ERF 2915, 10 TUNA STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: MEYER & ASSOCIATES URBAN DESIGNS (obo J COETZEE & SH THERON)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the street building line from 4m to 3m and the western lateral building line from 2m to 1,262m to accommodate a new garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **19 November 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 2915, TUNASTRAAT 10, ONRUSTRIVIER: AANSOEK OM AFWYKING: MEYER & ASSOCIATES URBAN DESIGNS (nms J COETZEE & SH THERON)

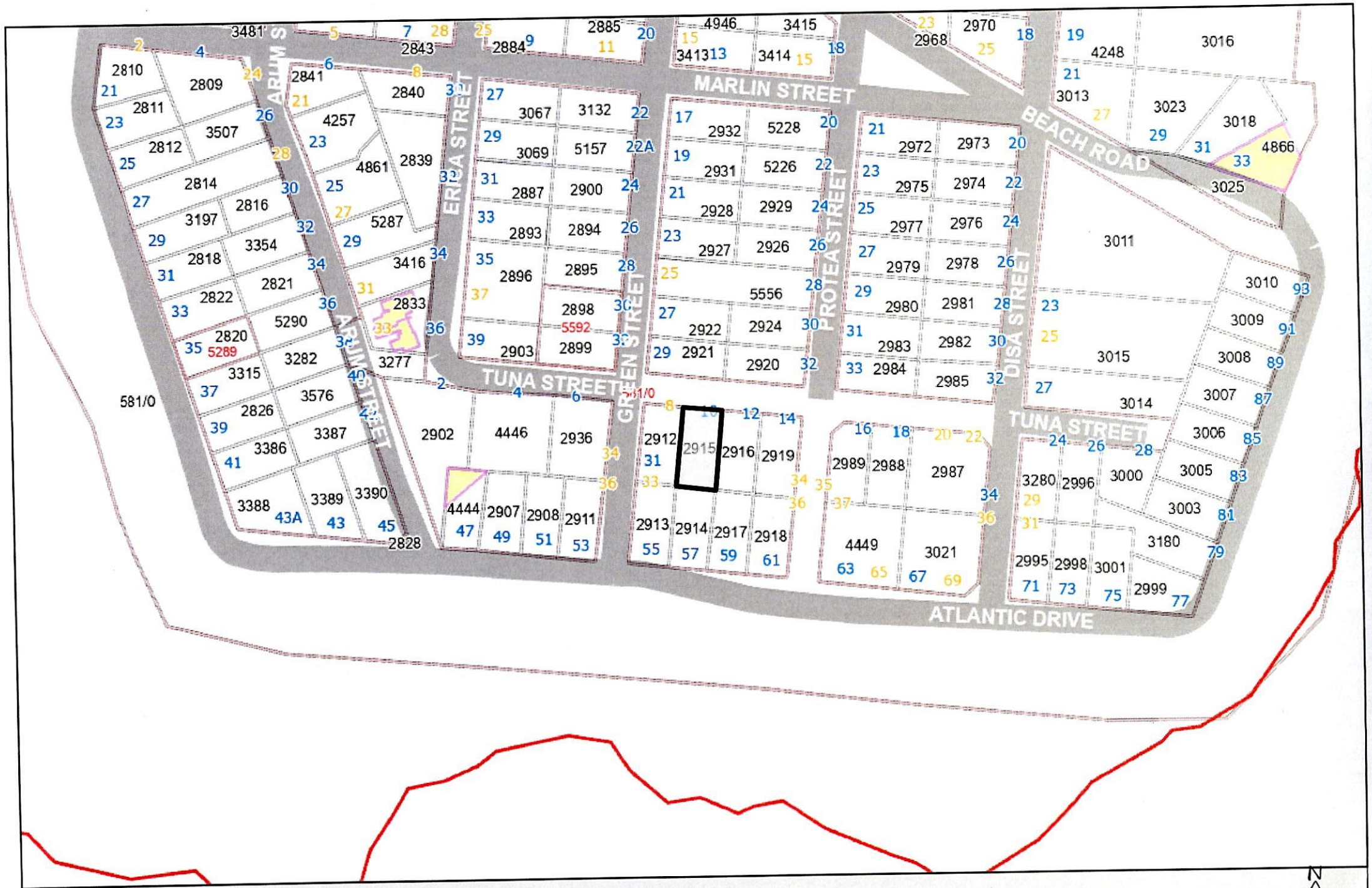
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 4m na 3m te verslap en die westelike syboulyn vanaf 2m na 1,262m te verslap om 'n nuwe motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) voor of op **19 November 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ERF 2915, 10 TUNA STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: MEYER & ASSOCIATES URBAN DESIGNS (obo J COETZEE & SH THERON)

Isaziso sinikezwe ngophathelelene neCandelo 48, loMthetho oLungisiweyo kaMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba kufunyenwe isicelo sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) sokunyenyiswa komda wesakhiwo kwicala elingasesitratweni, ukususela kwi-4m ukuya kwi-3m kunye nomda kwisakhiwo okwicala lasentshona ukususela kwi-2m ukuya kwi-1,262m ukulungiselela ulwakhiwo lwegaraji entsha.

Iinkcukacha eziphelelelyo ngesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yes-i08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla, wama-19 kuNovemba 2021**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu H. Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 2915 Onrus River

Date: 2021/08/24

2021-08-24

To:

Overstrand Municipality
Town and Spatial Planning
16 Paterson Street
Hermanus
7200

TO WHOM IT MAY CONCERN:

MOTIVATION LETTER FOR BUILDING LINE DEPARTURE AT ERF 2915, 10 TUNA ROAD, ONRUSTRIVIER.

We herewith apply and motivate for a building line departure for ERF 2915, 10 Tuna Street, Onrustrivier.

