



ERF 3533, 14 TED WOOD CLOSE, ONRUSTRIVIER: APPLICATION FOR DEPARTURE: R MEYER ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF MISCHKE TRUST

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) of the By-Law to relax the western lateral building line from 2m to 0m to accommodate a proposed new garage.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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) landuse@overstrand.gov.za) on or before **23 October 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **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 Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 3533, TED WOODSLOT 14, ONRUSTRIVIER: AANSOEK OM AFWYKING: R MEYER NAMENS DIE TRUSTEES INDETYD VAN DIE MISCHKE TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om **afwyking** ingevolge Artikel 16(2)(b) van die Verordening ontvang is om die westelike syboullyn vanaf 2m na 0m te verslap om 'n voorgestelde nuwe motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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 / landuse@overstrand.gov.za) voor of op **23 Oktober 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **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 Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

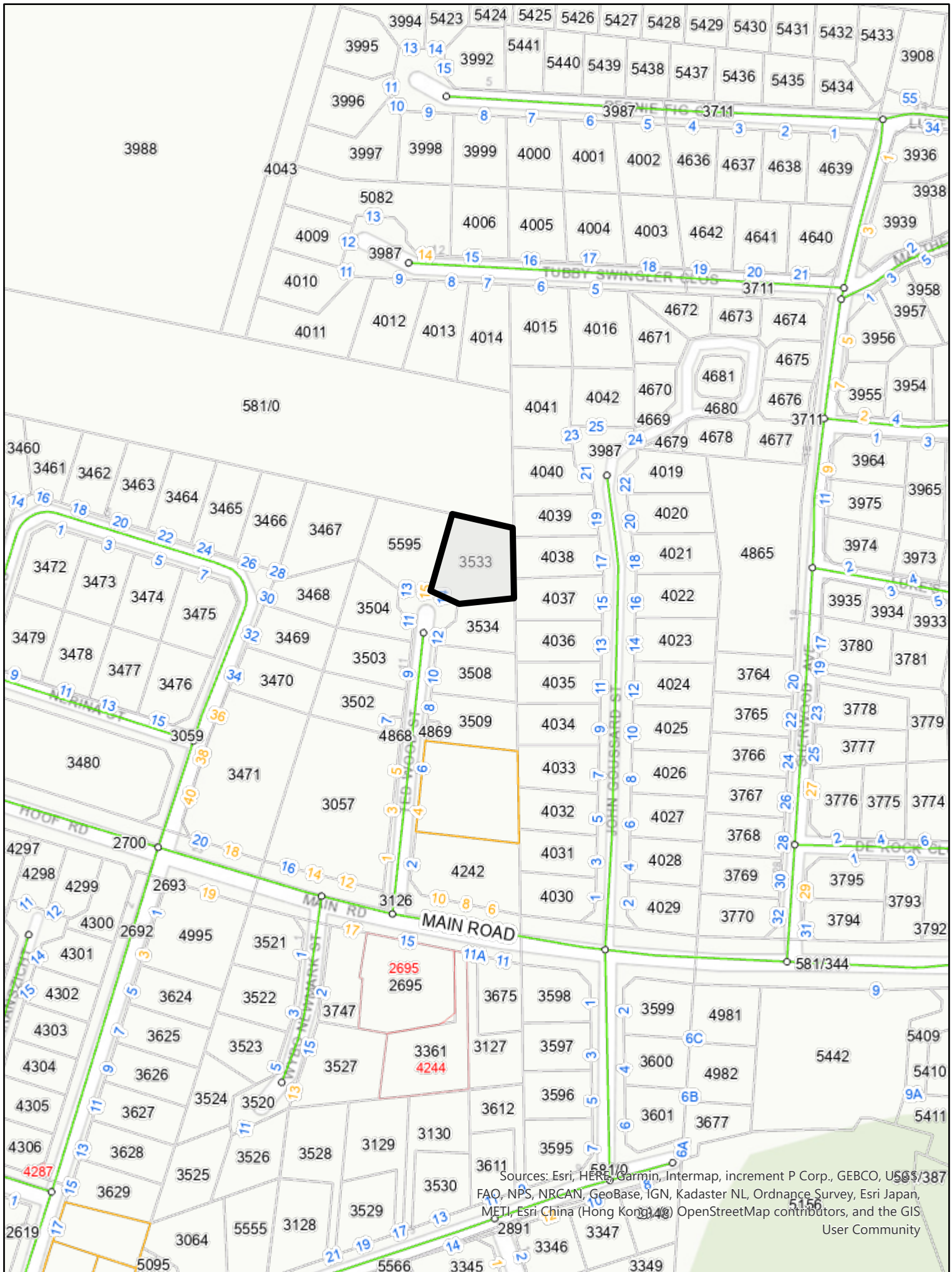
U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 3533, 14 TED WOOD CLOSE, ONRUSTRIVIER: ISICELO SOKUHAMBA: U-R MEYER EGAMENI LEE TRUSTEE ZE-MISCHKE TRUST OKWANGOKU

Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe ukuze **kuhanjwe** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokunciphisa umgca wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-0m ukuze kulungiselelwe igaraji entsha ecetywayo.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha evekhi phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu noMmandla, eHermanus nakwiphepha lewebhusaythi likamasipala kwelikhonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **23 Oktobha 2026**, ebonisa igama, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa **kuMnu. H Olivier** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabengezwa / zisetyenziswe kwi (isicelo) inkqubo.



