

ERF 2963, 13 PROTEA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MEYER & ASSOCIATES, ARCHITECTS, URBAN DESIGNERS ON BEHALF OF VALORTRADE 1076 CC

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 2963, Onrustrivier, has been received in terms of Section 16(2)(b) of the By-Law for the following:

- Relaxation of the street building line from 4m to 3m to accommodate the proposed garage.
- Relaxation of the street building line from 4m to 2.510m to accommodate the proposed staircase.
- Relaxation of the southern building line from 2m to 1m to accommodate portions of the proposed dwelling.

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 / (e) loretta@overstrand.gov.za) on or before **30 August 2024**, 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 2963, PROTEA STRAAT 13, ONRUSTRIVIER: OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING: MEYER & ASSOCIATES, ARCHITECTS, URBAN DESIGNERS NAMENS VALORTRADE 1076 CC

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 2963, Onrustrivier, ingevolge Artikel 16(2)(b) ontvang is vir die volgende:

- Verslapping van die straat boulyn vanaf 4m na 3m om die voorgestelde garage te akkommodeer.
- Verslapping van die straat boulyn vanaf 4m na 2.510m om die voorgestelde trap te akkommodeer.
- Verslapping van die suidelike boulyn vanaf 2m na 1m om gedeeltes van die nuwe woning te akkommodeer.

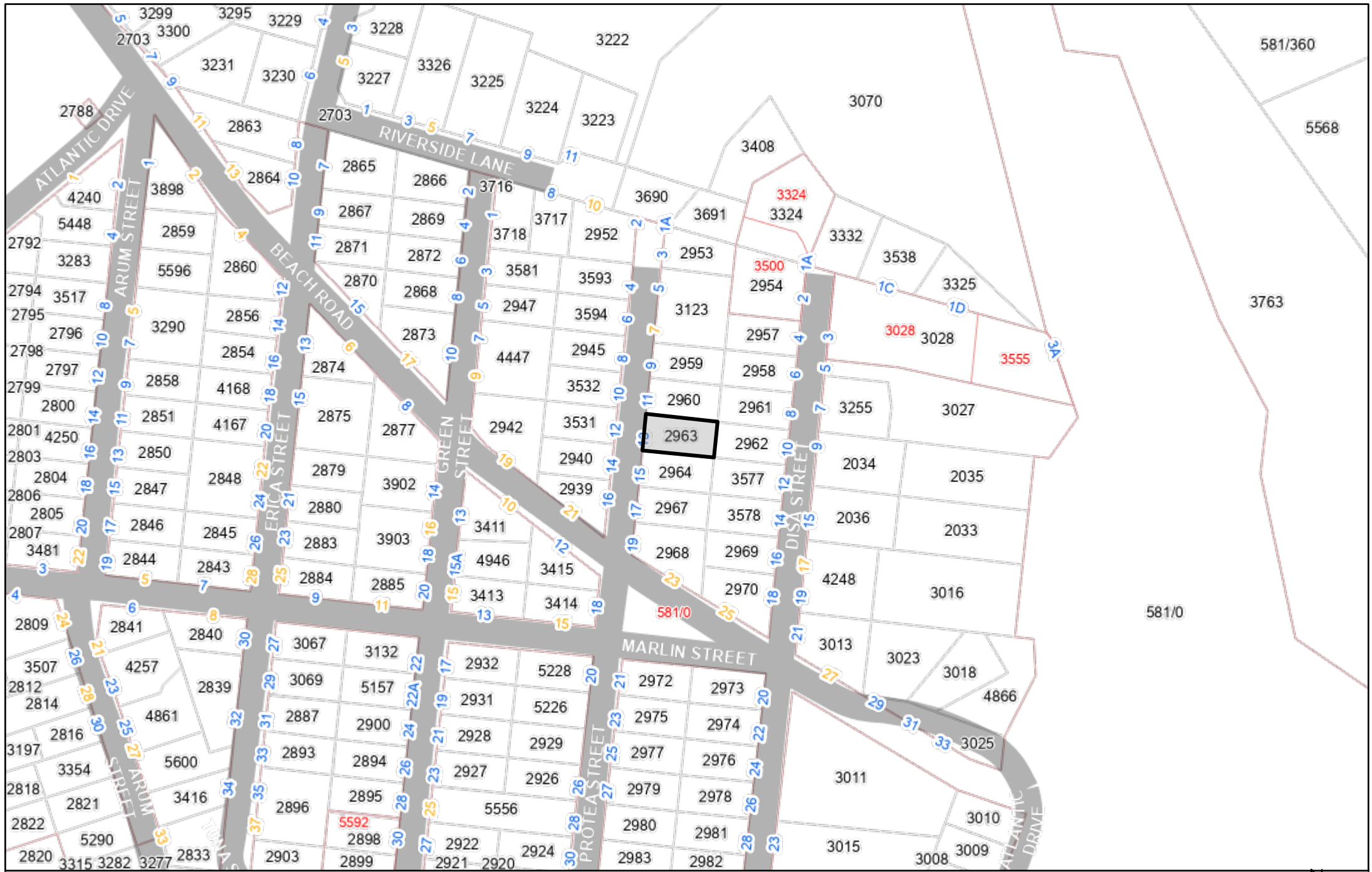
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **30 Augustus 2024**, 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, **Mr. 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.