- Erf 2915, 10 Tuna Street, is located adjacent the incomplete Tuna Street road reserve, and the only access to the property is via a single dirt track from Green Street (Refer to Locality Plan 1 below).
- The proposed departure consists of only the garage portion of the house exceeding the street building line (from Tuna street road reserve boundary) by 1.000 meter and the West side building line by 0.738 meter. The application is therefore to reduce the street building line from 4.000 to 3.000m and the western common boundary from 2.000m to 1.262m. This would then leave sufficient space for pedestrian access along the West boundary.
- The existing dwelling is over the 8-meter height restriction and the East side of the house is currently located over the building line.
- It was decided to demolish the existing house and propose a new dwelling with the new garages facing the Tuna Street Road reserve. The proposal has relocated the new house (except for the garage portion), within the building lines and reduced the height to be fully compliant with the height restriction.

M&V Projekte CC (2003/034722/23) T/A Meyer & Associates Architects Urban Designers
Member: T.C. Meyer Associate: E. du Plooy
T +27 (0) 21 461 5514 F +27 (0) 21 461 5514 E info@meyerandassociates.co.za
Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Road, Woodstock, Cape Town, 7925
www.meyerandassociates.co.za

Meyer & Associates
architects. urban designers

- After careful consideration, the new building was located with the garage 3.000 meters from the street boundary, to maintain a decent useable southerly back garden while still obtaining views of the ocean. Our clients are not keen on a fenced-off street facing driveway, which in this case might end up being unutilised "no-mans land", if increased further in size.
- Additionally - referring to Locality Plan 1 - most of the existing properties along this portion of unbuilt Tuna street are all located closer to the street boundary than our proposal. As indicated, the house on ERF 2912 is over ERF 2915 (10 Tuna Street) boundary and much closer to Tuna Street than the 4-meter street building line. The houses of ERF 2921 and ERF 2920 opposite also exceeds the 4-meter street building line between 1,5 meters to 0.35 meters, which implies that it would be an anomaly to pushed back the garage portion to the 4 meters set back line.
- As qualified urban designers, we always follow good practice by improving the relationship between buildings and the public street spaces, in order to create safer streets and to stay away from high boundary walls and gates. The optimal design, from a safety and urban design perspective, would be to situate the garage as close as possible to the boundary line, which does not seem to be possible due to the specific town planning restrictions.

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Member: T.C. Meyer Associate: E. du Plooy
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Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Road, Woodstock, Cape Town, 7925
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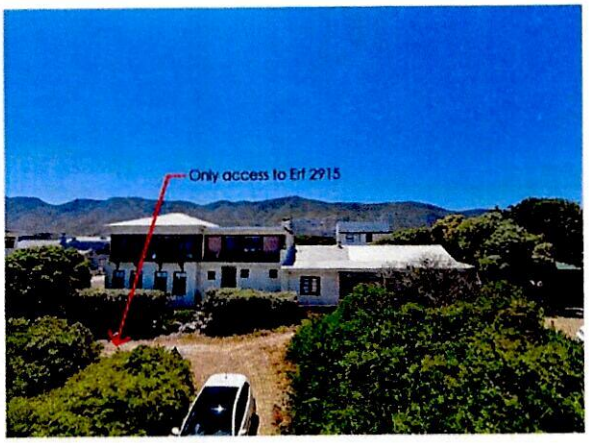
Meyer & Associates
architects. urban designers

Planning Principles

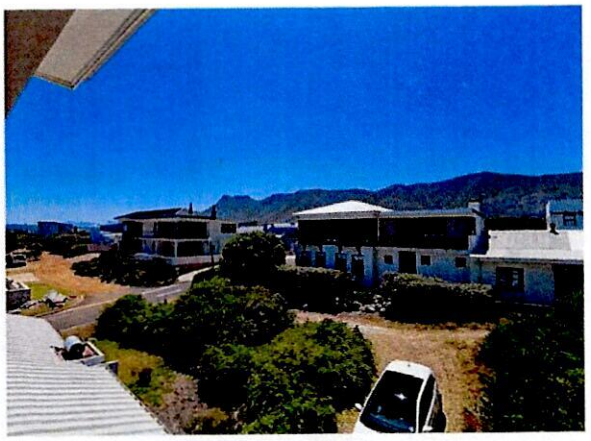
- Spatial Justice: not applicable.
- Spatial Sustainability: not applicable.
- Efficiency: not applicable.
- Spatial Resilience: not applicable.
- Good Administration: not applicable.

10 Tuna Street, Onrus.



House across 10 Tuna Street.