OVERSTRAND



MUNICIPALITY

Locality Map

Erf 3533, 14 Ted Wood Close, Onrustvriër



Date: 2026/09/07



Consulting Engineers (Pty) Ltd.

Civil & Structural Services
Project Management
Construction Management

+27 87 255 9290
admin@conic.co.za
www.conic.co.za

E Communication available
Post box no longer used
Office address available on web

HERMANUS

BLOEMFONTEIN

PRETORIA

Our reference:

Your reference:

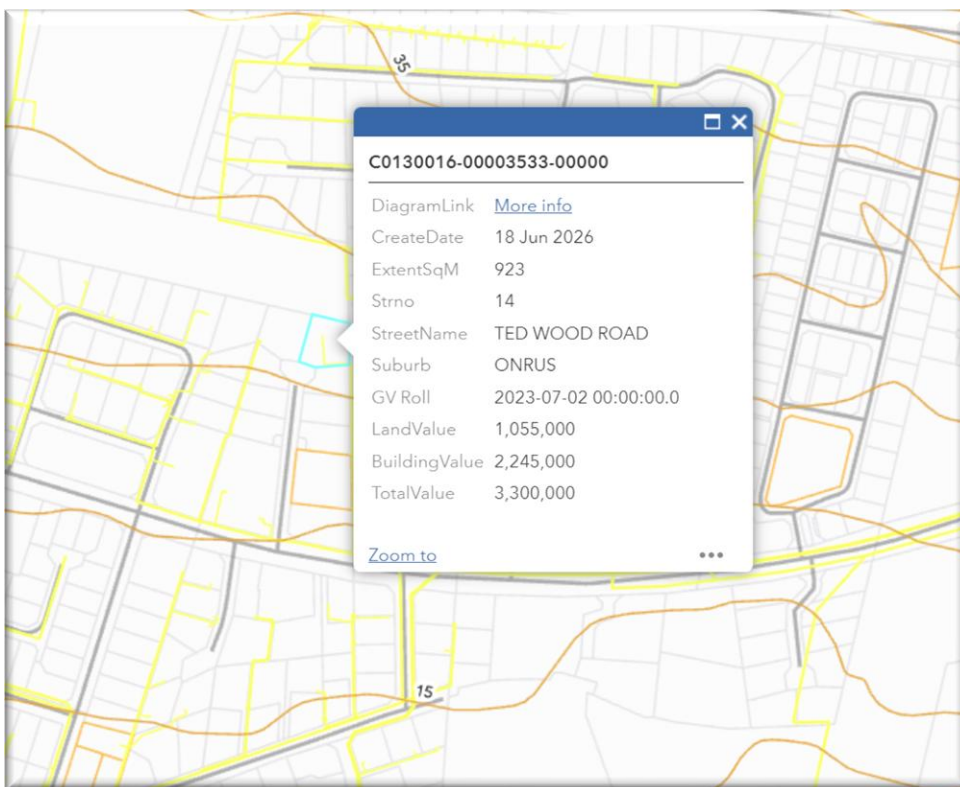
Date: 24 June 2026

The Overstand Municipality

Dear Sir

Building Line Relaxation Motivation Report

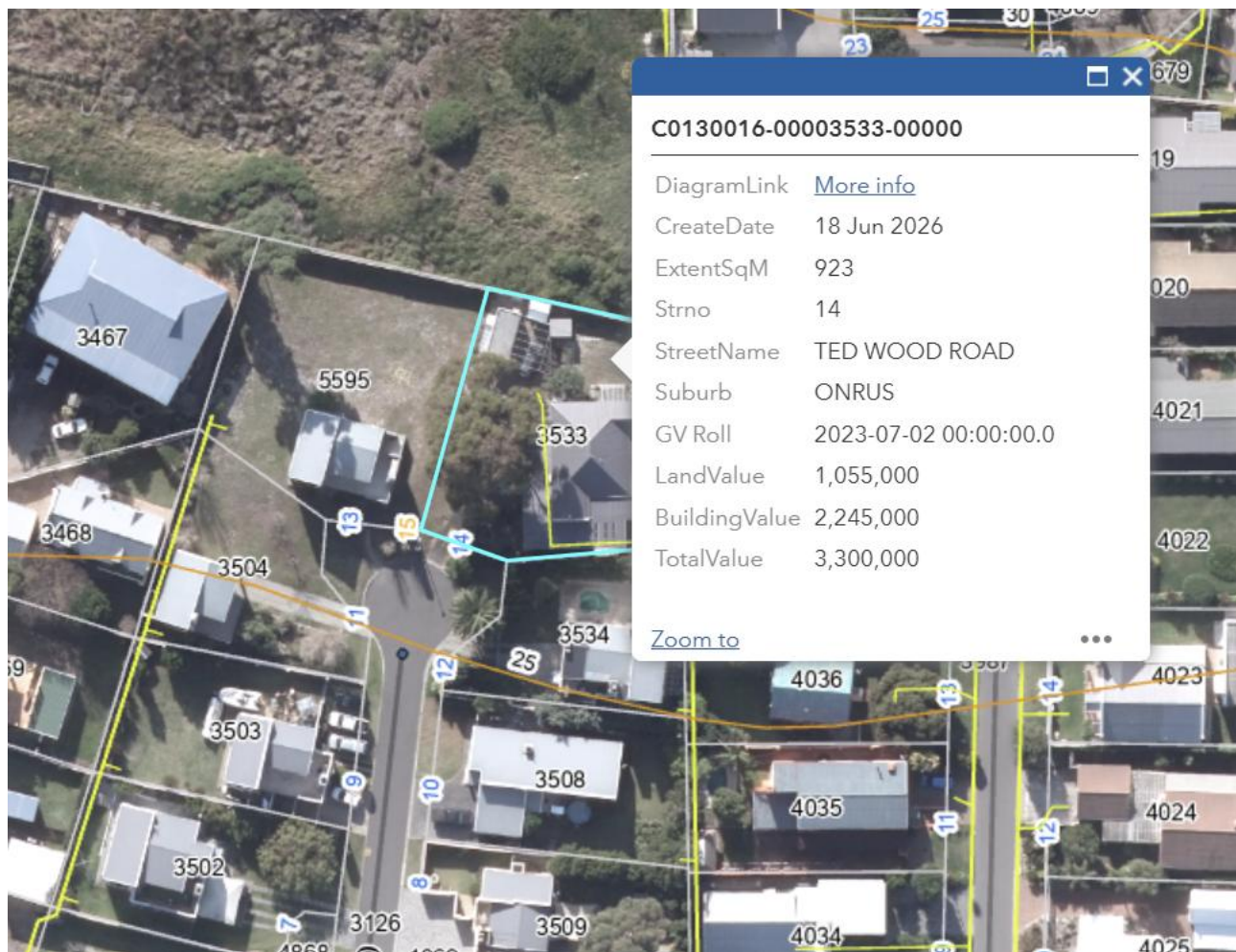
Proposed New Garage on Erf 3533, 14 Ted Wood Close, Onrus, Overstrand Municipality



Targeted Procurement Accredited

Director: FR Meyer - PR Eng CESA
Associates: H Brisley - B Tech Eng | N Minnaar - Project Management
Reg No.: 1999/014867/07
VAT Reg No.: 4800183172





1. Introduction

This motivation report is submitted in support of an application to Overstrand Municipality for the relaxation of the western lateral building line applicable to Erf 3533, situated at 14 Ted Wood Close, Onrus. The application relates to the proposed construction of a new garage on the western side of the property.

The purpose of the application is to permit the proposed garage to encroach over the applicable 2 meters western building line up to the property boundary, resulting in a relaxation of the western lateral building line from 2 meters to 0 metres.

2. Property Details

Municipality	Overstrand Municipality
Town / Area	Onrus
Property Description	Erf 3533
Street Address	14 Ted Wood Close
Application Type	Building line relaxation / departure
Affected Building Line	Western lateral building line
Applicable Building Line	2 metres
Proposed Relaxation	From 2 metres to 0 metres to accommodate a new garage

3. Description of the Proposal

