



REMAINDER ERF 5008, 34 SENEIO CLOSE, BETTY'S BAY: APPLICATION FOR DEPARTURE: FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF JVD VOGEL AND RLC VOGEL

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 lateral building line from 2m to 0m to accommodate the proposed double 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, the Betty's Bay Library, Clarence Drive, Betty's Bay 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 **25 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H van der Stoep** 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.

RENTANT ERF 5008, SENEIOSLOT 34, BETTYSBAAI: AANSOEK OM AFWYKING: FUTURE PLAN STADS- EN STREEKBEPLANNERS NAMENS JVD VOGEL EN RLC VOGEL

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 syboullyn vanaf 2m na 0m te verslap om die voorgestelde dubbelmotorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai 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 **25 September 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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.

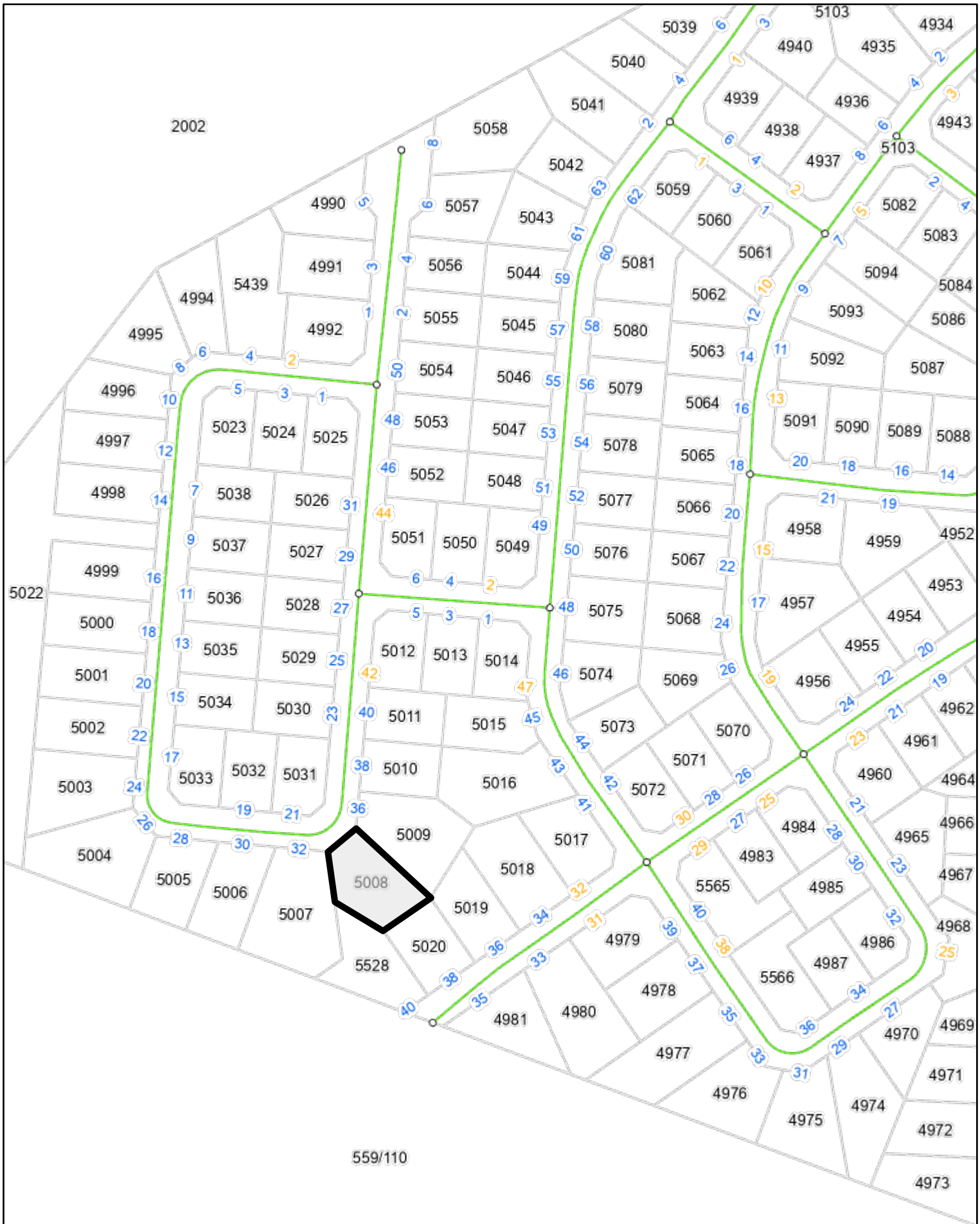
U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

INTSALELA YE-ERF 5008, 34 SENEIO CLOSE, BETTY'S BAY: ISICELO SOKUHAMBA: ISICWANGCISO SEDOLOPHU SEXESHA ELIZAYO KUNYE NABACWANGCISI BOMMANDLA EGAMENI LE-JVD VOGEL AND RLC VOGEL

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

Iinkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus kwiThala leeNcwadi eBetty's Bay Library, Clarence Drive, Betty's Bay nakwiphepha lewebhu likamasipala ikhonkco elilandelayo <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 nge-**25 Septemba 2026**, ebonisa igama, idilesi neenkukacha zohagamshekwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa **kuNksk. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. 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 zohagamshekwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.





ERF 5008, BETTY'S BAY

**A LAND USE PLANNING APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY
AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:**

- *Section 16 (2) (b) – Permanent departure from the provisions of the Land Use Scheme*

Application prepared for:

JVD & RLC Vogel, and Overstrand Municipality

Application prepared by:

Future Plan Town and Regional Planners

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Jan Visagie (A/1080/1999)

Submitted:

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Revision 2:

9 July 2026





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1. THE APPLICATION

1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as this office) was approached by the property owner to assist with the relevant land use application. The Site Development Plan for Erf 5008, Betty's Bay (hereafter referred to as the application site) shows proposed additions and alterations that do not comply with the Development Parameters of the Overstrand Municipality Land Use Scheme, 2020 (Land Use Scheme).