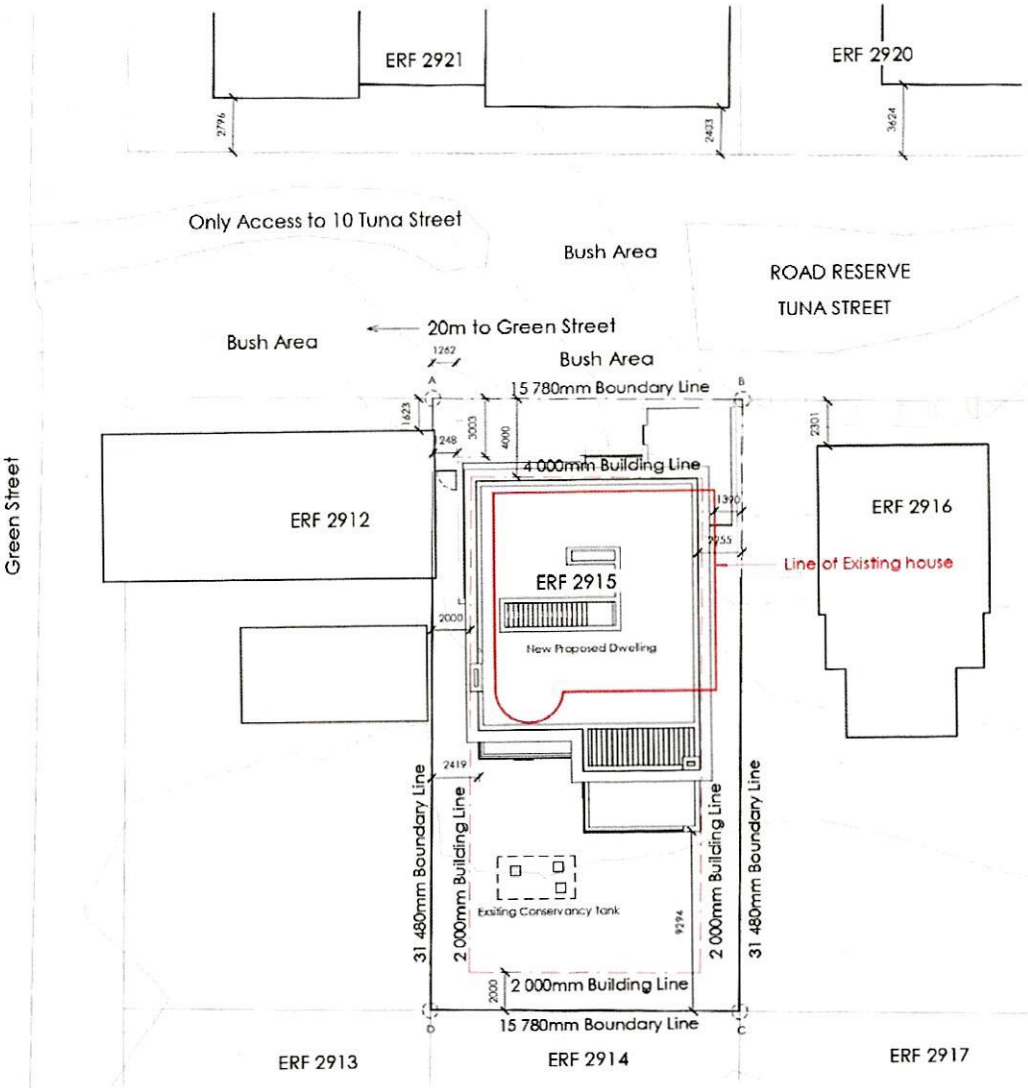
View from Erf 2915 looking down on Tuna Street (road reserve).



View from Erf 2915 of Tuna Street (road reserve).

M&V Projekte CC (2003/034722/23) T/A Meyer & Associates Architects Urban Designers
Member: T.C. Meyer Associate: E. du Plooy
T +27 (0) 21 461 5514 F +27 (0) 21 461 5514 E info@meyerandassociates.co.za
Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Road, Woodstock, Cape Town, 7925
www.meyerandassociates.co.za

Meyer & Associates
architects. urban designers



We therefore trust that you'll accept this motivation in a favorable light.

Yours Truly

Tiaan Meyer (PrArch UDISA)

19-08-2021

Date

M&V Projekte CC (2003/034722/23) T/A Meyer & Associates Architects Urban Designers
Member: T.C. Meyer Associate: E. du Plooy
T +27 (0) 21 461 5514 F +27 (0) 21 461 5514 E info@meyerandassociates.co.za
Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Road, Woodstock, Cape Town, 7925
www.meyerandassociates.co.za

Meyer & Associates
architects. urban designers

Locality Plan Scale 1:10 000

GENERAL NOTES

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- This drawing is to be deemed to include all that is required for and consistent with good building practice regardless of any specific omissions.
- This drawing is not to be scaled. Figured dimensions are to be used. All dimensions are in millimetres unless otherwise stated.
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- All dimensions and levels must be checked on site by the Contractor before putting any work in hand.

FOR INFORMATION

rev	date	description

Author

Tielman Christiaan Meyer
PR Arch 6534

Owner

Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers
T+ +27 (0) 21 461 5514 F+ +27 (0) 21 461 5606
A+ Unit A301, The Armoury, Buchanan Square, 169 Sir Lowry Rd, Woodstock, Cape Town, 7925
E+ info@meyerandassociates.co.za

project

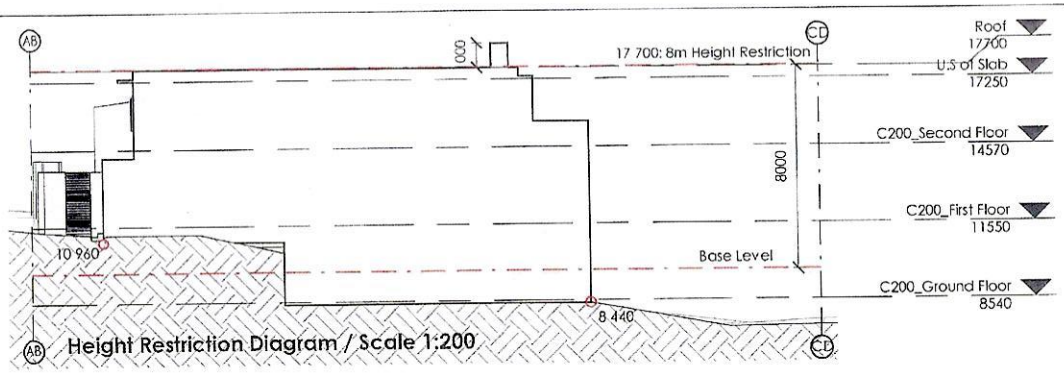
House Coetzee Theron
10 Tuna Street, Onrus