The owner proposes to construct a new garage on the western side of Erf 3533. The garage is intended to provide secure, functional on-site parking and to improve the practical use of the property. In order to accommodate the garage in the proposed position, the western lateral building line must be relaxed from 2 metres to 0 metres.

The proposal does not seek a change in land use and the property will remain used for residential purposes. The requested relaxation is limited to the positioning of the proposed garage along the western boundary.

4. Motivation for the Building Line Relaxation

The requested relaxation is considered reasonable and appropriate for the following reasons:

- **Efficient use of the property:** The proposed garage position allows the site to be used more practically while maintaining the residential function of the property.
- **Limited scope of the relaxation:** The application relates only to the western lateral building line and only for the purpose of accommodating the proposed garage.

- **No change in character:** A garage is an ancillary residential structure and is compatible with the established residential character of Onrus and the surrounding neighbourhood.
- **Improved on-site parking:** The garage will provide secure off-street parking, which is beneficial for the property and assists in reducing reliance on street parking.
- **Minimal impact on municipal services:** The proposal is not expected to create additional demand on municipal engineering services beyond what is normally associated with a residential property.
- **Subject to building plan approval:** The proposed structure will still be required to comply with applicable building regulations, fire safety requirements, stormwater considerations and any other conditions imposed by the Municipality.