1.2. Application Summary

Considering the above, a land use planning application is submitted in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (b) – Permanent departure from the provisions of the Land Use Scheme*
 - *Relaxation of the lateral building line from 2m to 0m to accommodate the proposed garage.*

1.3. Application Site Particulars

Ownership	Joseph van Dyk Vogel (ID Number: 6702175039085) Riana Levina Christine Vogel (ID Number: 6905040194080)
Property Description (Title Deed)	Remainder of Erf 5008, Betty's Bay, Overstrand Municipality, Division Caledon, Western Cape
Extent	847m ²
Title Deed No.	T31336/2014
Location	34 Senecia Circle, Betty's Bay, 7141 -34.366205, 18.864536
Zoning	Single Residential 1 (SR1)
Utilisation	Residential Dwelling
Surrounding Area	Residential Dwellings (Low-density)

1.4. Application Particulars

Application is hereby made for the permanent relaxation from the provisions of the Land Use Scheme. This section should be read in conjunction with the attached site development plan, labelled hereto as Plan 2 - Site Development Plan.



1.4.1. Permanent departure from the provisions of the Land Use Scheme

Application is hereby made for the relaxation of the lateral building line from 2m to 0m to permit the proposed garage (outbuilding).

The placement of the proposed garage was done for various reasons:

- Existing Conservancy Tank - The existing conservancy tank is placed at the lowest level of the application site to ease the flow of effluent waste by means of gravity. The displacement of the existing conservancy tank will be too costly for the owners.
- Right of way servitude - The existing right of way in favour of Erf 5528 restricts entry to the application site. This servitude also provides access for the owners of Erf 5008, to minimise entrance points to the property in accordance with the provisions of Overstrand.
- Placement of existing dwelling - the placement of the existing dwelling reduces the potential alternative placements for the proposed garage on the application site.
- North-facing dwelling – The existing dwelling is north-facing. Placing the proposed garage in front of the existing dwelling will detract from sunlight, and the owners will have to invest more in terms of energy efficiency measures to artificially heat and cool the existing dwelling, depending on the season and weather conditions.
- Alternative placement at the rear of the property - Alternatively, the rear space of the application site was considered, which would potentially detract from Erven 5528 and 5020 regarding vistas and other property rights.
- Current proposed placement - The proposed placement is within the lowest point of the application site to have the least potential negative impact on the abutting erven. The height of the proposed garage was also lowered to reduce potential impacts.

1.5. Applicability of Title Deed Conditions

The subject title deed lists various restrictive conditions. It is our opinion that the proposed garage conforms to the restrictive conditions. Please see the table below:

Condition	Compliance
<i>7. No building or structure or any portion thereof except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear</i>	- Local Administrator: Overstrand Municipality - No structure is placed within 5m from the street boundary. The proposed garage is situated 5.45m from the street boundary, thus conforming to the title deed.





<i>or 3 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority:- (i) An outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary on the erf, provided that in the case of a corner erf, the distance of 12 metres shall be measured from the point furthest from the streets abutting the erf.</i>	- “Outbuilding” means a structure solely for the storage of motor vehicles and thus conforms to the title deed. - The wall plate of the proposed garage is at 2.515m, thus conforming to the title deed. - The proposed garage is not within the prescribed 12m measured from the rear boundary, thus conforming to the title deed.
<i>(ii) an outbuilding in terms of sub-paragraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.</i>	- No windows or doors face onto the abutting Erf 5009, thus conforming to the title deed.

The above stipulates that Overstrand Municipality is the delegated decision-maker and clearly states that the proposed garage conforms to the subject title deed and would therefore not require an additional application.

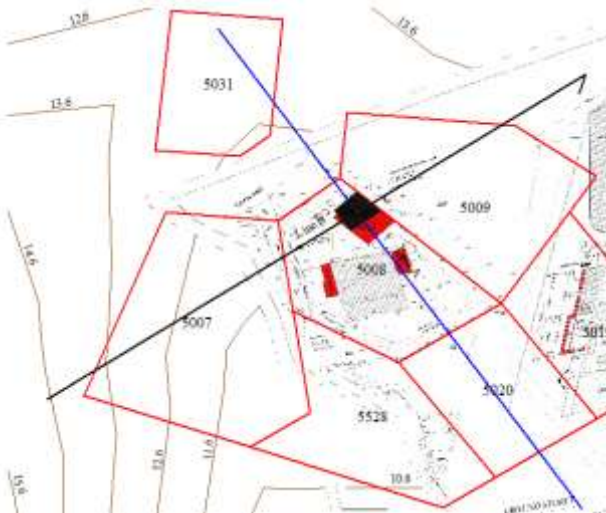
1.6. Impact on Municipal Services

The proposed additions and alterations are not expected to adversely affect the existing municipal services network. The application site is well served and can support the proposed changes.

1.7. Line of Sight Analysis

Line-of-sight analysis is a crucial element in justifying the garage's location. The position of the garage (the midpoint of the structure) is marked by the red line in the image below.

