated in the zoning scheme. The proposed additions and alterations to the residence at Erf 1397, 19 Van Riebeeck Street, Stellenbosch, involves modifying ground-floor rooms to create guest rooms with en-suite bathrooms, converting existing roof space into an additional room, upgrading loft rooms, and constructing a new guest wing at the rear of the property, to create a total of 11 rooms. The proposed permanent departures are limited to the back of the property and will be shown in detail on the following pages.

2. Location and Context



Figure 1: Stellenbosch and surrounding farms (Cape Farm Mapper) (Scale 1:50 000)



Figure 2: Aerial photograph of immediate context of property (Cape Farm Mapper) (Scale 1:4000)
Erf 1397 indicated in orange.



Figure 3: Erf 1397 and neighbouring properties (Cape Farm Mapper) (Scale 1:1000)



Photograph 1: Van Riebeeck Streetscape as seen from above



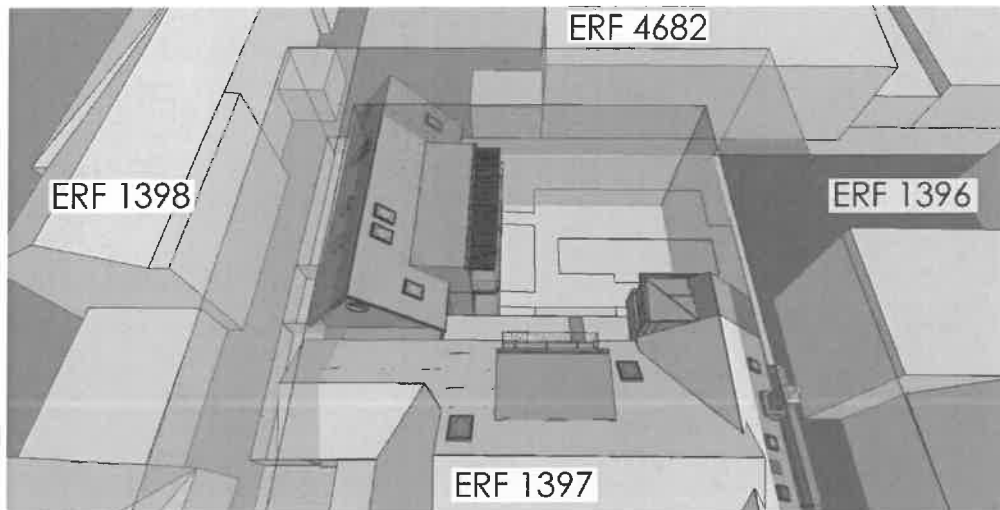
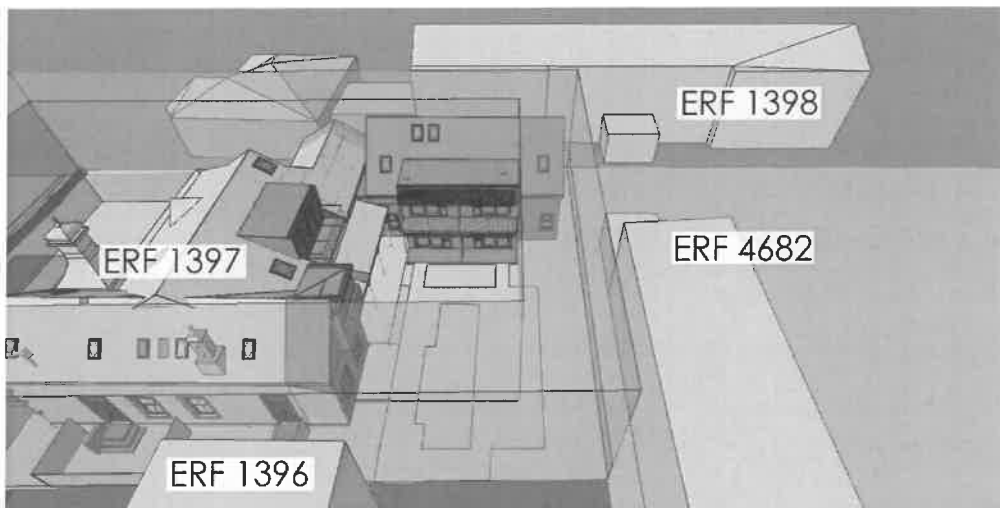
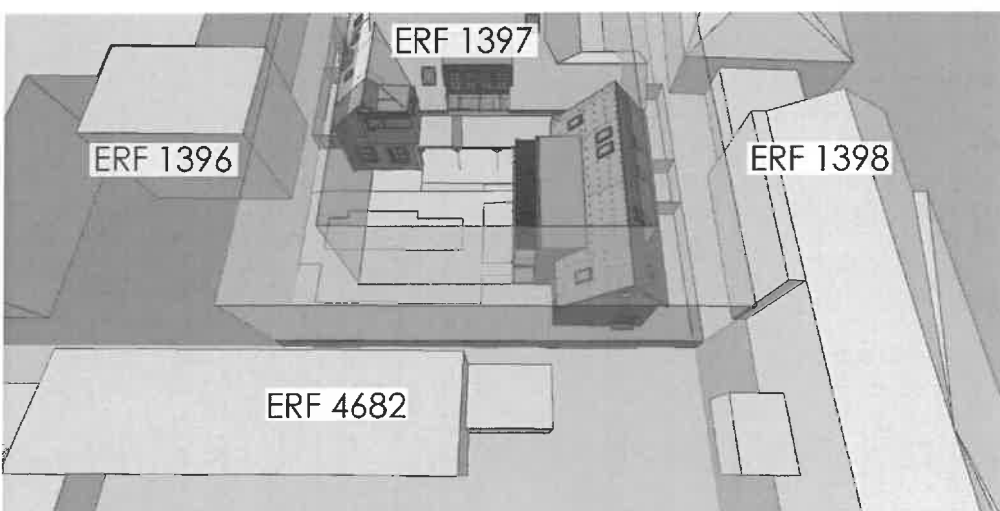
Van Riebeeck Street, a prominent axis in Stellenbosch, has a semi-intact boulevard of historic Oak trees. Beyond Drosdy Street, in a more residential setting, the street is lined with well-preserved Victorian buildings, many of which have been converted into guest houses or other commercial spaces. 19 Van Riebeeck forms part of a group of Victorian buildings characteristic of the area's expansion around the turn of the 20th century. Situated between Neethling and Rattray Avenue, 19 Van Riebeeck is listed on the Stellenbosch Heritage Inventory (Stellenbosch Heritage Foundation) as a High Victorian dwelling, with intact and well-preserved ornate detailing.