drawing

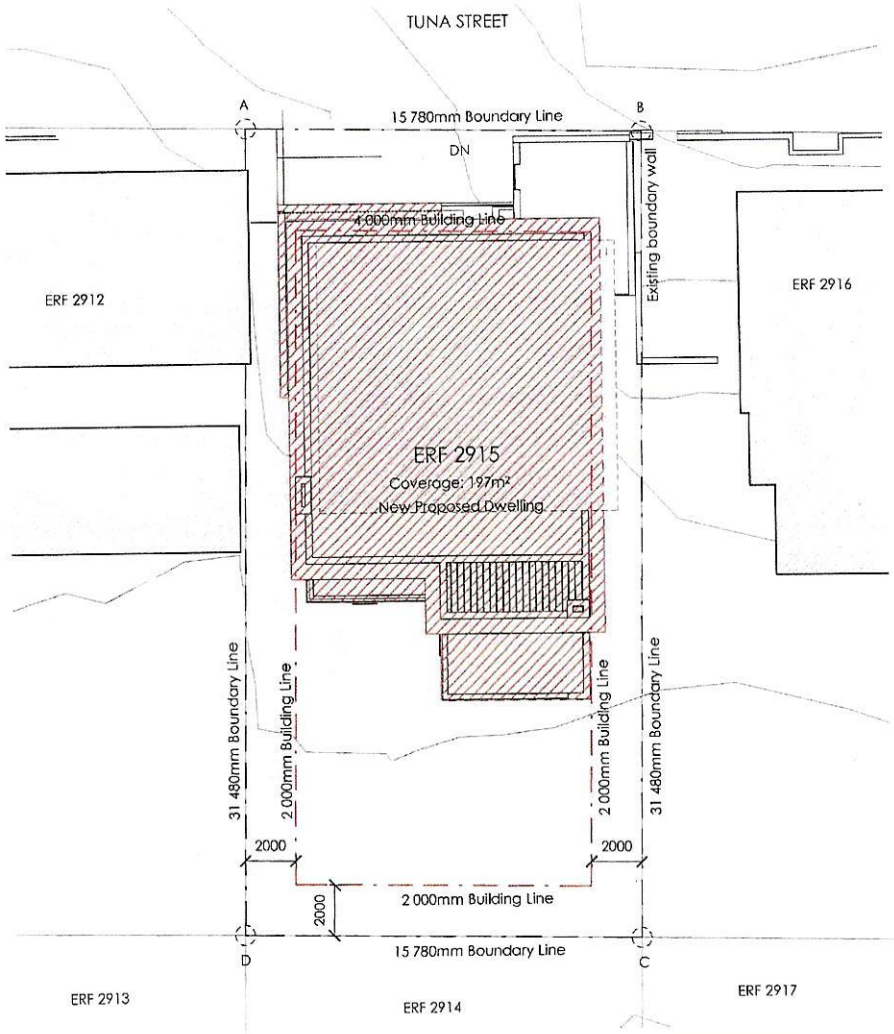
Locality Plan

scale	
drawn	Author
file	Model.rvt
job number_drawing number	revision
HC01_ M111	

8/13/2021 10:40:19 AM



Height Restriction Diagram / Scale 1:200



Built-Up Diagram / Scale 1:200

MUNICIPAL AREA CALCULATIONS:

Zoning Single Residential 1 (SR1)

Permitted Floor Factor: 1.0 = 496.8m²
Proposed Total Floor Space = 396.2m²

Total Building Footprint Area = 197m²

Total Site area = 496.8m²

Permitted Built Upon = 50%
Total Built Upon = 39.7%

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Author
Tielman Christiaan Meyer
PR Arch 6584

Owner
Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers
T • +27 (0) 21 461 6514 F • +27 (0) 21 461 6860
A • Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Rd, Woodstock, Cape Town, 7925
E • info@meyerandassociates.co.za

project
House Coetzee Theron
10 Tuna Street, Onrus

drawing
Built-Up

scale	1:200
drawn	Author
file	Model.rvt
job number_drawing number	HC01_ M112
revision	