ISAZISO 2963, 13 PROTEA STREET, ONRUSTRIVIER, WO MASIPALA WASE OVERSTRAND: ISICELO SOPHAMBUKO, MEYER & ASSOCIATES, ARCHITECTS, URBAN DESIGNERS EGAMENI LE- VALORTRADE 1076 CC

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokuba isicelo sifunyenwe soku kulandelayo kwisicelo esimayela u Erf 2963, e Onrustrivier, sokuba isicelo sifunyenwe ngokwemigangatho ye candelo 16 (2) (b) lo mthetho ka masipala soku kulandelayo:

- Ukunyenyesisa umgca wolwakihiwo lwendlela ukusuka kwii-mitha ezi 4m ukuya kweziyi 3m ukulungiselela i-garaji ecetywayo,
- Ukunyenyesisa umgca wolwakihiwo lwendlela ukusuka kwii-mitha ezi 4m ukuya kweziyi 2.510m ukulungiselela izitepi ezicetywayo
- Ukunyenyesisa umgca wesakihiwo kwicala lasezantsi ukusuka kwii-mitha ezi 2m ukuya kweziyi 1m ukulungiselela ubungakanani bendawo yokuhlala ecetywayo,

Linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-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 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **30 ka Agasti 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba kuMnu H Olivier kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



2024-06-11
Revision 1



To:

Overstrand Municipality
Town and Spatial Planning
16 Paterson Street
Hermanus
7200

TO WHOM IT MAY CONCERN:

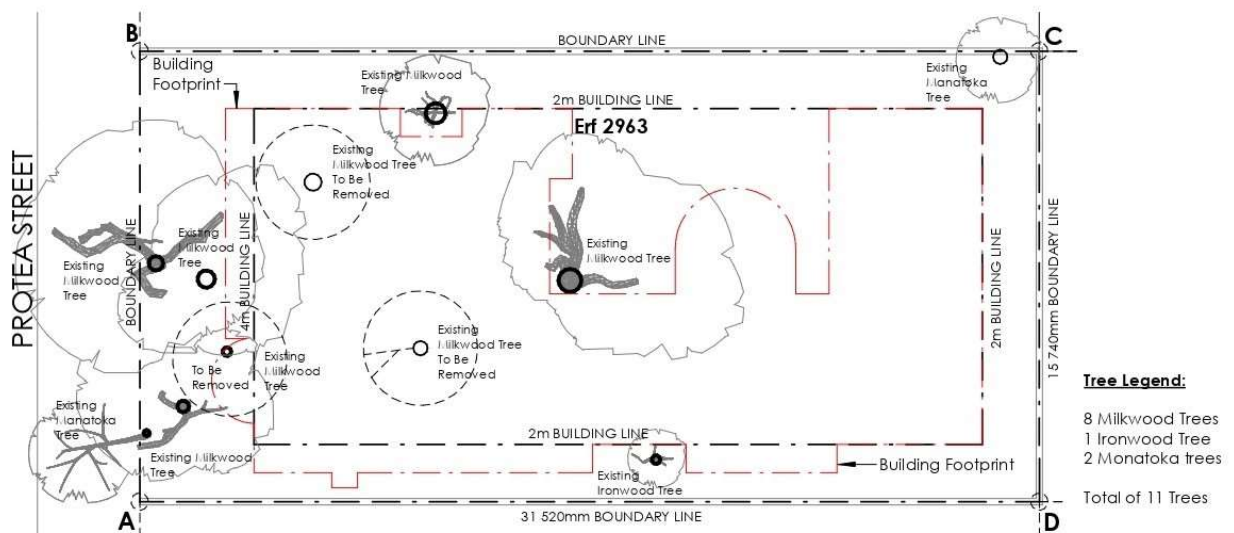
MOTIVATION LETTER FOR BUILDING LINE DEPARTURE AT ERF 2963, 13 PROTEA STREET, ONRUSTRIVIER (Revision1).

We herewith apply and motivate for a building line departure for ERF 2963, 13 Protea Street, Onrustrivier.

- Erf 2963, 13 Protea Street, Onrustrivier, is one of the last remaining vacant erven on the “Island” of Onrustrivier. (Refer to Locality Plan 1 below). It has always been part of a double erf, used as garden space, together with Erf 2964.
- As such, a number of mature trees are present on the site, of which a number of them are protected milkwood trees.
- These trees are considered very important features to the site and, as the owner, who is also a respected architect, is adamant that as many as possible of these trees be retained on the site.
- Of the eleven trees, 8 eight are Milkwoods, two are Manatocas, and one is an Ironwood Tree. The design of the proposed new dwelling has therefore been carefully located and designed around the most mature milkwood trees. In fact, the existing trees have all been 3D modelled to assist with the design

process.

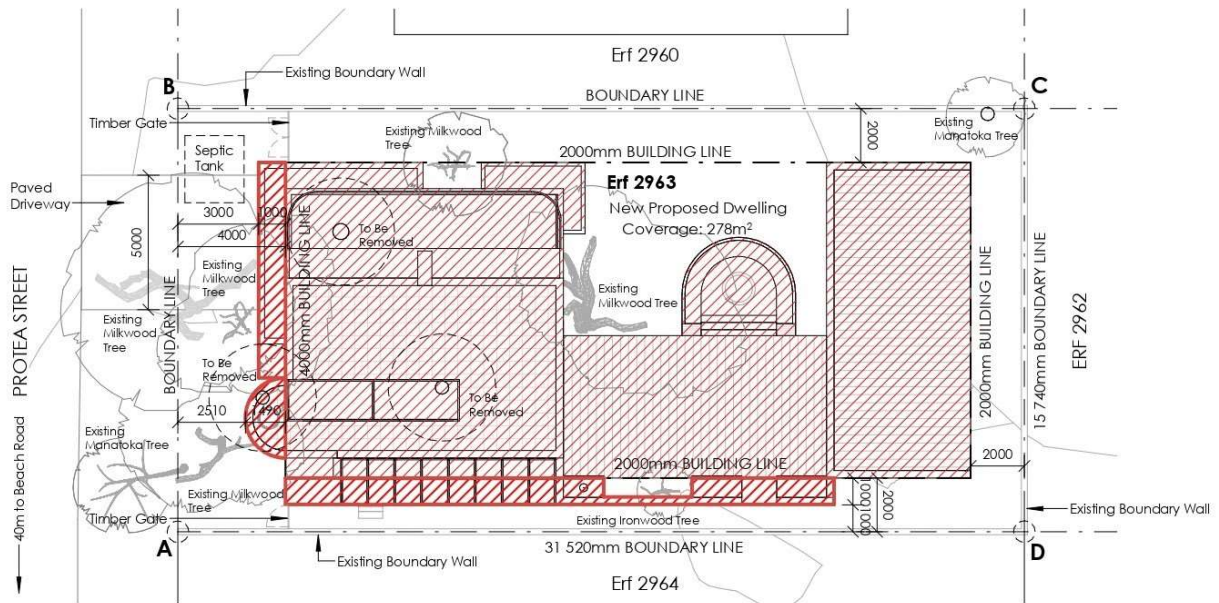
- Of the eleven trees (of which 8 are Milkwood trees), three young Milkwood trees will be affected by the design of the new dwelling, since it is located within the footprint of the new dwelling.
- It is proposed that a permit application be submitted to have these three removed. (See site plan below which indicates the location of the trees on the property, with the footprint of the new proposed dwelling overlaid and the location of the trees to be removed.