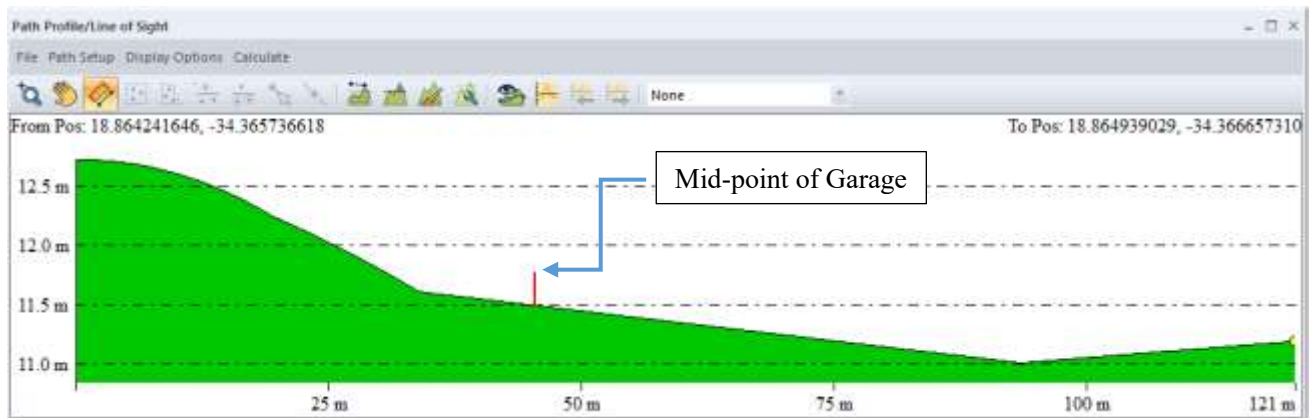


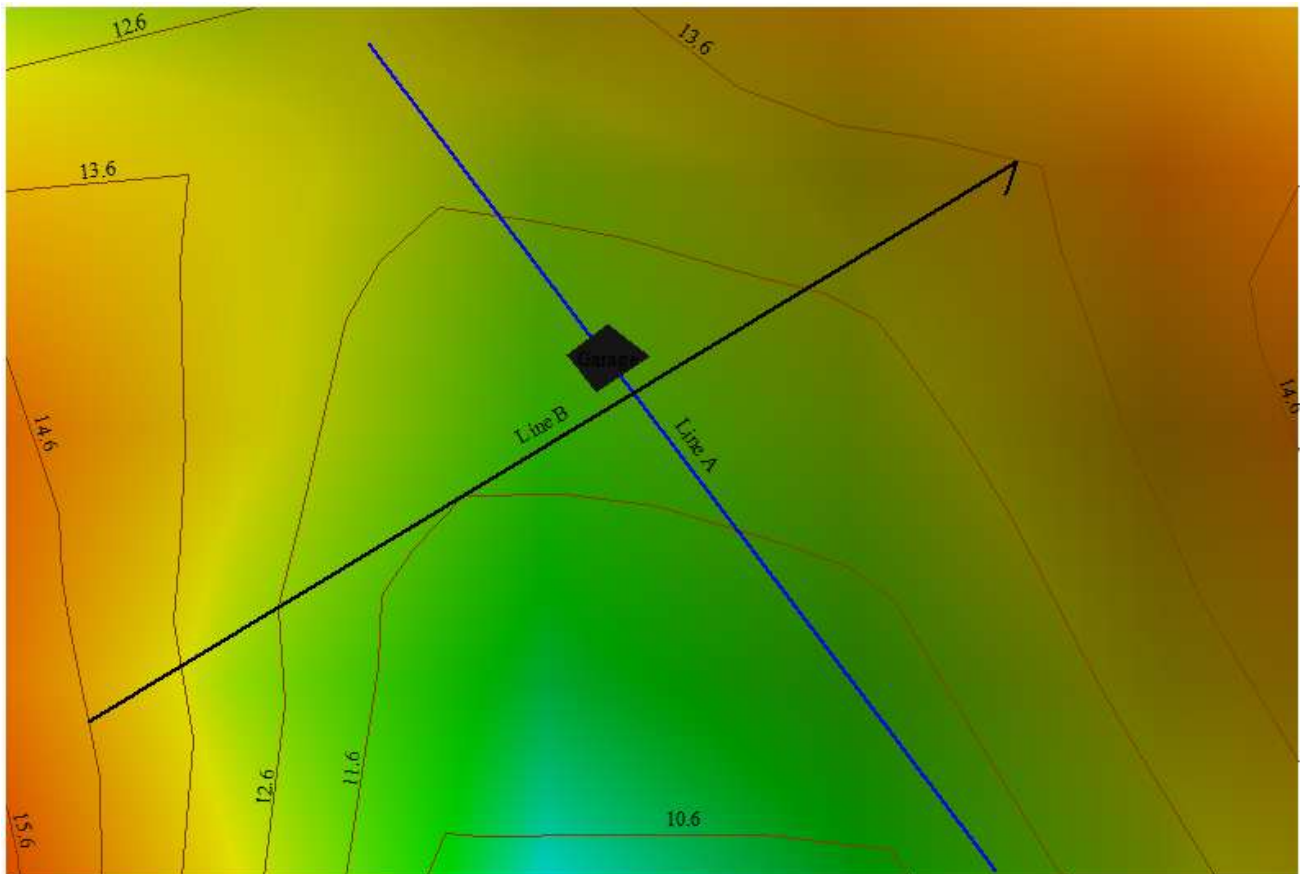


Blue Line – Line of Sight Analysis:

According to the analysis carried out by this Office, the properties to the northwest are situated on higher ground than the proposed garage. The slope is steep, but from the midpoint of the garage, it becomes more gently sloped towards the southeastern side of the subject property.