5. Compatibility with the Surrounding Area

The surrounding area is residential in nature, with properties generally used for dwelling houses and associated residential structures such as garages, carports, boundary walls and outbuildings. The proposed garage is consistent with this pattern of development and will not introduce an incompatible land use.

The relaxation is not expected to have an unreasonable adverse impact on the streetscape, privacy, amenity or general character of the area, provided that the final design, height, drainage and fire-safety details are assessed through the normal building plan approval process.

6. Adjoining Owner Consent

The property situated directly to the west of Erf 3533 forms part of the adjoining consolidated stand, Erf 5595. The owner of the adjoining western property, Mr. C.N. Coetzee, has been informed of the proposed western building line relaxation and has accepted the proposed relaxation.

7. Conclusion

Following a review of the site conditions, proposed development, and applicable municipal planning parameters, it is our professional opinion that the requested relaxation is both practical and appropriate. The extent of the relaxation is limited and does not undermine the purpose of the relevant development controls. Furthermore, the proposal will not result in unacceptable visual, environmental, engineering, or land-use impacts on adjacent properties or the broader neighborhood.

The proposed development represents a responsible and reasonable use of the property and is aligned with sound planning principles. We therefore support the application and respectfully request that the Overstrand Municipality grant approval of the relaxation and the associated building plans.

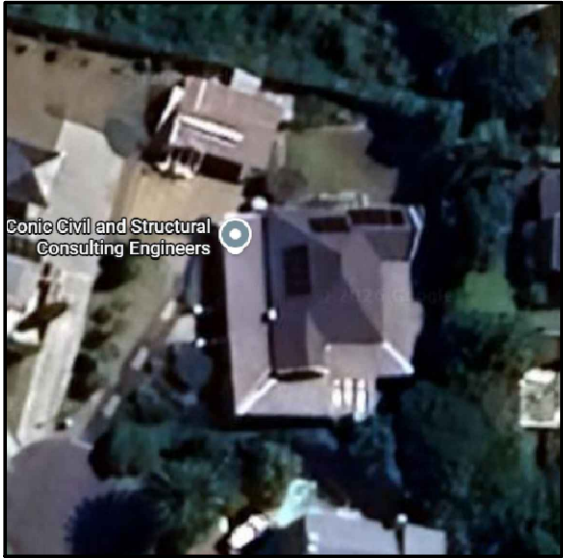
Yours faithfully

A handwritten signature in black ink, appearing to read 'F. Meyer', with a stylized flourish at the end.

FERDINAND MEYER

meyer@conic.co.za

082 379 1110



LOCATION PLAN
Not to scale



SITE PLAN

HATCH TYPE LEGEND	
Hatch	DESCRIPTION
	Existing Building
	New Additions
	Existing with addition/alteration
	Natural Ground Level

I, _____, the registered owner of Erf _____, situated at _____ Ted Wood Close, Onrus, with ID no _____, within the Rust-en-Zee Onrustrivier, hereby confirm that I have taken note of the proposed minor alteration encroaching over the 2,0 m Municipal side building line.

Signature of Owner

Date

Email

SCHEDULE OF AREAS	
EXISTING GROUND FLOOR	186.60
EXISTING COV'D PATIOS (GFL)	111.82
EXISTING WENDY (Error: item m² not listed on previous approved plans)	3.95
EXISTING OUTBUILDING PERGOLAS (Error: m² was not previously included with approved m² on plan) (to be demolished)	33.30
EXISTING OUTBUILDINGS (to be demolished)	25.58
TOTAL: EXISTING AREA (GFL)	361.25
NEW COV'D STOEP (FOYER) (GFL)	2.30
NEW EXTENSION (BEDRM. GFL)	4.4
NEW GARAGE, HOBBY/STORE & WC FOR STAFF (excl. exist to be demolished) (88.22 - 58.88)	29.34
NEW COV'D PERGOLAS & WALKWAY	26.15
NEW EXTENDED MAIN BEDROOM	15.60
TOTAL NEW AREA	77.79
SITE AREA	923.00
TOTAL COVERED AREA (exist & new)	439.04
COVERAGE (%)	47.56

Signature Architect:
Luke Architects
PrArch:20927

Signature
Owner Representative:

General notes
THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR TO CHECK DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR COMMENCEMENT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT PROTECTED AND REMAINS THE PROPERTY OF THE ARCHITECT.
QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NEN AND THE MINIMUM STANDARDS OF STANDARDS PRELIMINARIES (BCC) AND MODEL PRELIMINARIES FOR TRADES (VBO-A) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.
FILLING:
SANS 10400 Part J (L2.3) - Fill to be well compacted in wetted layers of 150mm and according to Engineers specifications and recommendations. Certificate of compaction to be submitted to be submitted to the Architect once completed.
FOUNDATION:
SANS 10400 Part H - All foundations to be 800x300 concrete slab foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications.
Roof Tiles:
Roof construction as per Engineer specification.
Drainage:
SANS 10400 Part P - Sink, Prep bowl - 40mm dia. PVC Bath, Shower, WTB: 50mm dia. PVC WC - 100mm dia. PVC Vent pipes - 100mm dia. uPVC Stack Pipes - 100mm dia. uPVC All soil pipes to be laid in river sand to fall min. 1:80 all in accordance with local authority regulations. Drains under buildings and/or garden wall to have flexible neo-grease traps. All drains to be placed min. 100mm from building. Depth of drained to be min. 600mm. No stormwater into drains. All first floor fittings to be supplied with anti-siphon valves.
ROOF CONSTRUCTION:
Roof truss to be anchored by 2 x 4mm Galv. wire 600deep. Insulation done according to NBR Part 1A (SANS10400). Minimum requirements for materials R-values for different climatic zones must be used.
General:
All Construction to comply to the latest National Building Standards and SANS 10400XA
DAMP-PROOFING:
SANS 10400 Part J (L2.3) - and Part K (R615) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron Brickgrip DPC to all walls with min. 100mm overlaps at all junctions. Install Brickgrip DPC to all window sills.
GROUND SLAB:
85mm Thick concrete ground slabs on fill with damp-proofing as described above. Reinforce ground slabs according to Engineers detail and specification. All expansion joints to be placed in accordance with Engineers specification.
BRICKWORK:
SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 10mm. All external walls to be 270mm cavity walls. Internal walls to be 110mm or as shown on plan.
BRICK REINFORCING:
Brickwork steel wire reinforcing to be installed in every course of foundation brickwork for a minimum of 5 courses and every 3rd course thereafter. Brickwork to be installed in every course below ground slab where brick wall is 110mm only. Brickwork installed over all lintels, unless otherwise specified.
LINTELS:
Precast concrete lintels over all openings, installed according to main specification. All face brick lintels to have reinforcing & casting in place to Engineers specification.
PLASTER WORK:
All internal and external plasterwork to be minimum 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.
GLAZING:
SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architects details and schedules Glass thickness according to the following: (unless otherwise indicated)
1.5Sq m - 4mm
0.75Sq m - 3mm
2.75Sq m - 5mm
3.75Sq m - 6mm
Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathrooms to be opaque unless otherwise specified. All glazing in door panels too to be 6mm laminated safety glass. All sliding doors to have safety markers. Glazing to the latest SANS 10400XA & National Building Standards.

AMENDMENTS			
NO	DESCRIPTION	BY	DATE

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Consulting Engineers (Pty) Ltd.

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admin@conic.co.za

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mailbloem@conic.co.za

Overstrand Hermanus
Tel +27 87 255 9290
mail@conic.co.za

CLIENT
MISCHKE TRUST

PROJECT NAME
Additions & Alterations to
Erf 3533 of Portion 3126,
14 Ted Wood Close, Onrusrivier

TITLE
Site Plan

DRAWING NO.
2026036-001

SCALE
1:200

DATE
2026 08 07

WYS/REV
A3
02

DRAWN
N.Minnar

CONS.ENG
F.R. Meyer (Pr. Ing)

Signature Architect:
Luke Architects
PrArch:20327

Signature
Owner/Representative:

AMENDMENTS

NO	DESCRIPTION	BY	DATE

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CLIENT

MISCHKE TRUST

PROJECT NAME

Additions & Alterations to
Erf 3533 of Portion 3126,
14 Ted Wood Close, Onrusrivier

TITLE

Roof Plan &
Window and Door Schedules

DRAWING NO.