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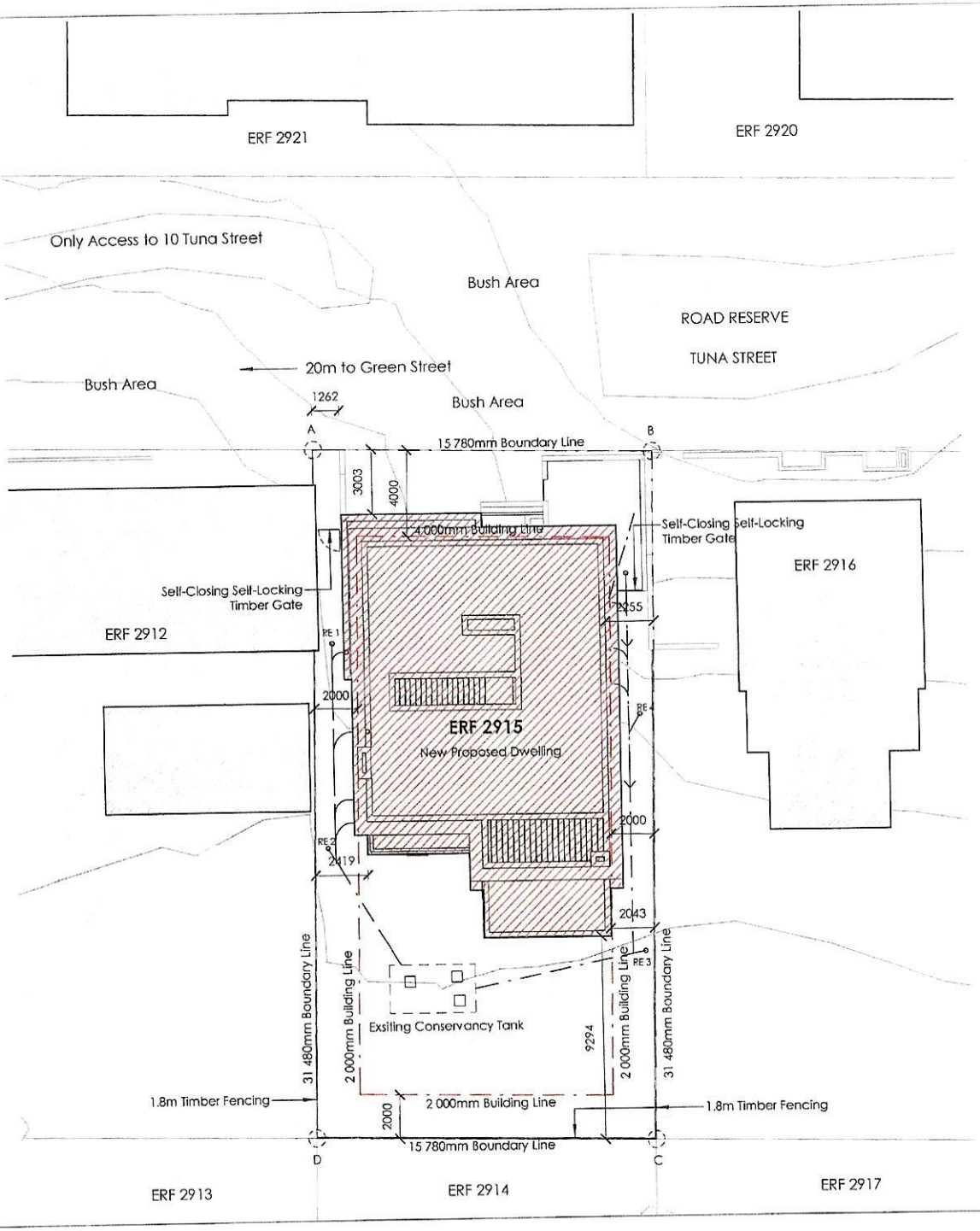

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Author

Tielman Christiaan Meyer
PR Arch 5534

Owner

Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers
T • +27 (0) 21 461 5514 F • +27 (0) 21 461 5569
A • Unit A381, The Armoury, Buchanan Square, 160 Sir Lowry Rd, Woodstock, Cape Town, 7925
E • info@meyerandassociates.co.za

project

House Coetzee Theron
10 Tuna Street, Onrus

drawing

Site Plan

scale	1:200
drawn	Author
file	Model.rvt
job number_drawing number	HC01_ M113
revision	

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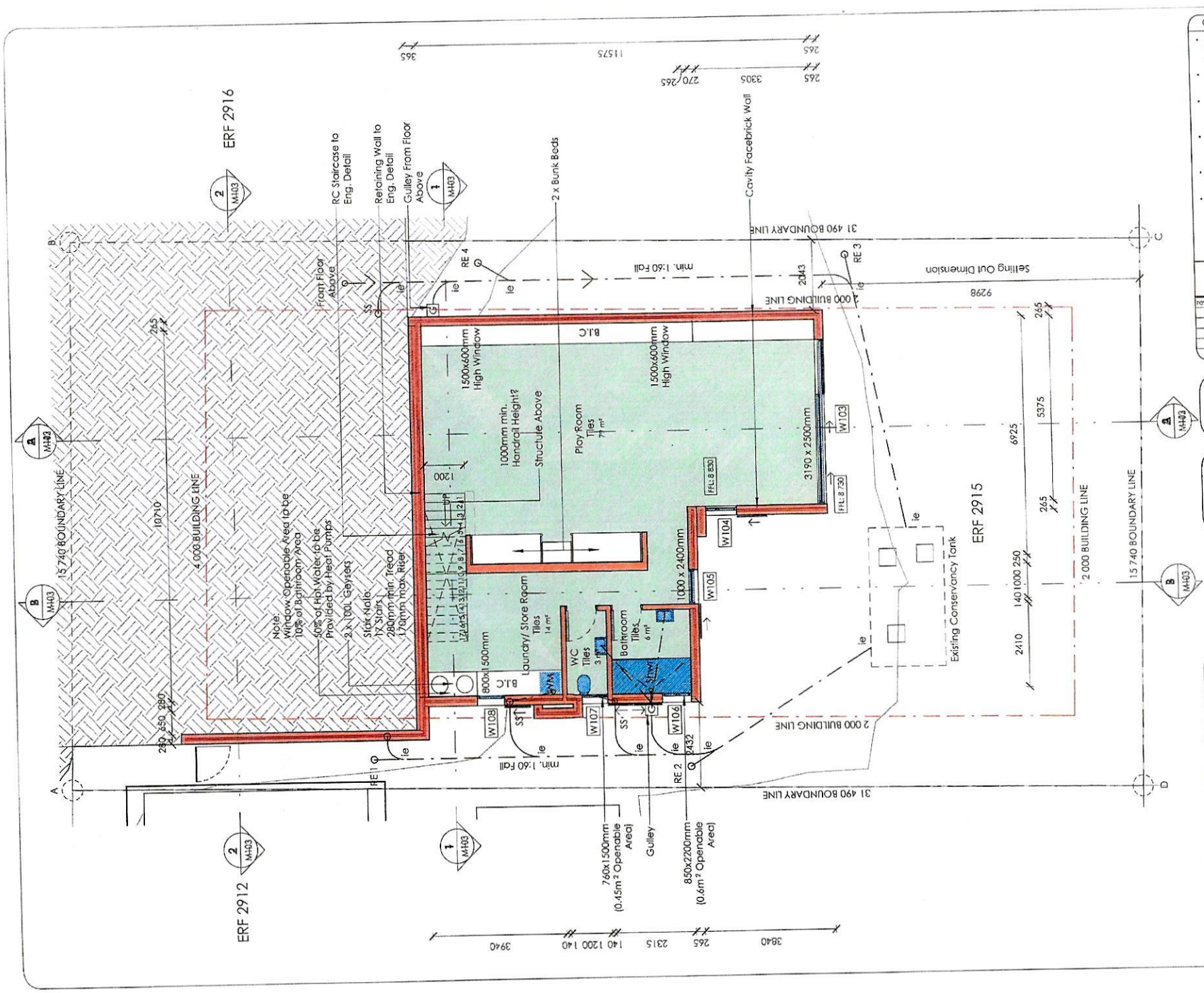