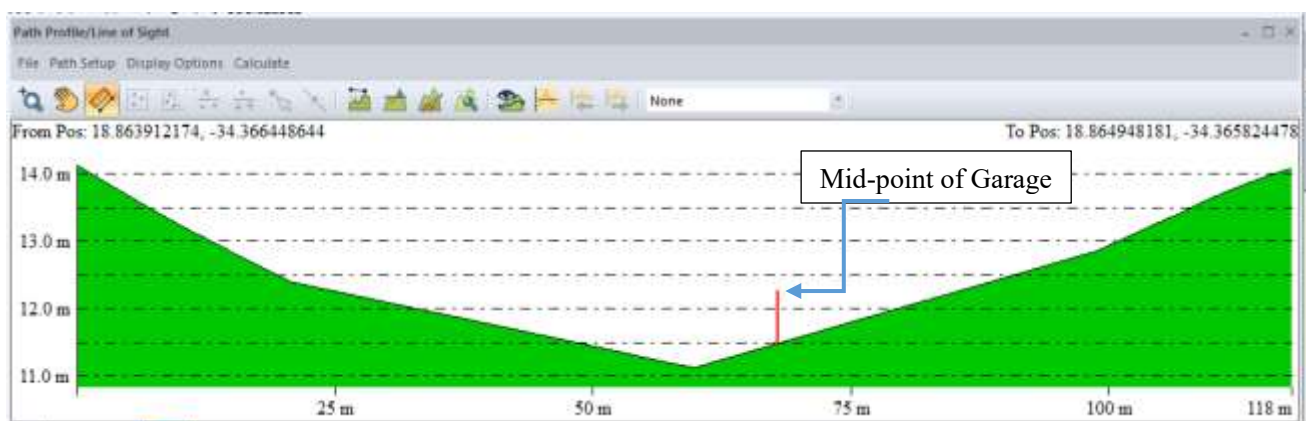
Blue Line

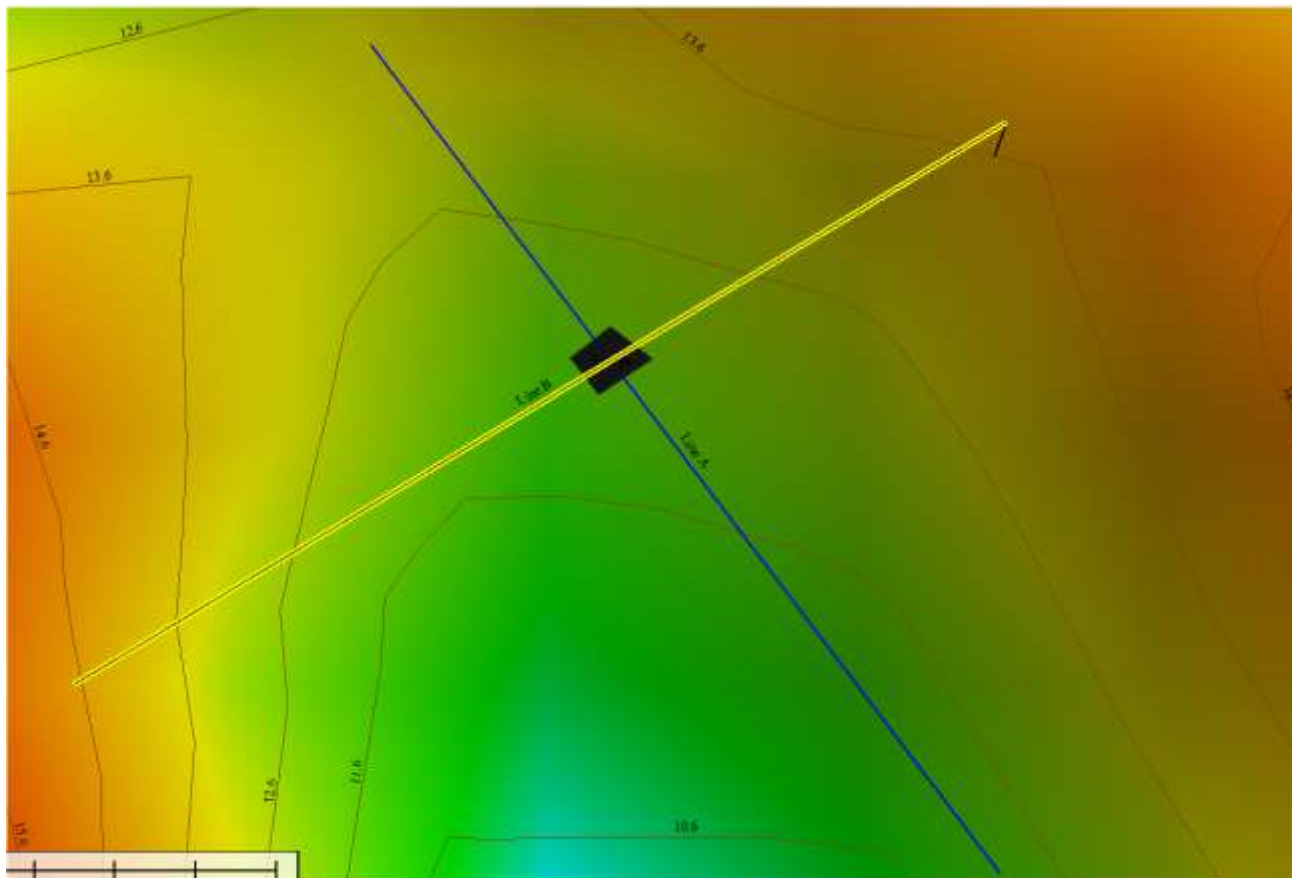




Yellow Line

From the “Yellow Line”, the analysis shows that the neighbouring properties are situated on higher ground than the proposed garage, meaning the garage will not negatively affect the line of sight towards the mountains in either the western or northern directions for those properties.