2026036-004

A3

WYS/REV

02

SCALE

1:200

DATE

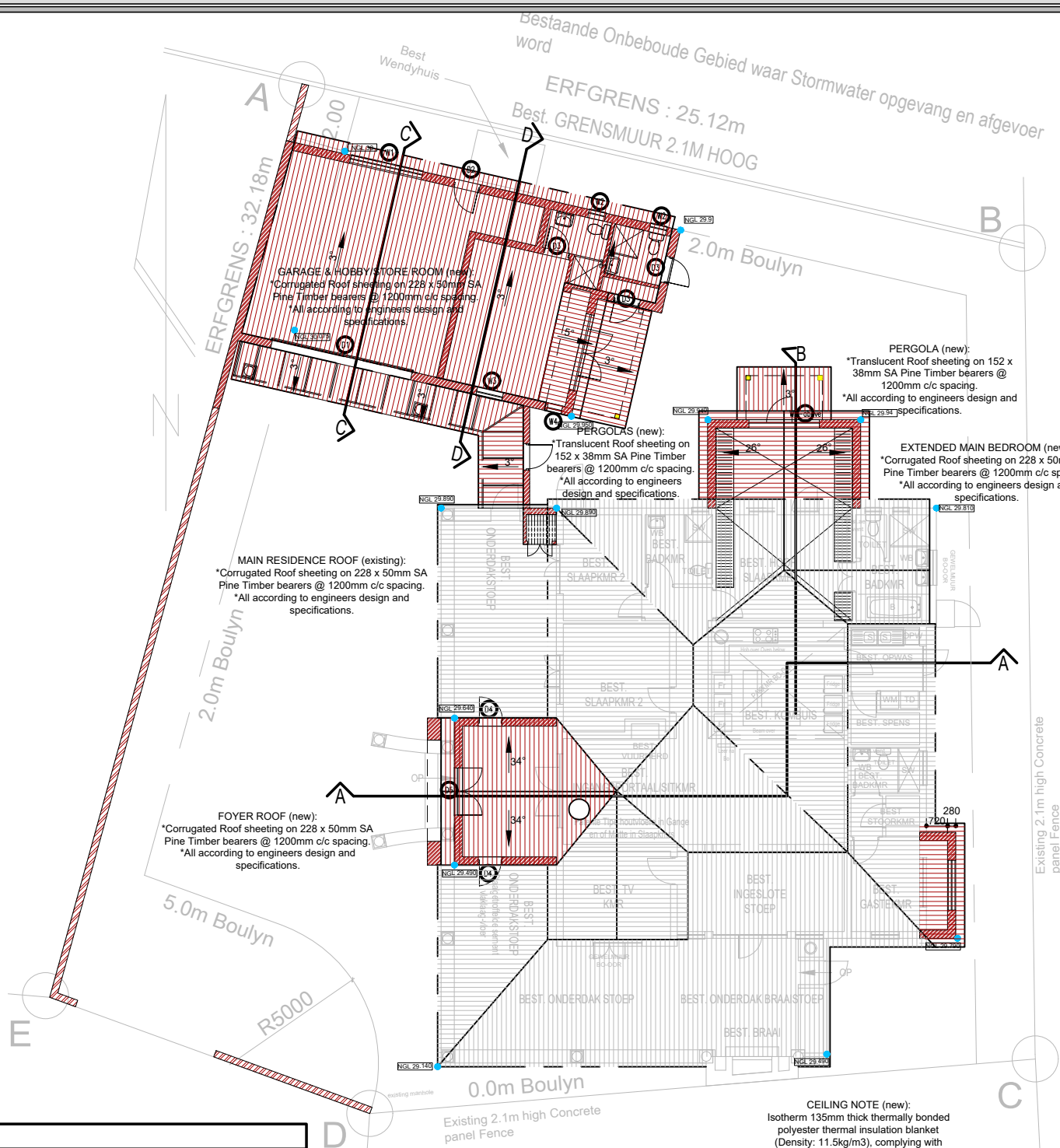
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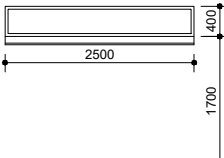
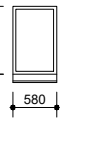
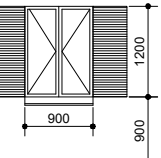
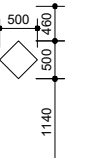
N.Minnar

CONS.ENG

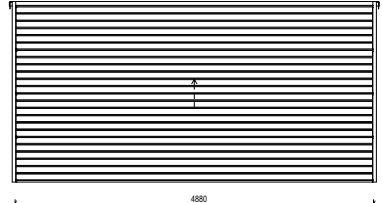
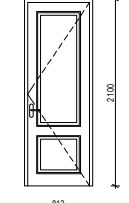
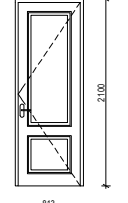
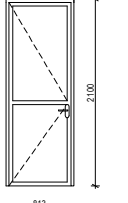
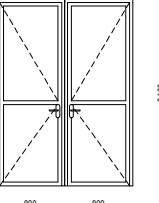
F.R. Meyer (Pr. Ing)