Tree Plan | Scale 1 : 200



- Therefore, eight trees, of which five are Milkwoods will remain, as garden features on the site and will be protected during the construction process.



Site Plan | Scale 1 : 200



- To accommodate these trees and still achieve the design of a usable and habitable dwelling, it is requested to relax the street facing building line from 4m to 3m on the ground floor (garage) and 4m to 2,510 (staircase landing) on the first floor. (See above Site Plan)
- W.r.t. the southern common property building line, it is applied to relax the common building line, from 2m to 1m. (See above Site Plan)
- The above relaxations will put the owner in a position to retain existing trees in a courtyard arrangement and on its edges.
- The above relaxations will not affect any of the neighboring properties in a negative way and will ensure that most of the street facing mature trees are maintained which are a prominent feature of the existing streetscape.
- It is also proposed that no street boundary wall be erected, but the proposed dwelling be facing directly onto the street to improve informal street surveillance and an urban street condition.

Relevant Planning Principles applicable to these Departures

- **Spatial Justice:**

This principle does not have a direct bearing on this Departure Application, since no Apartheid Spatial Planning aspects, or access to opportunities for the poorest of the poor are affected by the granting of these departures.

- **Spatial Sustainability:**

By maintaining most of the existing Milkwood trees on the property, a direct attempt is made to ensure biodiversity and the protection of valuable environmentally sensitive and protected vegetation. The Departure application is a direct consequence of the retention of milkwood trees on the property. It is therefore in the interest of Spatial Sustainability that these Departures be positively considered.

- **Efficiency:**

This land has been vacant for many years. The proposal is to develop a house with outbuildings on the property - therefore increasing the residential densities of this neighborhood. By locating the buildings closer to the street boundary, due to the location of existing milkwood trees, a more urban street scape typology is encouraged, which promote safer streets and informal surveillance, while also retaining all the existing greenery along Protea Street, afforded by the milkwood trees, which is a significant feature of the streetscape. Therefore Efficiency is improved.

- **Spatial Resilience:**

This planning principle does not have any direct bearing on the Departure Applications which forms the subject of this letter.

- **Good Administration:**

This development proposal has been discussed with some of the most affected neighbours. The consideration and or granting of these Departures, does not in any way, negatively affect the adjacent neighbours – not from a light, space, view or financial point of view. It is therefore in line with the planning principle of good administration.

Below are two photographs of the existing vacant site – both taken from Protea Street, in support of the above application and motivation.

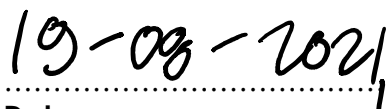


We therefore trust that you'll accept this motivation in a favorable light.

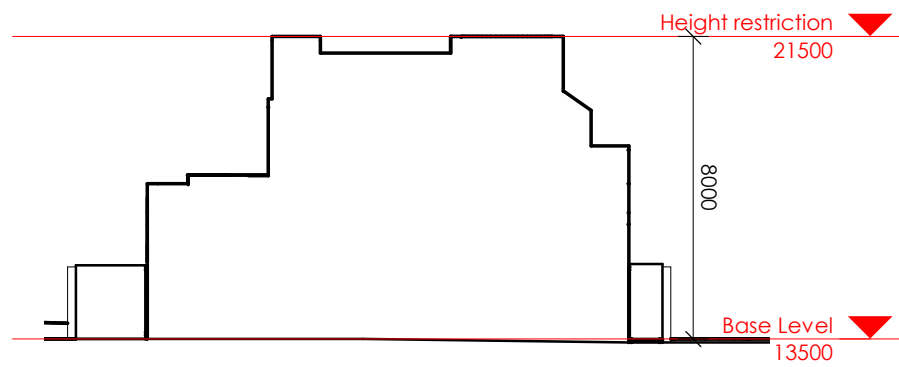
Yours Truly


.....
Tiaan Meyer (PrArch UDISA)

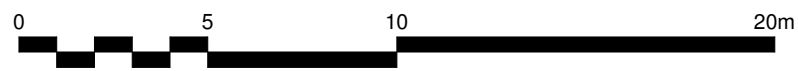
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.....
Date

Meyer & Associates
architects. urban designers



Height Restriction Diagram | Scale 1 : 200



MUNICIPAL AREA CALCULATIONS:

Zoning Single Residential 1 (SR1)

Permitted Floor Factor: 1.0 = 496m²
Proposed Total Floor Space = 350m²

Total Building Footprint Area: 238m²

Total Site Area: 496m²

Permitted Built Upon: 50%
Total Built Upon = 48%

GENERAL NOTES

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- All materials and workmanship are to comply with the relevant S.A.B.S. codes.
- 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.
- This drawing must be read in conjunction with all relevant drawings and specifications.
- All dimensions and levels must be checked on site by the Contractor before putting any work in hand.