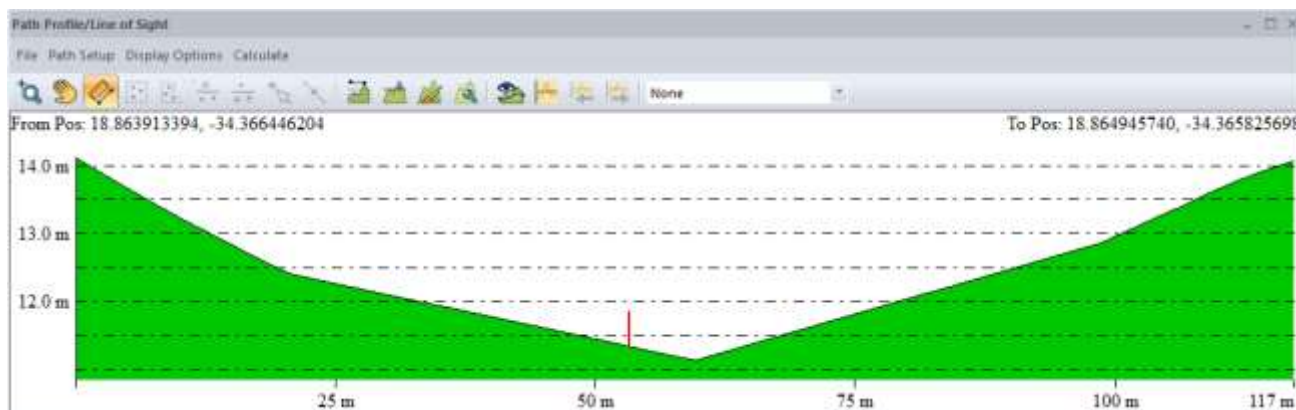


1.8. Location of the Septic Tank

It should be noted that site-specific restrictions were also considered for the location of the proposed garage. The location of the sewerage conservancy tank was based on the lowest point of the property towards the adjacent street. This affected the availability of an area where the garage could have been placed.

The right-of-way over Erf 5008, in favour of Erf 5528, prevented the garage from being positioned as far as possible to the western boundary of Erf 5008. It would have been lower than the current garage placement in any case, making the construction not only more expensive but also affecting the right-of-way, which would have negatively impacted access to Erf 5528.





1.9. Desirability

To assist the Authorised Official in making an informed decision, it is essential to address the application's need and desirability. Desirability is evaluated in accordance with Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 and Section 49 of the Western Cape Land Use Planning Act of 2014. The criteria for assessing the application's desirability are as follows:

- No modifications to the zoning are proposed.
- The proposal aligns with all other relevant spatial planning within the area from a local and provincial perspective.
- Compatibility with the surrounding land uses. The proposal aligns with the area's residential character by conforming to the zoning of the surrounding erven.
- The proposal is considered to enhance the existing dwelling, thereby positively influencing the surrounding area.
- The proposed additions and alterations will not adversely affect the current right-of-way servitude in favour of Erf 5528.
- No windows or doors face the adjoining Erf 5009. It is important to note that the proposed garage's roof slopes away from the adjacent erf, ensuring that no runoff or rainwater will flow onto Erf 5009.
- The proposed garage is a non-habitable space and will therefore not harm the adjacent Erf 5009.



2. LEGISLATION

2.1. Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA, 2013)

The relaxation will enable the sensible and efficient use of the erf without negatively impacting neighbouring properties or the character of the area. The proposal remains aligned with the development principles of SPLUMA, as it encourages spatial efficiency and orderly growth within the existing urban area. The relaxation is minor and will not affect surrounding properties, services, or access; it is therefore regarded as desirable from a planning perspective.

2.2. Land Use Planning Act 3 of 2014 (LUPA, 2014)

The relaxation will enable reasonable and efficient use of the erf while preserving the character of the surrounding area and avoiding negative impacts on neighbouring properties. Regarding the development principles outlined in LUPA, the proposal encourages orderly and sustainable development by facilitating the suitable use of land within the existing urban area. The relaxation is minor and, therefore, deemed acceptable from a planning viewpoint.

2.3. Overstrand Municipality Spatial Development Framework (OMSDF)

The proposal aligns with the objectives of the SDF, which promotes the efficient use of land within the current urban boundary and supports suitable residential growth. The relaxation is minor and will not negatively impact the surrounding area or the neighbourhood's character. Therefore, the proposal is deemed desirable and consistent with the municipality's spatial planning goals.

2.4. Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to meet our communities' development needs through clearly defined strategic objectives and performance indicators.

The IDP is essential to consider in any planning-related application. This office believes that the proposal encourages social development and fosters a safe and healthy environment, not only for the property owner but also for the neighbouring residents. The proposal is not considered to be inconsistent with the above.

2.5. Overstrand Municipal Growth Management Strategy (2010)

According to the Overstrand Municipal Growth Management Strategy, the application site is situated within Planning Unit 3. The Strategy considers this area the main residential zone of Betty's Bay. This land use application does not involve any densification and therefore would not contravene the Growth Management Strategy.



2.6. Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

According to the Overstrand Municipality Amended By-law on Municipal Land Use Planning, 2020, the Municipality may contemplate easing the restrictions on the building line specified in the title deed, provided the proposal is reasonable and does not adversely affect neighbouring properties or the character of the area. The relaxation is slight and will facilitate the proper and efficient use of the property whilst preserving the neighbourhood's amenity, making it acceptable from a planning standpoint.

2.7. Environmental Management Overlay Zone (EMOZ, 2020)

The application site does not directly border the EMOZ; however, it is in proximity to an Ecological Corridor, the Urban Conservation Zone, the Conservation Worthy Area, and the Coastal Protection Zone. It is important to emphasise that the proposal is not expected to negatively impact these zones.

The application also does not involve creating new urban areas within well-established residential zones, thereby avoiding any new development that could negatively impact those zones.