3. Applicable Regulation

The proposal requires two land use planning applications in terms of Section 15(2) of the Municipal Bylaw on land use planning:

The first type of application is **15(2)(b), a permanent departure from the development parameters of the zoning scheme**, namely the relaxation of side and rear building lines due to certain encroachments. Some of these encroachments involve alterations within the existing building envelope or extensions thereof. The new southern wing is designed to respect the hierarchy of the historic building and maintain key sightlines. Additionally, neighbouring buildings have been constructed close to their boundaries, despite the stipulated building lines. Should it be required to maintain the current building lines, the economic potential of the project will be significantly reduced, as the courtyard space would be underutilized.

The second type of application is **15(2)(o), a consent use contemplated in the zoning scheme**. The erf is located in a Multi-Unit Residential zone (MUR), and the primary rights in this zoning for a guest house or tourist dwelling are too small in scale for the proposed development. Therefore, a consent use for a Tourist Accommodation Establishment is requested. Further to this, the parking requirements are outlined in the table on the SDP. We wish to apply for the 0.7–1 parking allowance rule, as we are providing 0.72 bays per room, a total of 8 parking bays in the front garden. While the option of adding more parking in the courtyard area has been considered, this space is intended to remain a serene and quiet zone away from the busy Van Riebeeck Street, with a garden and swimming pool that guests can enjoy. Furthermore, the inclusion of 11 rooms is critical for the economic viability of the project, as confirmed by the clients' financial model. The Traffic Engineering Infrastructure Services Department of Stellenbosch has expressed satisfaction with the proposed parking provision and vehicle accesses.



Figures 4,5&6: Diagrams showing existing in grey, new in blue and existing boundary lines (4.5m) as a green 3D block. Abutting properties are shown in shades of purple.

In order for this project to be realized and be financially viable, an additional four rooms are required on the property, besides the seven rooms in the historic building. Various options were explored, including adding more rooms within the existing roof space. Bonne Esperance (Ebenezer Guest Lodge), which owns 17 Van Riebeeck, would like to combine the back courtyards of both properties to enlarge the internal courtyard space and create a serene quad that can be shared by both buildings. Therefore, the most suitable proposal is the addition of a wing to the east. This wing will define the eastern edge of the courtyard and mask the large block of flats behind it.

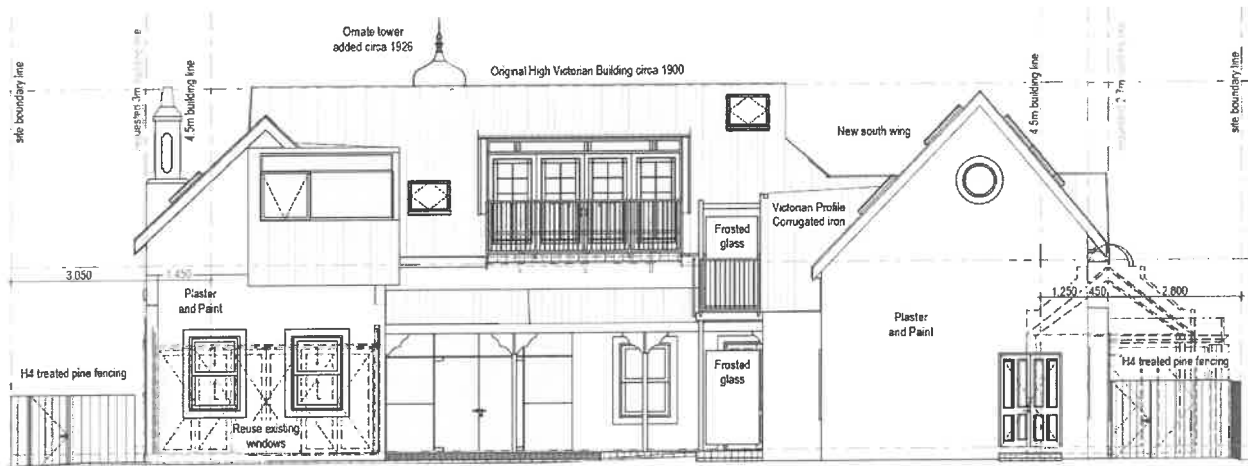


Figure 7: Southern Elevation showing proposed new building lines of 3m and 2.7m.

The new addition at the back of the property respects the original fabric of the house by incorporating a concrete separating roof between the two roof forms. The scale and hierarchy of the existing structure are honoured, as the new wing's roof is lower than the apex of the main roof. The rhythm and character of the existing building are reflected in the new wing by proportionally projecting massing that does not overpower the existing façade but rather enhances its appearance. This design builds on key existing elements: the western wing as a distinct element, the large roofscapes with dormers, and the delicate steel verandas. These features are translated into the new design through modern steel and timber elements, which also serve to soften the scale toward the courtyard.



Figure 8: Elevation excerpt of new south wing and proposed new building line of 1.5m



Figure 9: Bird's eye view of the proposed new design as seen from the courtyard space.