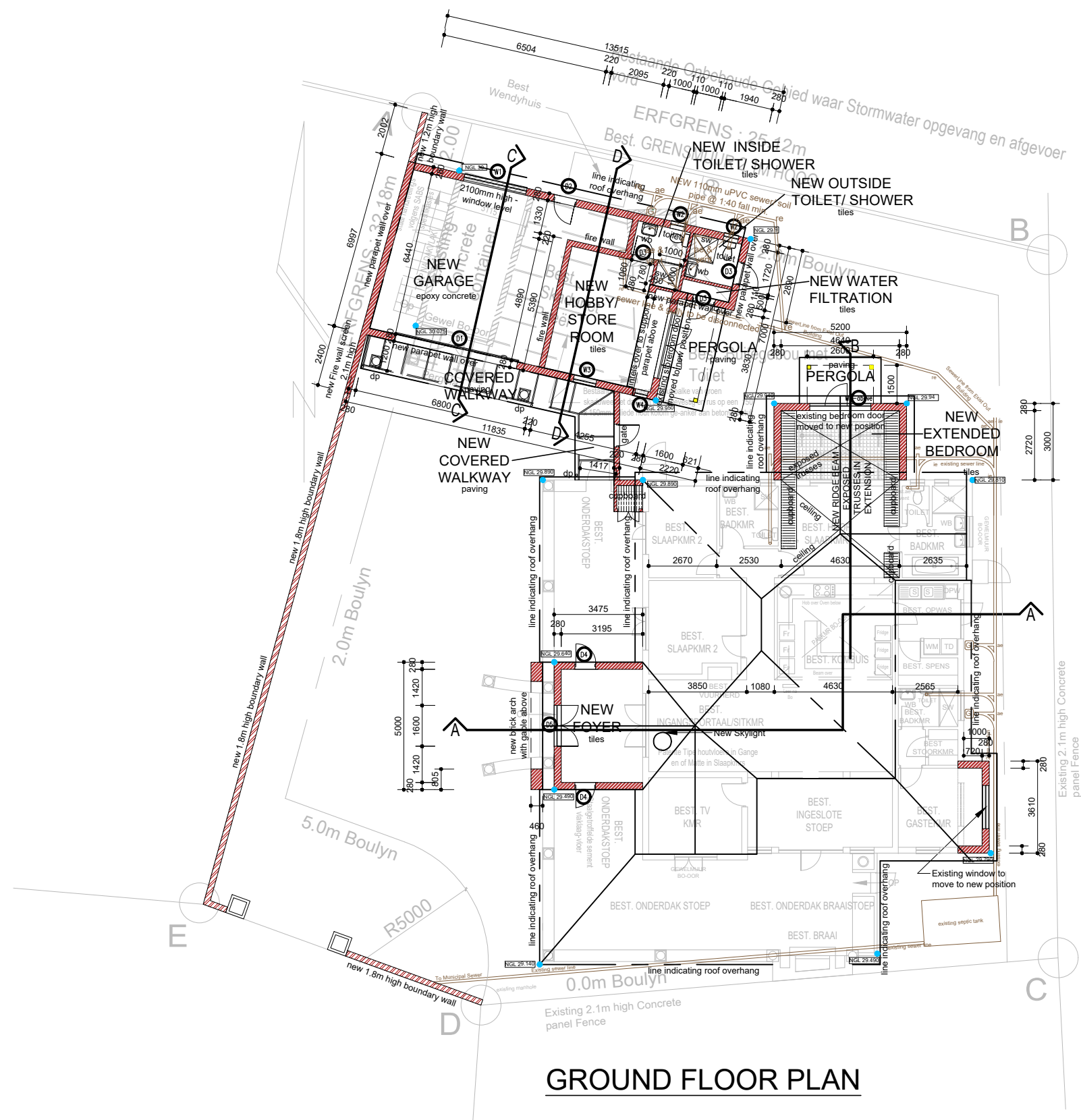


Window Schedule

				
WINDOW POSITION NO.	W1	W2	W3	W4
QUANTITY	1	2	1	1
WINDOW DESCRIPTION	Aluminium 2500 x 400 mm Window	Aluminium 580 x 900 mm Window	Aluminium 900 x 1200 mm Window with shutters	Aluminium 300 x 300 mm Window
WINDOW FINISH	To Client	To Client	To Client	To Client
IRONMONGERY	To Client	To Client	To Client	To Client
GLAZING	As per Rational Design report	As per Rational Design report	As per Rational Design report	As per Rational Design report
GENERAL NOTES				

Door Schedule

					
DOOR POSITION NO.	D1	D2	D3	D4	D5
QUANTITY	1	1	3	2	1
DOOR DESCRIPTION	Aluminium 4880 x 2100mm Garage Door	Timber 813 x 2100mm Fire Door	Timber 813 x 2100mm internal door	Aluminium 813 x 2100mm Door	Aluminium 1600 x 2100mm Door
DOOR FINISH	To Client	To Client	To Client	To Client	To Client
IRONMONGERY	To Client	To Client	To Client	To Client	To Client
GLAZING	N/A	N/A	N/A	As per Rational Design report	As per Rational Design report
GENERAL NOTES					



GROUND FLOOR PLAN

Signature Architect:
Luke Architects
PrArch:20327

Signature
Owner/Representative:

AMENDMENTS

NO	DESCRIPTION	BY	DATE

CONIC

Consulting Engineers (Pty) Ltd.

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admin@conic.co.za

Bloemfontein
Tel +27 83 406 9435
mailbloem@conic.co.za

Overstrand Hermanus
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mail@conic.co.za

CLIENT

MISCHKE TRUST

PROJECT NAME

Additions & Alterations to
Erf 3533 of Portion 3126,
14 Ted Wood Close, Onrusrivier

TITLE

Ground Floor Plan

DRAWING NO.