2.8. Heritage Protection Overlay Zone (HPOZ, 2020)

The application site is located within an area classified as of Landscape Significance. Considering the scope of the application, it is concluded that the proposal will not adversely affect any heritage-related issues within the HPOZ.



3. CONCLUSION & RECOMMENDATION

The motivation report offers a clear and thorough analysis of the land-use proposal. It demonstrates that the application is desirable and will not negatively affect the existing landscape. The proposal is also shown to be well aligned with spatial planning initiatives.

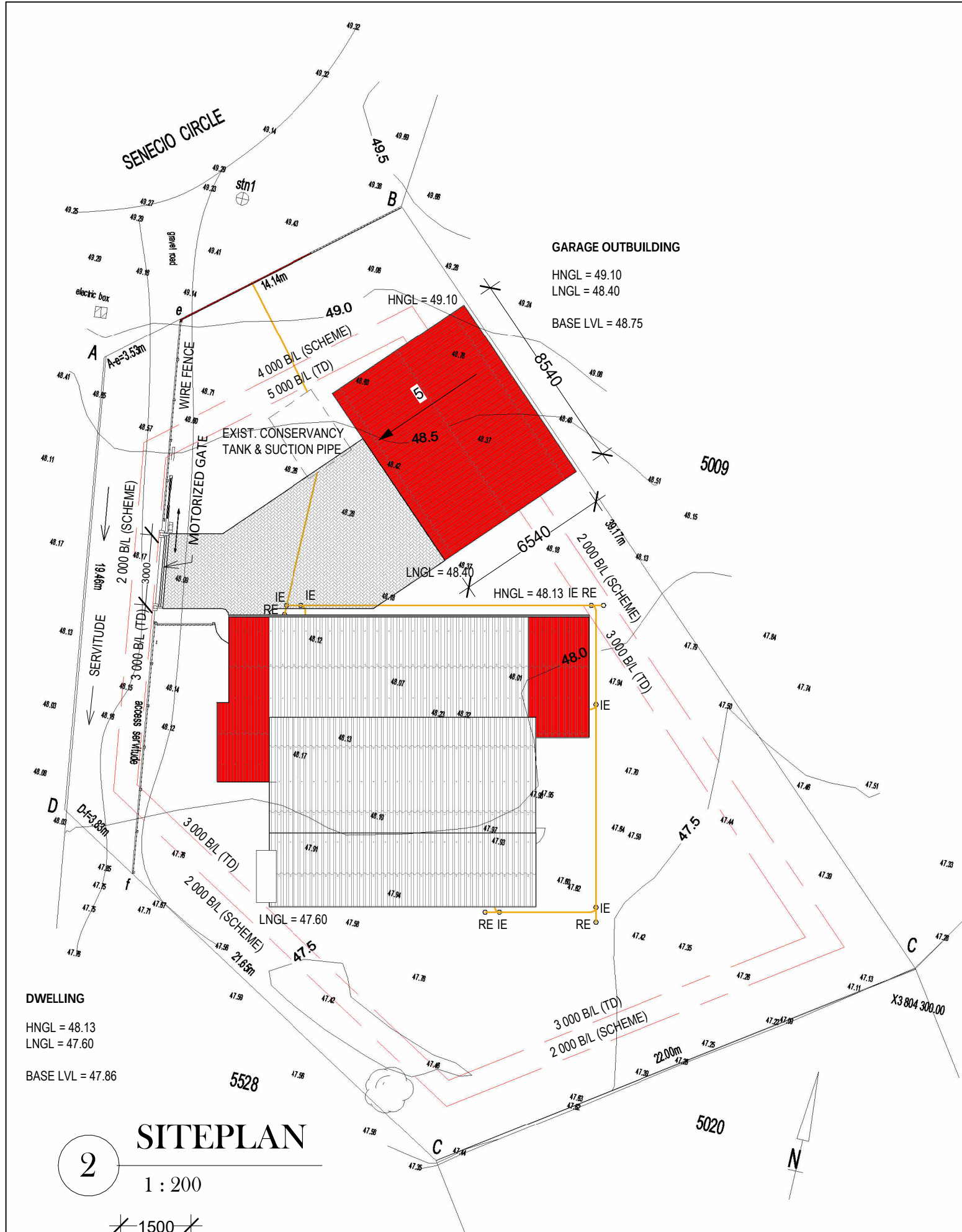
The following factors should also be considered when assessing the feasibility of the proposed application:

- No alterations to the zoning are proposed.
- The proposal aligns with all other relevant spatial planning in the area from a local and provincial standpoint.
- Compatibility with the surrounding land uses. The proposal aligns with the area's residential character by conforming to the zoning of the surrounding erven.
- The proposal is considered to enhance the existing dwelling, thereby positively affecting the surrounding area.
- The proposed additions and alterations will not negatively affect the existing right-of-way servitude in favour of Erf 5528.
- No windows or doors face the neighbouring Erf 5009. It is important to note that the proposed garage's roof slopes away from the neighbouring erf, therefore preventing any runoff or rainwater from discharging onto Erf 5009.
- The proposed garage is a non-habitable space and will thus not negatively impact the abutting Erf 5009.

Considering the above, it is hereby requested that the application for:

- *Section 16 (2) (b) – Permanent departure from the provisions of the Land Use Scheme*
 - *Relaxation of the lateral building line from 2m to 0m to accommodate the proposed garage.*

be approved under the OMLUS.