FOR INFORMATION

rev	date	description

Author

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Owner

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project

New Dwelling

13 Protea Street, Onrusrivier
 Erf 2963

drawing

MUNICIPAL SUBMISSIONS

Built-Up

scale As indicated

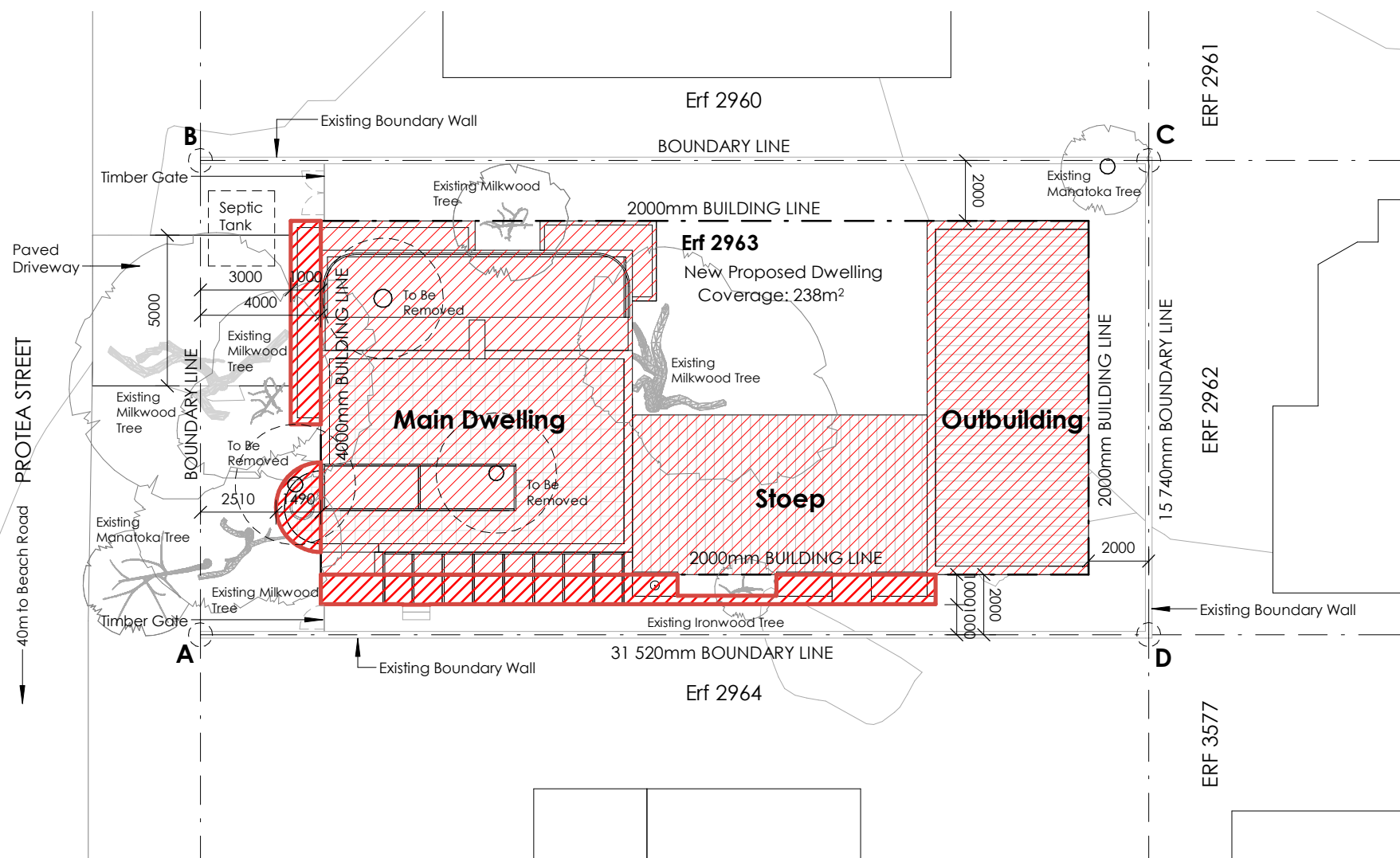
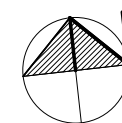
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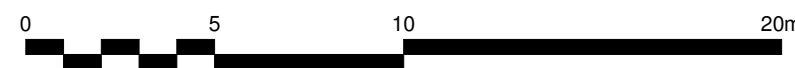
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PS01_L1003

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Site Plan | Scale 1 : 200



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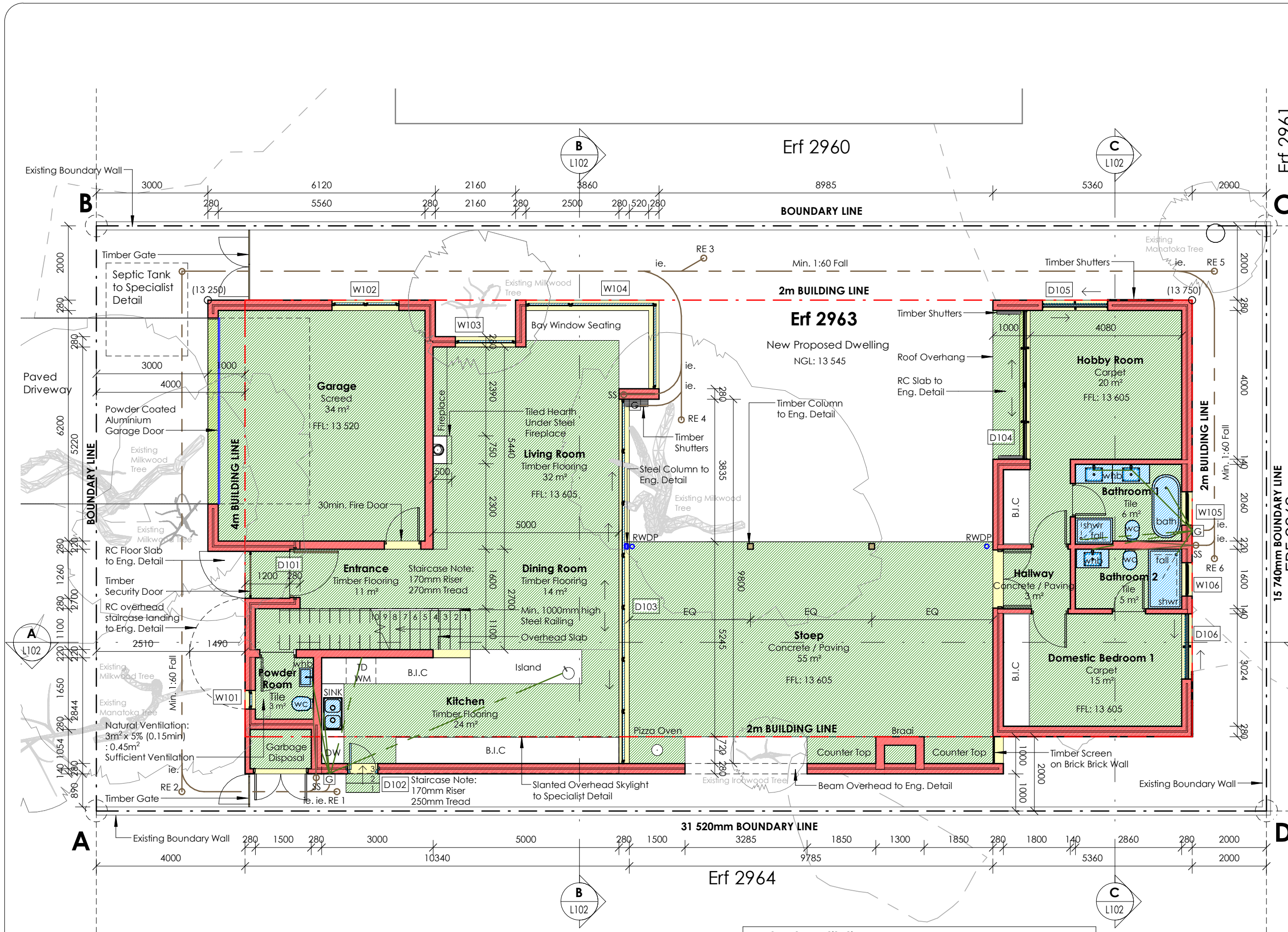
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project
New Dwelling
 13 Protea Street, Onrusrivier
 Erf 2963