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Tielman Christiaan Meyer
PR Arch 6534

Owner
Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers

project
House Coetzee Theron
10 Tuna Street, Onrus

drawing
Ground Floor Storey

scale	1 : 100
drawn	Author
file	ModelLnvt
job number_drawing number	HC01_ M114
revision	

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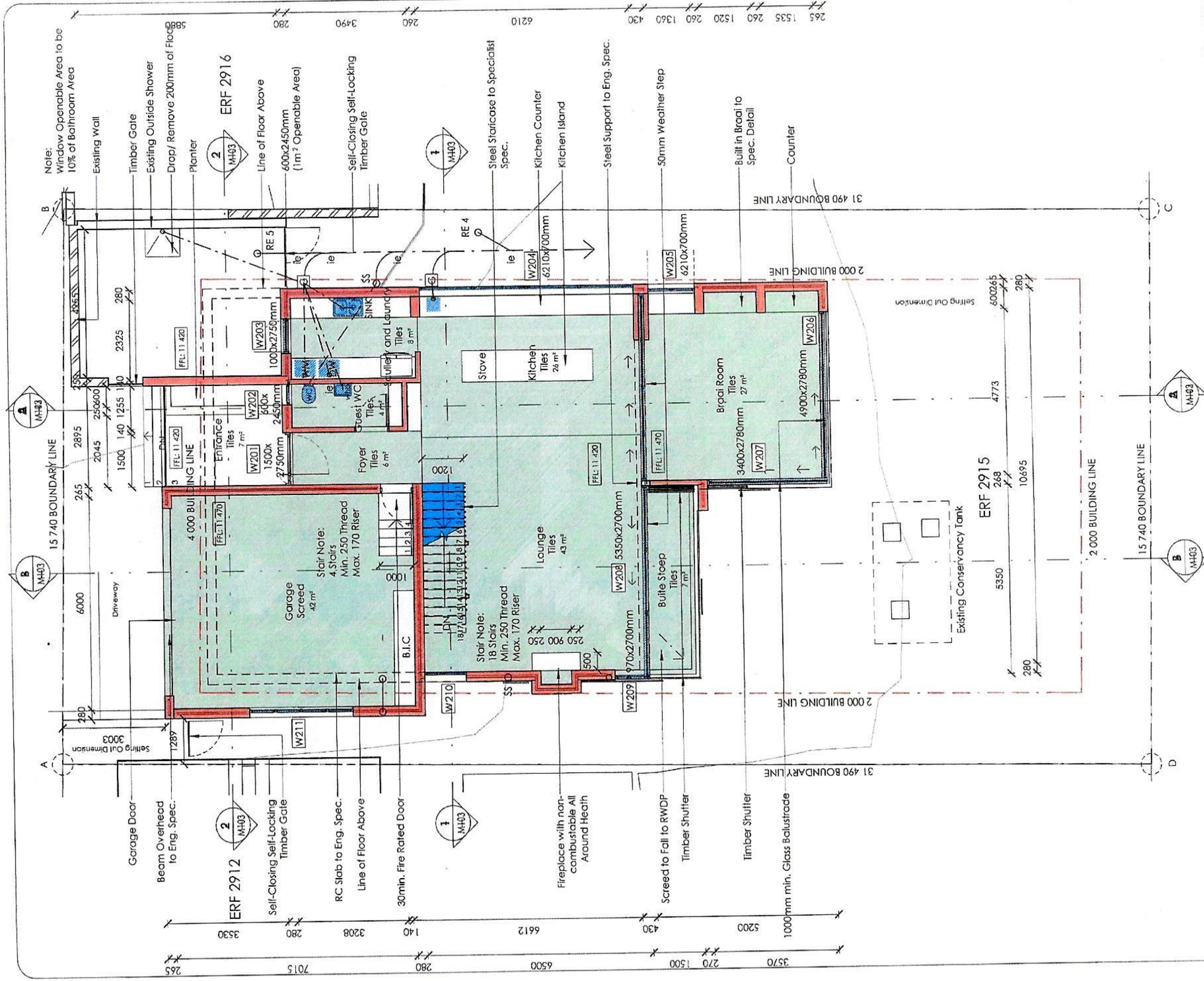

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Author
Tielman Christiaan Meyer
PR Arch 6534