2026036-002

A3

WYS/REV

02

SCALE

1:200

DATE

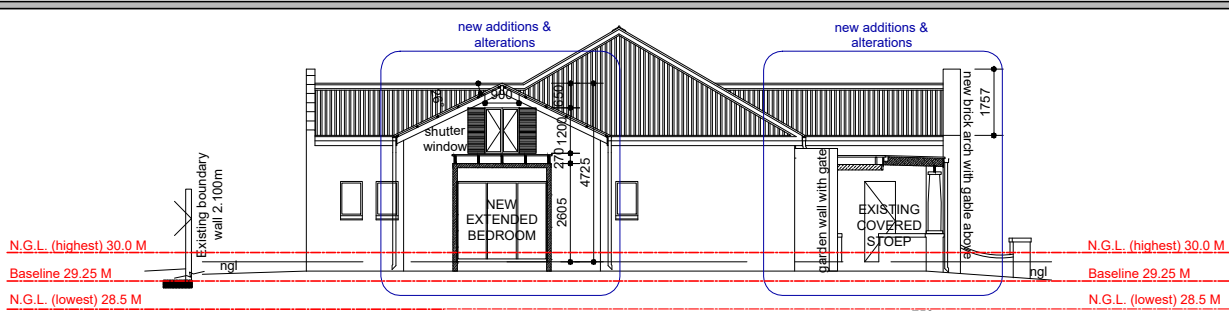
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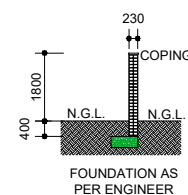
N. Minnaar

CONS. ENG

F.R. Meyer (Pr. Ing)



MAIN GATE -
ELEVATION



new gate

new 750x750mm pillars

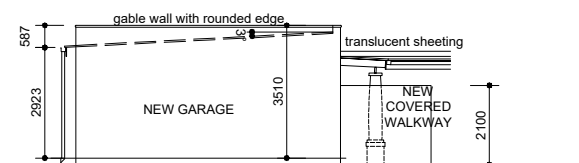
new 1.8m boundary wall with coping

750

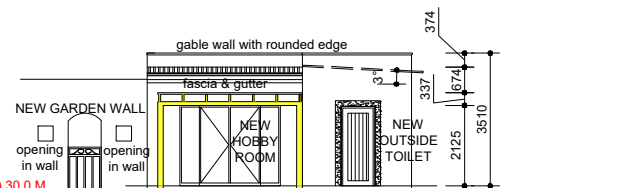
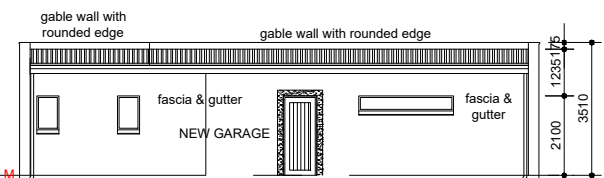
1800

2000

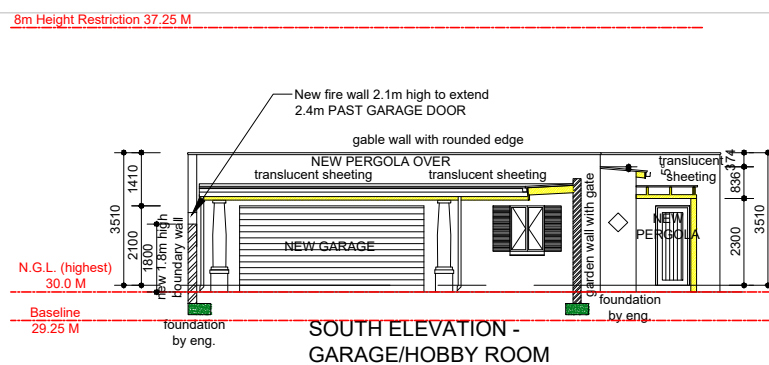
3500



WEST ELEVATION -
GARAGE/HOBBY ROOM

EAST ELEVATION -
HOBBY ROOM/TOILET

NORTH ELEVATION -
GARAGE/HOBBY ROOM



SOUTH ELEVATION -
GARAGE/HOBBY ROOM

Signature
Owner/Representative:

[illegible]

Consulting Engineers (Pty) Ltd.

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Overstrand Hermanus
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mail@conic.co.za

CLIENT

MISCHKE TRUST

PROJECT NAME

PROJECT NAME
Additions & Alterations to
Erf 3533 of Portion 3126,
14 Ted Wood Close, Onrusrivier

TITLE

Elevations & Sections

DRAWING NO.

2026036-003

A3	WYS/REV 02
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SCALE

1:200

DATE _____

DRAWN

N.Minnaar

	CONS.ENG
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F.R. Meyer (Pr. Ing)