drawing
MUNICIPAL SUBMISSIONS
Ground Floor Plan

scale	As indicated
drawn	TC., Author
file	Model.rvt
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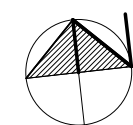


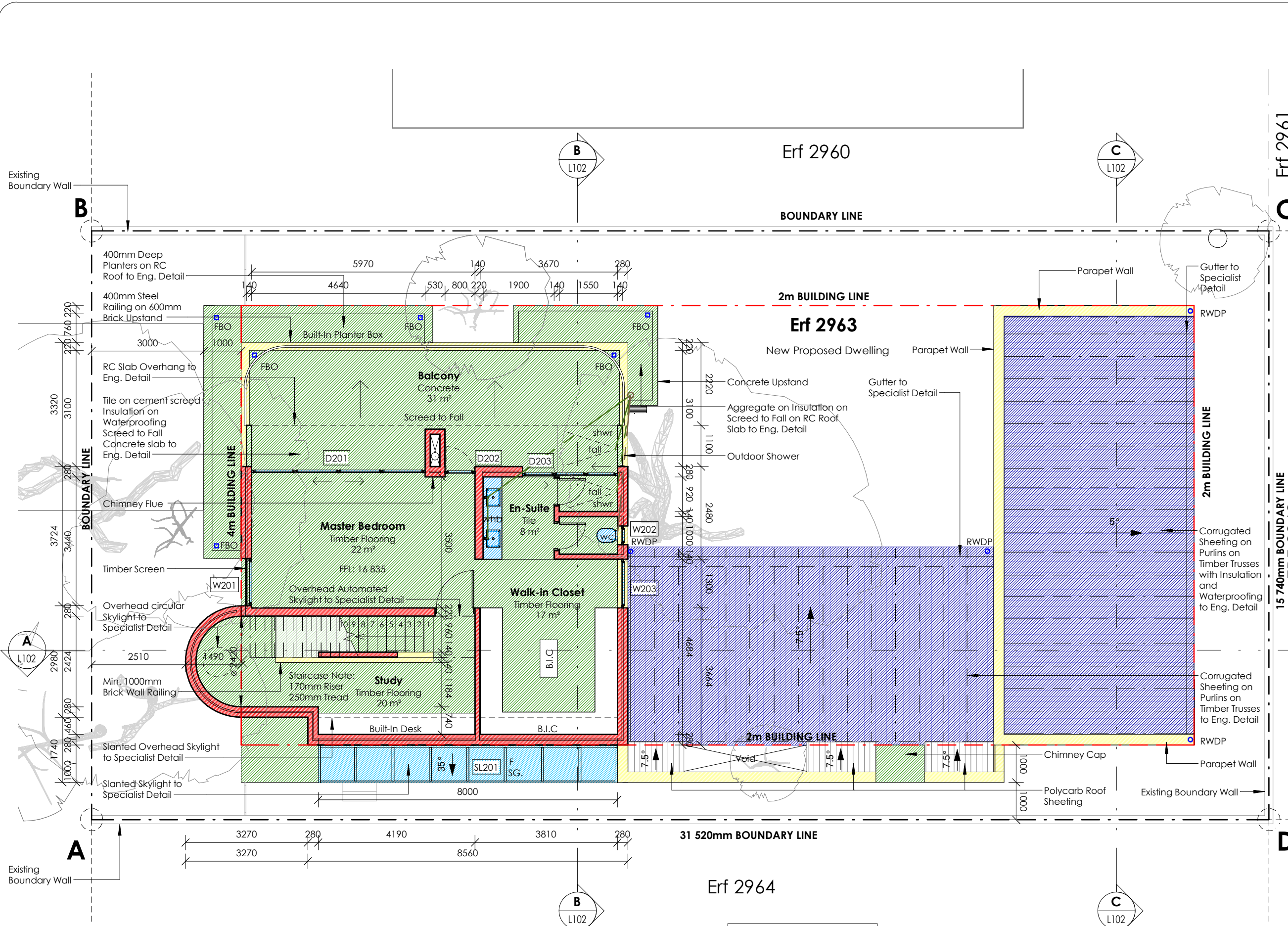
Ground Floor Plan | Scale 1 : 100



Natural Ventilation:

Room	Area	Ventilation
Powder Room	3m ² x 5% (0.15min)	: 0.45m ²
Bathroom 1	6m ² x 5% (0.3min)	: 0.81m ²
Bathroom 2	5m ² x 5% (0.25min)	: 0.81m ²





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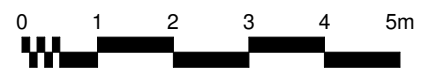
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project
New Dwelling
 13 Protea Street, Onrusrivier
 Erf 2963

drawing
MUNICIPAL SUBMISSIONS
First Floor Plan

scale	As indicated
drawn	TC., Author
file	Model.rvt
project no.	drawing no.
PS01_L1005	revision
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First Floor Plan | Scale 1 : 100