Owner
Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers
T + +27 (0) 21 461 8614 F + +27 (0) 21 461 8669
A + Unit A301, The Armoury, Buchanan Square, 160 Sir Lowry Rd, Woodstock, Cape Town, 7925
E + info@meyerandassociates.co.za

project
House Coetzee Theron
10 Tuna Street, Onrus

drawing
First Floor Storey

scale	1:100
drawn	Author
file	ModelLrvl

job number_drawing number: HC01_ M115

revision

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GENERAL NOTES
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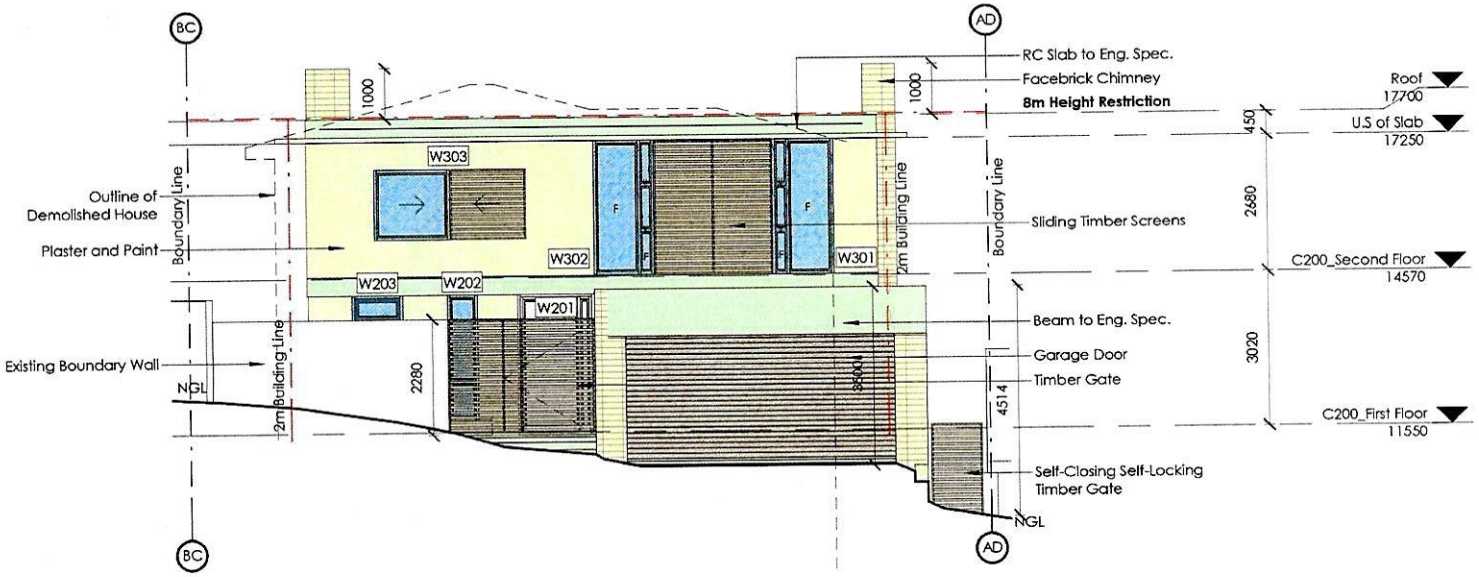
rev date description
Author
Tielman Christiaan Meyer
PR Arch 6534
Owner
Salomine Theron and Jasper Coetzee
Meyer & Associates
architects, urban designers
T: +27 (0)21 461 5514 F: +27 (0)21 461 5999
A: Suite 21, 17 Tuna Street, Rivonia, Rivonia, 188 Bo Langa Rd, Woodstock, Cape Town, 7925
E: info@meyerandassociates.co.za
project
House Coetzee Theron
10 Tuna Street, Orrus
drawing
Second Floor Storey
scale 1:100
drawn Author
file Model.rvt
job number_drawing number
HC01_ M116
revision
8/13/2021 1:22:43 PM
ERF 2915
ERF 2916
ERF 2912
15 740 BOUNDARY LINE
31 490 BOUNDARY LINE
2 000 BUILDING LINE
4 000 BUILDING LINE
Demolished House Outline
Note:
Window Openable Area to be 10% of Bathroom Area
Bedroom 1
Tiles
12 m²
Bedroom 2
Tiles
12 m²
Bedroom 3
Tiles
14 m²
Bathroom 1
Tiles
Bathroom 2
Tiles
Bathroom 3
Tiles
Passage
Tiles
16 m²
Master Bedroom
Tiles
24 m²
Master Bathroom
Tiles
10 m²
Lounge
Tiles
27 m²
Outside Sleep
27 m²
Stair Note:
18 Stairs
Min. 250 Thread
Max. 170 Riser
Line of Skylight Above
Demolished House Outline
600mm Overhang
RC Slab to Eng. Spec.
50mm Weather Step
1000mm min. Low Wall
Seat
1000mm min. Glass Balustrade
Steel Staircase to Specialist Detail
800x880mm Openable Window (0.7m² Openable Area)
970x2680mm Window (400x1680mm Openable) (0.67m² Openable Area)
500x2580mm Window 1680x500 Openable (0.8m² Openable Area)
Bathroom 2 Artificially Ventilated
1.37m² Total Openable Window Area
W301
W302
W303
W304
W305
W306
W307
W308
W309
W310
W311
W312
1200x2650mm
1900x1400mm
1200x2680mm
1200x2850mm
3080x2680mm
4250x2680mm
B.I.C
Shwr
Bath
WC
SS



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FOR INFORMATION

rev	date	description
A	06.09.21	North & West Elevation

Author

Tielman Christiaan Meyer
PR Arch 6584

Owner

Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers

T: +27 (0) 21 481 8814 F: +27 (0) 21 481 5888
A: Unit A381, The Armoury, Buchanan Square, 160 St Lowry Rd, Woodstock, Cape Town, 7925
E: info@meyerandassociates.co.za