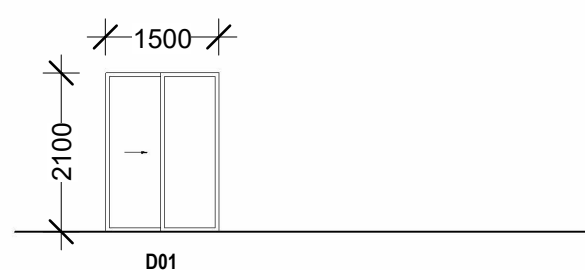


DWELLING
HNGL = 48.13
LNGL = 47.60
BASE LVL = 47.86

GARAGE OUTBUILDING
HNGL = 49.10
LNGL = 48.40
BASE LVL = 48.75

SITEPLAN

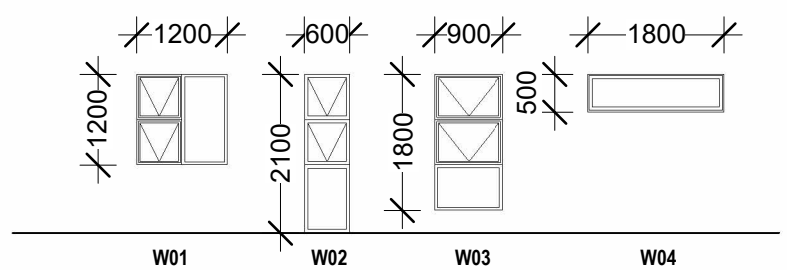
1 : 200



DOOR SCHEDULE

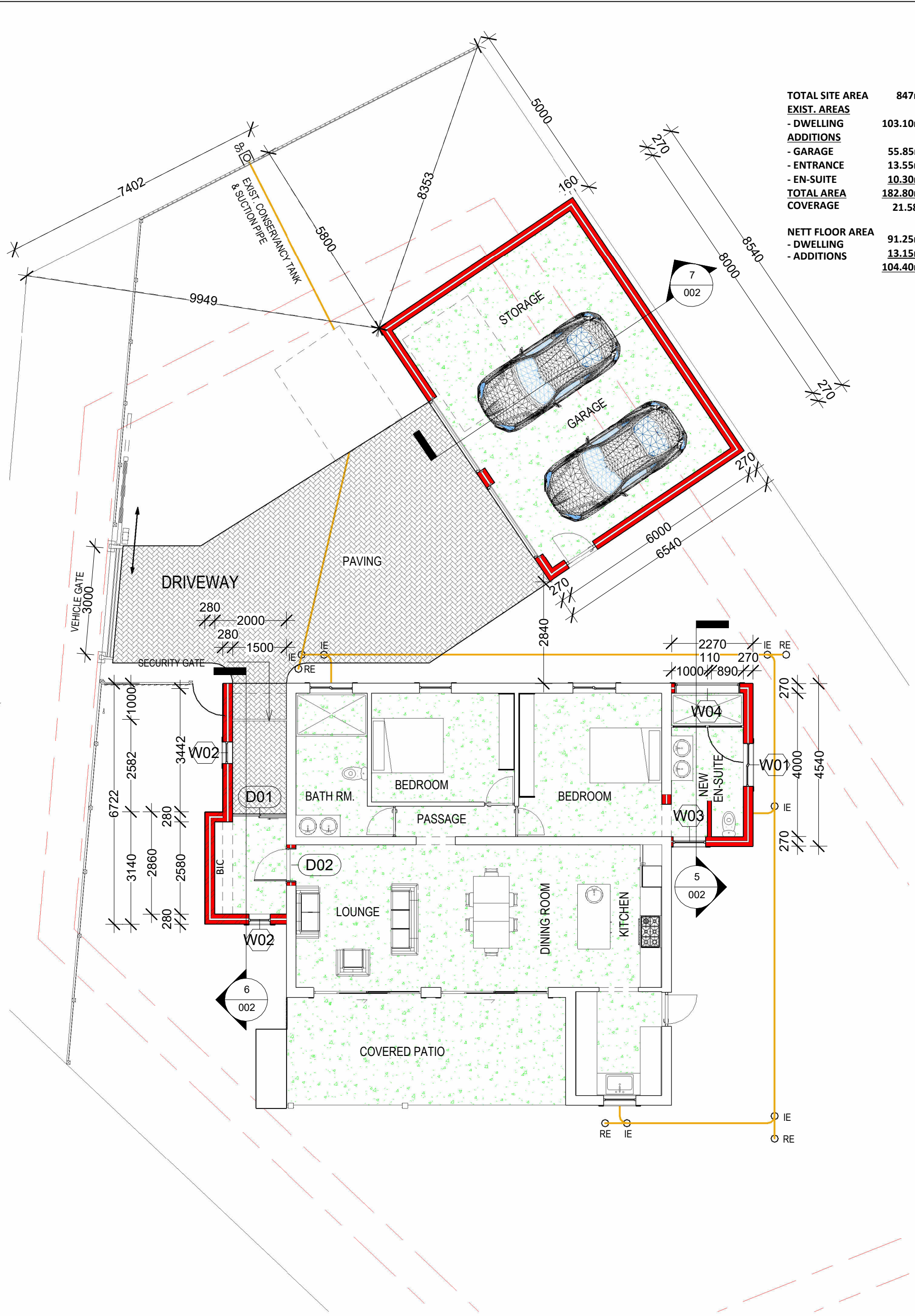
1 : 100

SANS10400-XA:2021	
NETT FLOOR AREA	= 105.00m ²
FENESTRATION AREA	= 27.81m ²
FENESTRATION / NETT FL AREA	= 26.49%
GLAZING SPECS	
Cu = 4.40	
Cshgc = 0.53	



WINDOW SCHEDULE

1 : 100



GROUND STOREY

1 : 100

TOTAL SITE AREA	847m ²
EXIST. AREAS	
- DWELLING	103.10m ²
ADDITIONS	
- GARAGE	55.85m ²
- ENTRANCE	13.55m ²
- EN-SUITE	10.30m ²
TOTAL AREA	182.80m ²
COVERAGE	21.58%
NETT FLOOR AREA	91.25m ²
- DWELLING	13.15m ²
- ADDITIONS	104.40m ²