Natural Ventilation:
 En-Suite
 2m² x 5%
 (0.1min)
 : 0.45m²
 Sufficient Ventilation

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architects, urban designers

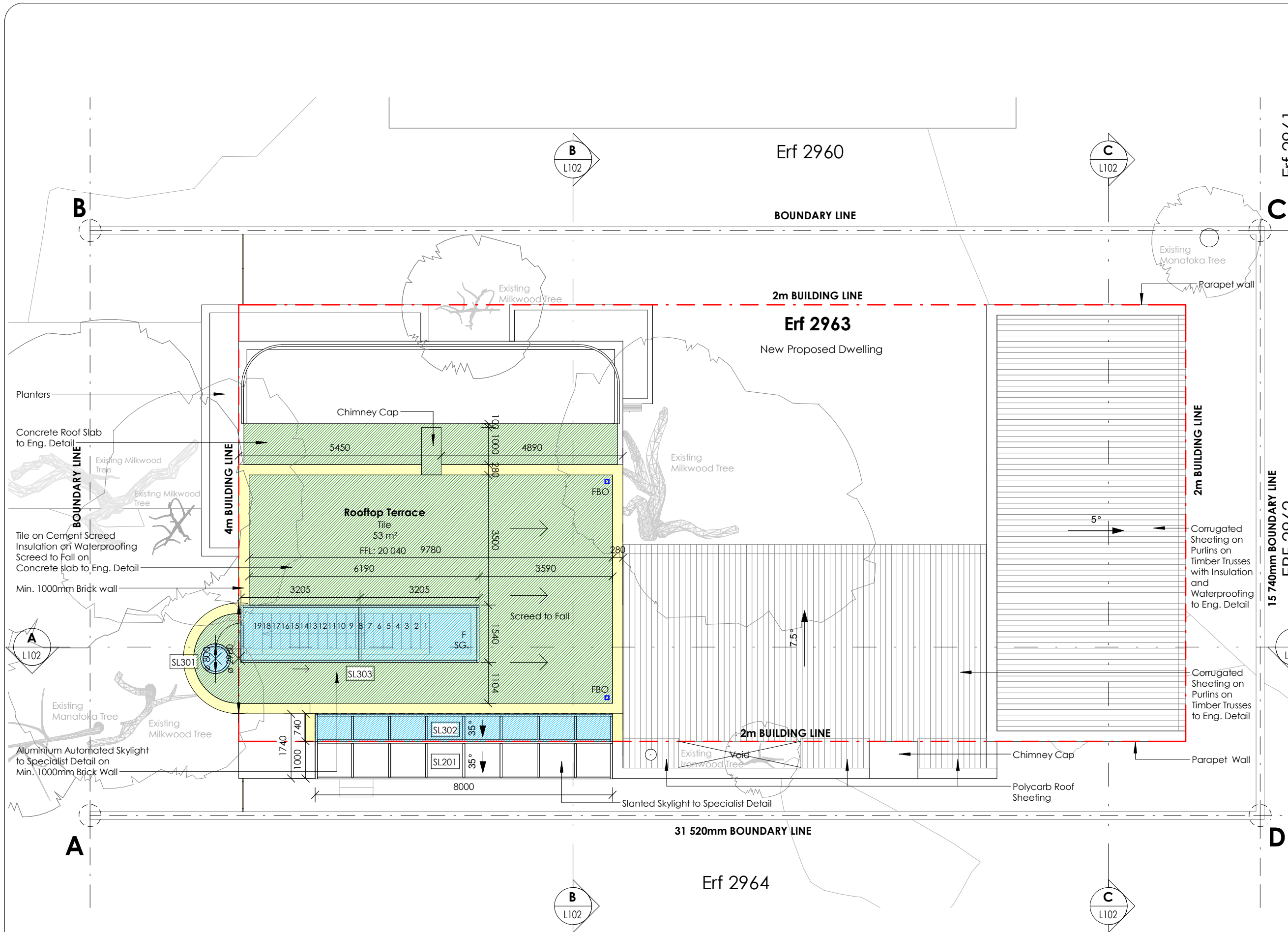
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project
New Dwelling
13 Protea Street, Onrusrivier
Erf 2963

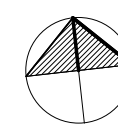
drawing
MUNICIPAL SUBMISSIONS
Roof Plan

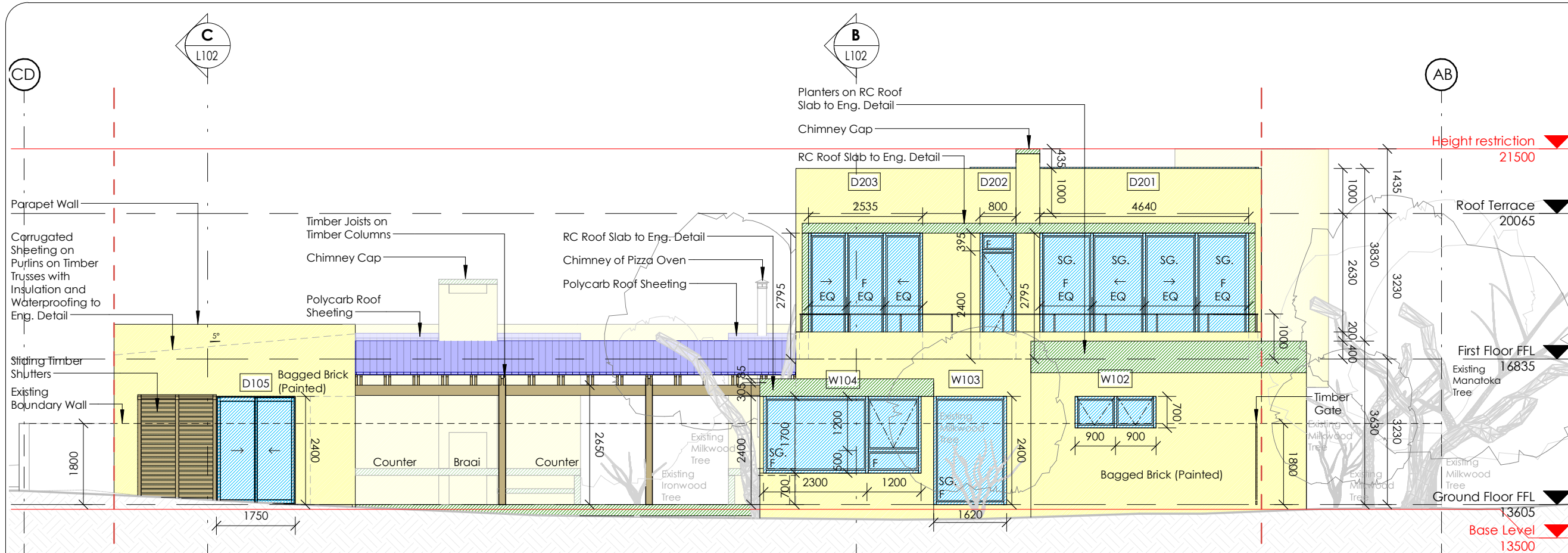
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Roof Plan | Scale 1 : 100