project

House Coetzee Theron

10 Tuna Street, Onrus

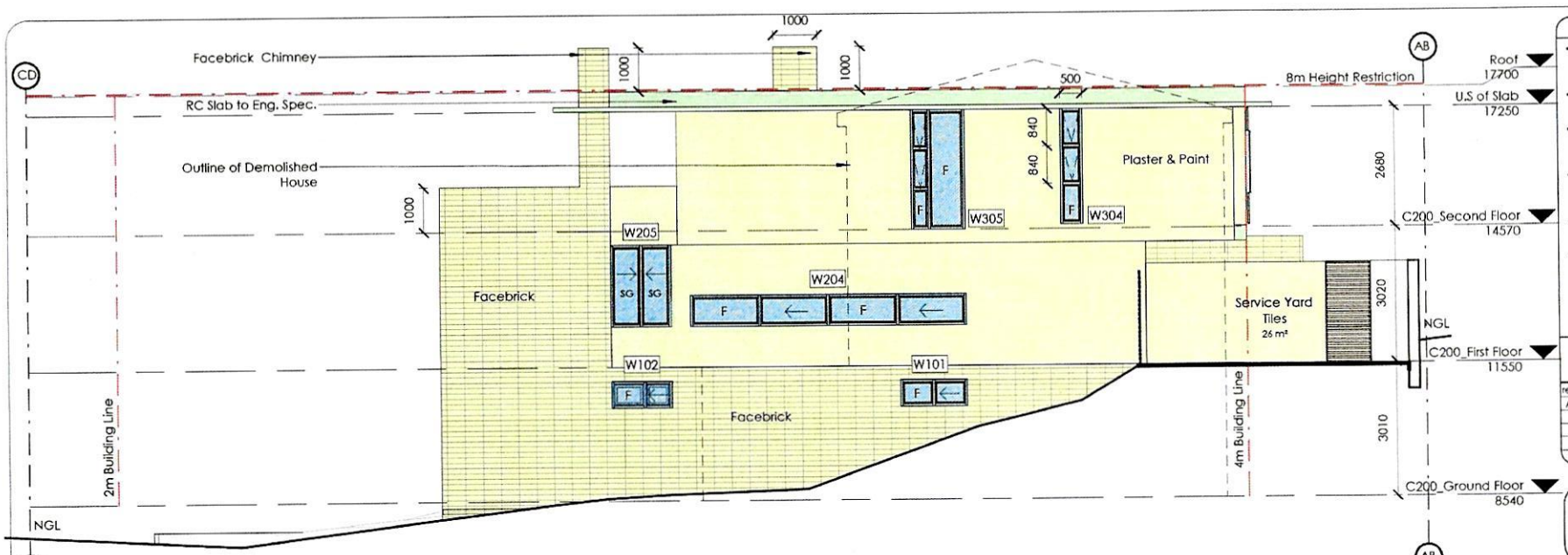
drawing

North and South Elevation

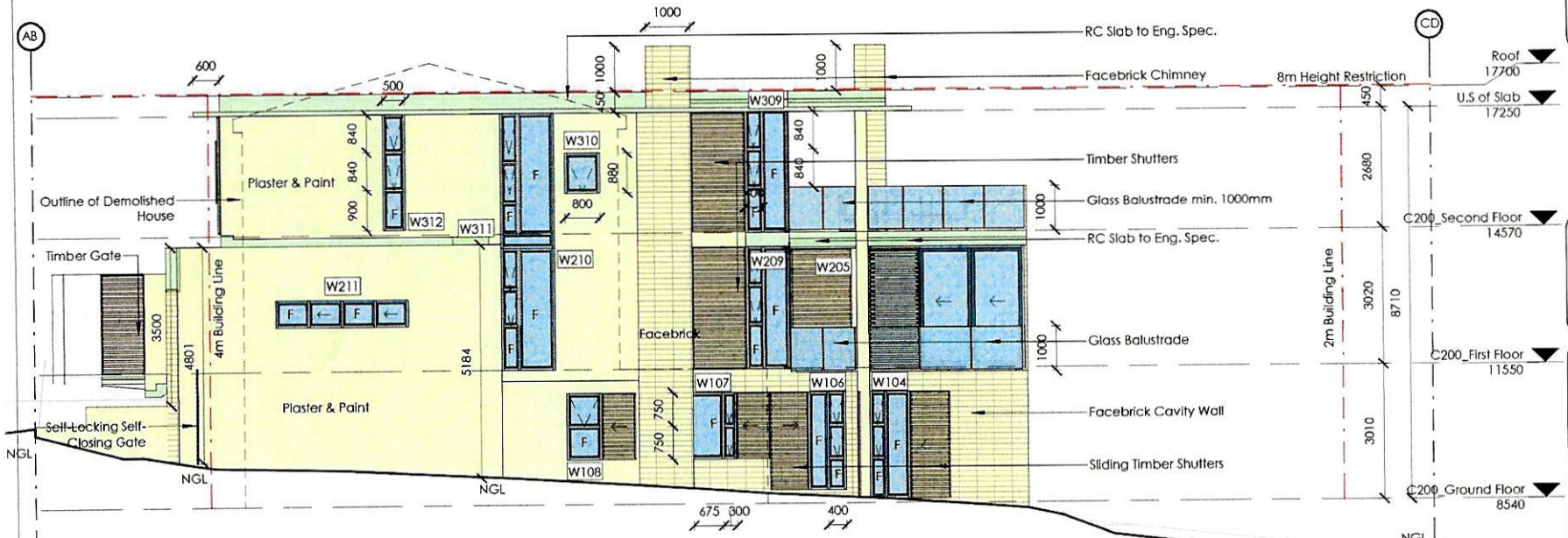
scale	1 : 100
drawn	Author
file	Model.rvt

job number_drawing number: **HC01_ M117**

revision: **A**



M_East Elevation | Scale 1 : 100



M_West Elevation | Scale 1 : 100

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A	06.09.21	North & West Elevation

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PR Arch 6584

Owner
Salomine Theron and Jasper Coetzee

Meyer & Associates
architects, urban designers

project
House Coetzee Theron
10 Tuna Street, Onrus

drawing
East and West Elevation

scale	1 : 100
drawn	Author
file	ModelLrvt
job number_drawing number	HC01_ M118
revision	A

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