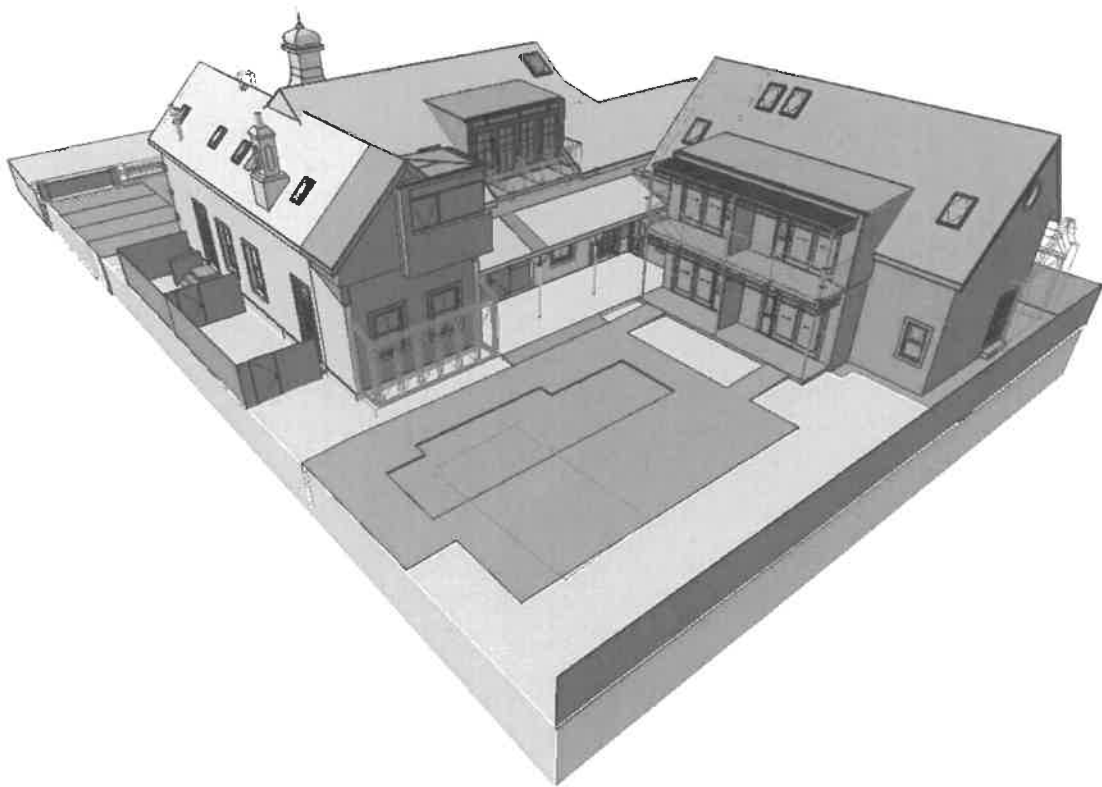


Figure 10: Diagram showing existing in grey, new in blue and demolition in red.



Figure 11: Elevation with sight lines as perceived from the street.

It is noted that there are various examples of developments where newer structures, including double-storey blocks of flats and other residential uses, have been introduced in close proximity to Victorian dwellings. These developments often extend behind or adjacent to existing buildings, sometimes beyond building lines. This proposal, adds a double-storey wing to the south side of the property, to strategically expand functionality while maintaining the original scale and hierarchy of the heritage. The new wing further makes use of modern steel and timber elements to ensure the new wing complements the existing façade. The double-storey further encapsulates the courtyard space in this new enlarged *Bonne Esperance* quad, which enhances the aesthetic and spatial appeal of the property as a whole. The design, in all its aspects creates a clear distinction between historic and new fabric, whilst maximizing the value and potential of the property.



Figure 12: Proposed new design in context (New interventions in blue).