North Elevation | Scale 1 : 100

GENERAL NOTES

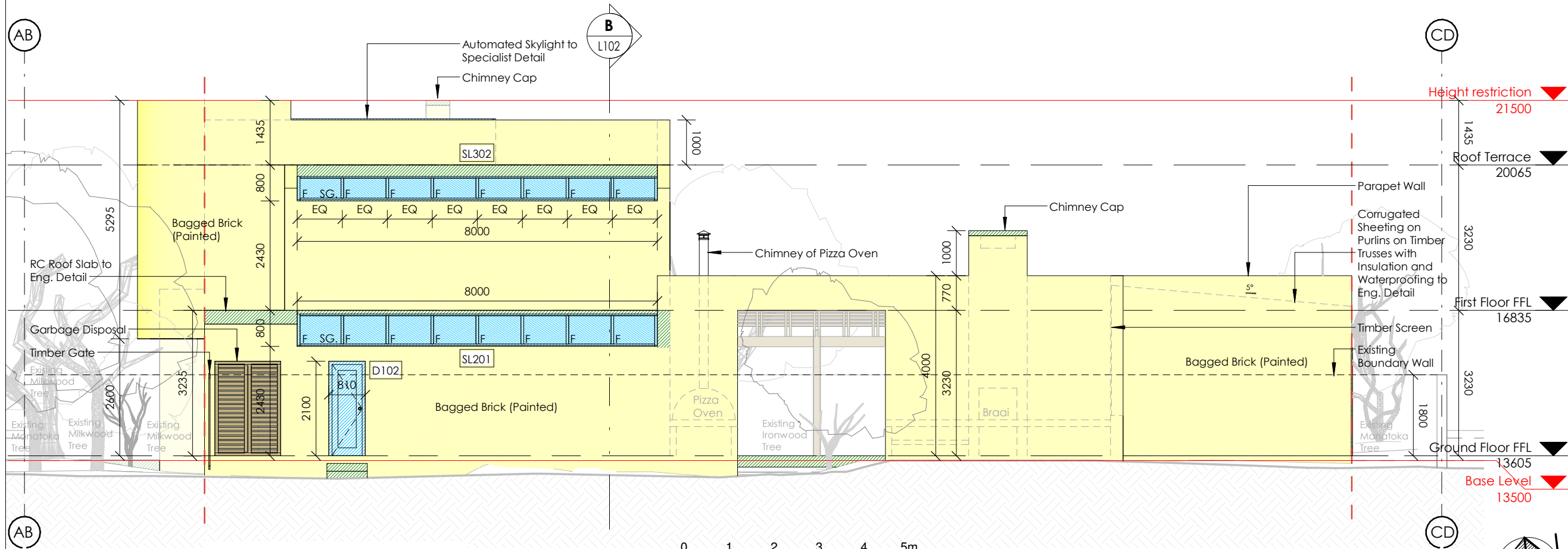
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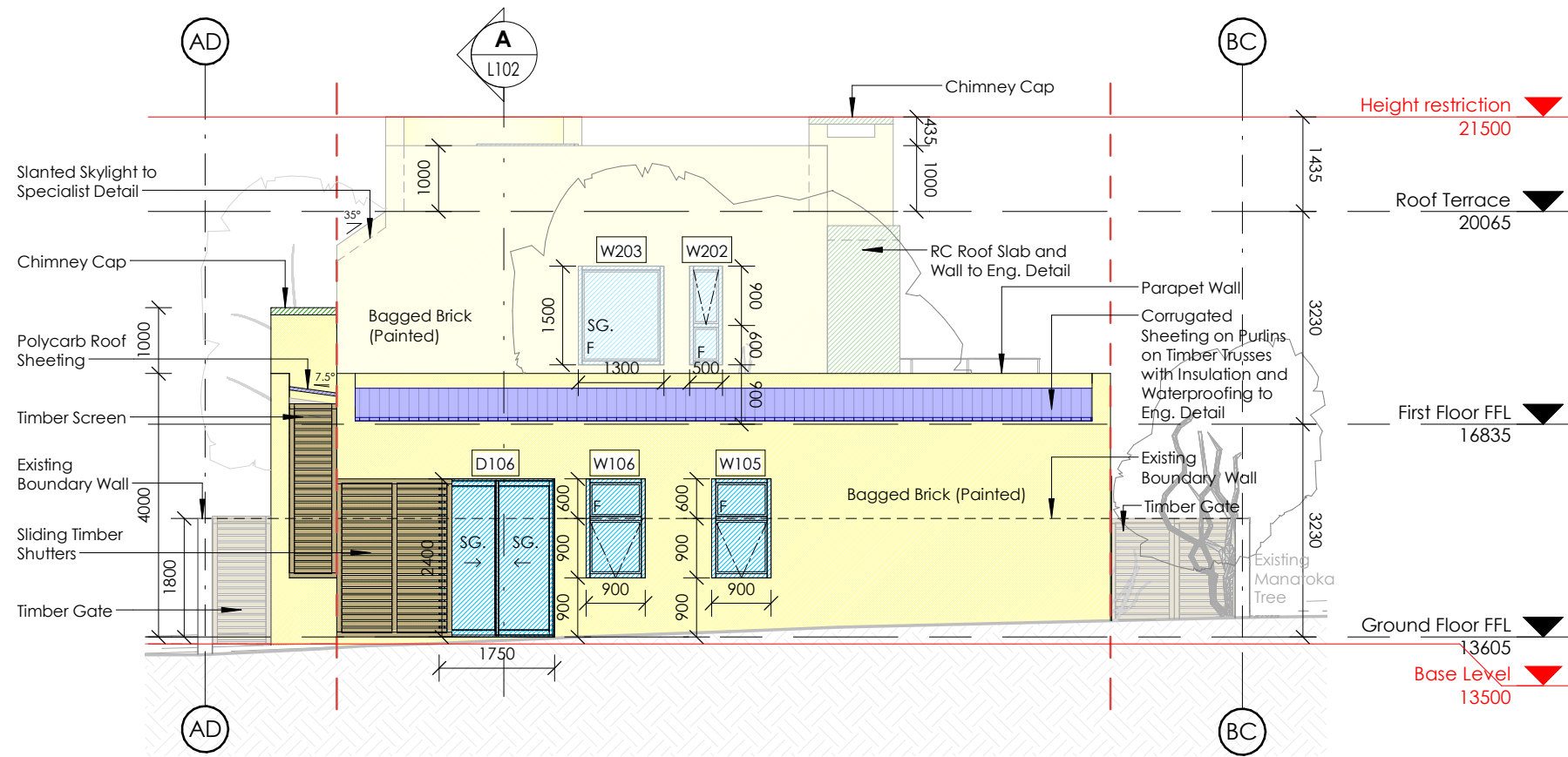
South Elevation | Scale 1 : 100

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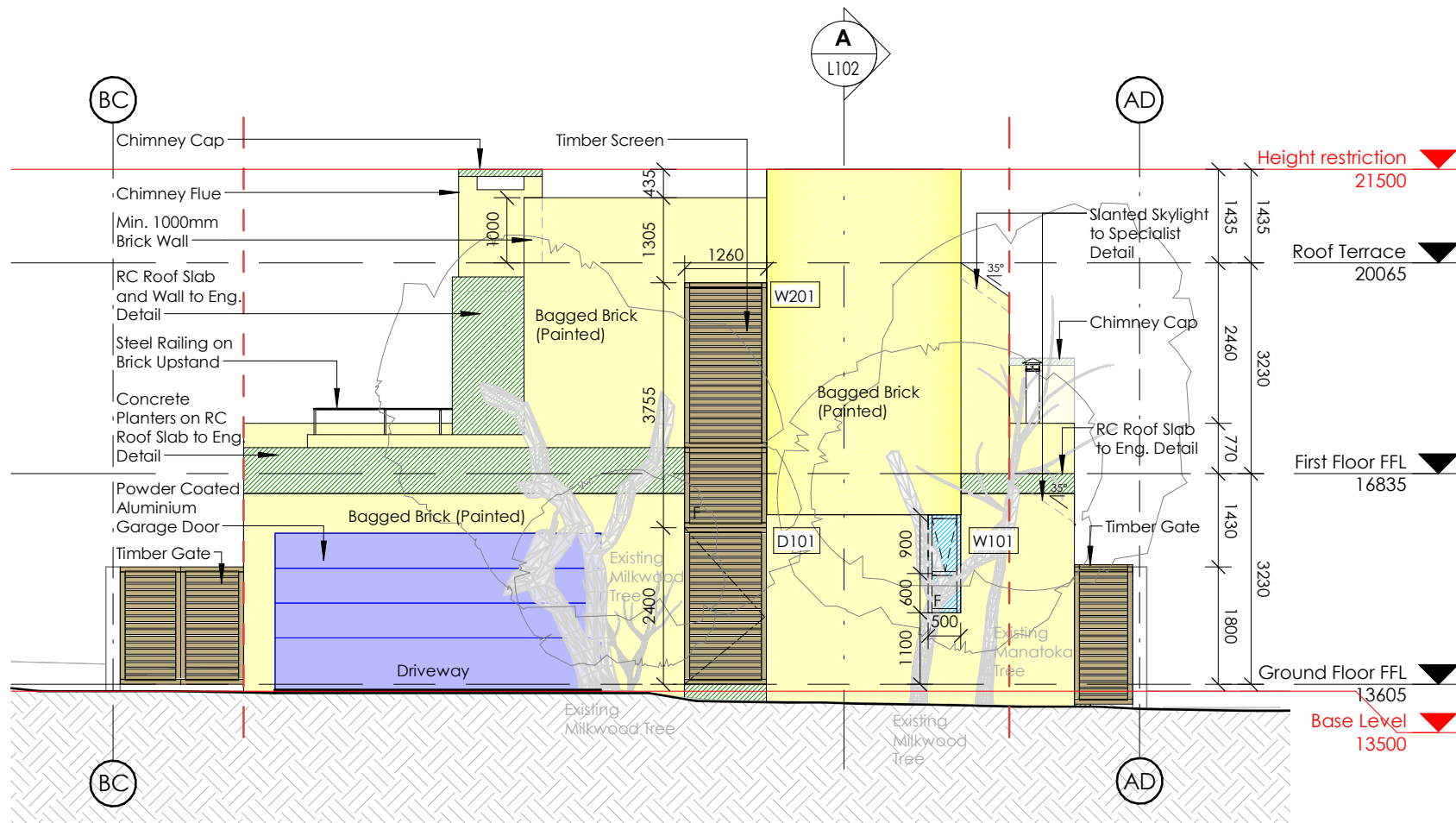
project
New Dwelling
 13 Protea Street, Onrusrivier
 Erf 2963

drawing
MUNICIPAL SUBMISSIONS
North and South Elevation

scale	As indicated
drawn	TC., Author
file	Model.rvt
project no.	drawing no.
PS01_L1007	revision
	1



East Elevation | Scale 1 : 100



West Elevation | Scale 1 : 100

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project

New Dwelling

13 Protea Street, Onrusrivier
Erf 2963

drawing

MUNICIPAL SUBMISSIONS

East and West Elevation

scale As indicated

drawn TC, Author

file Model.rvt

project no. drawing no. revision

PS01_L1008

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