ROOF INSULATION (MONO PITCH / SLOPED CEILING):	
Roof (minimum required R-value for Energy Zone 4: 3.7)	
Direction of heat flow: Up	
Construction Type R-values:	
Outdoor air film (7m/s)	- 0.03
Metal cladding / sheets	- 0.00
Roof air space (100 - 300mm, non-reflective)	- 0.22
IsoBoard Rigid XPS ceiling boards (70mm / 35kg/m ³)	- 2.92
Indoor air film (still air)	- 0.16
Reflective foil insulation (0.2 outer / 0.05 inner)	- 0.68
TOTAL R-value for roof assembly	4.01
Mono pitched roof with metal sheets & sloped ceiling (unventilated roof space) with a radiant barrier installed under purlines. Sloped Iso-Board ceiling panels (70mm thickness) to be installed.	

GENERAL NOTES	
ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO BE REFERRED TO - DRAWING NOT TO BE SCALED. LARGER SCALE DRAWINGS TO SUPERCEDE SMALLER SCALE DRAWINGS. ALL QUERIES TO BE DIRECTED TO THE ARCHITECT. ALL WORK DONE IN ACC WITH SANS 10400. TIMBER GRADE V5 OR V7. ALL WINDOWS AS PER WINDOW SCHEDULE. ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA. ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 REGULATIONS AND STANDARDS. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS. PC CONCRETE UNITS WITH 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3M. ALL STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE COVERED WITH DPC. SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURER'S SPECIFICATIONS. DAMP PROOF MEMBRANE TO BE BLACK POLYTHENE BRICKGRIP TO ALL WALLS STEPPED DOWN TO OUTER LEAF ACROSS CAVITIES, AND USE STD BLACK POLYTHENE AROUND ALL OPENING IN EXTERNAL WALLS & UNDER ALL WINDOW CILLS. TO BE MIN 150 ABOVE GROUND LEVEL. ALL STAIRCASES TO NBR M5 (MAX OPENING 100MM). TREADS MINIMUM 250MM AND RISERS MAXIMUM 200MM. HANDRAILS TO BE 1000MM HIGH.	
GLAZING:	
ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 & SANS 10400 PART N REGULATIONS AND STANDARDS. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT EYE LEVEL.	

die ontwerp-ateljee

SACAP Reg. No. PAD2120

Architectural Drafting Services

082 410-5564 / (028) 271-3143

daniel.jz@ontwerp-ateljee.co.za

CLIENT			
VOGEL			
PROJECT			
ADDITIONS & ALTERATIONS			
ERF 5008			
34 SENEIO CIRCLE			
BETTY'S BAY			
SHEET NAME			
SITE- & GROUND FLOOR PLANS			
DRAWING NO		SHEET NO	
250307		001	
SCALE	DATE	DRAWN BY	REVISION
As indicated	2026-04-21	JCK	DJVZ
COPYRIGHT RESERVED			



east ELEVATIONS

1

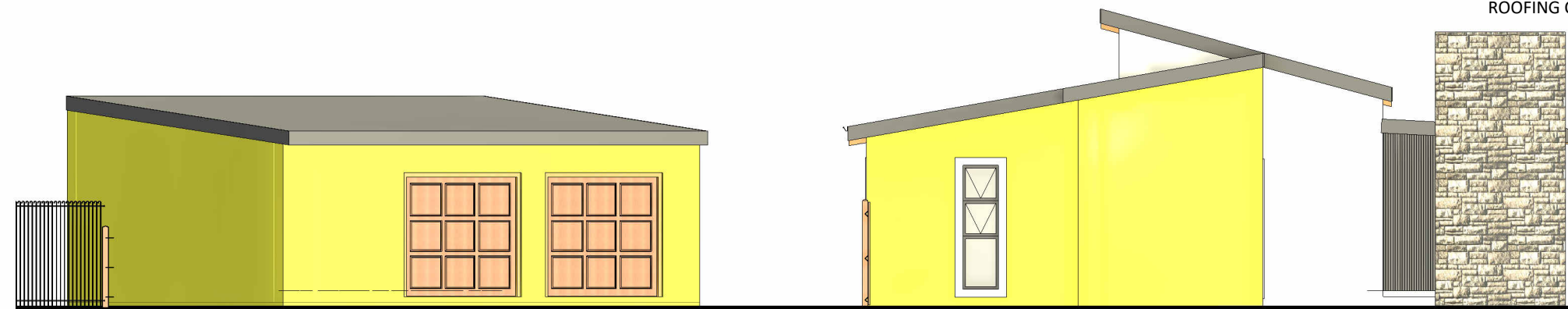
1 : 100



3

south ELEVATION

1 : 100



4

west ELEVATION

1 : 100

WALL OPENINGS:
STEPPED DPC ACROSS CAVITY TO WEEPHOLES AT 5 BRICK INTERVALS. VERTICAL DPC INTO DOOR- AND WINDOW FRAME REVEALS. REINFORCED CONCRETE LINTOLS OVER ALL OPENINGS

EXTERNAL WALLS:
280mm MASONRY CAVITY WALLS. CAVITY AT ROOF LEVEL (EAVES) TO BE FILLED WITH CONCRETE MIN. 600mm DEEP WITH CAVITY CLOSERS AND DRIPS TO STEPPED DPC.

ROOF CONSTRUCTION:
METAL OR SIMILAR APPROVED ROOF SHEETING (TO MATCH) @ 10° ON 76x50mm TIMBER PURLINS @ 600mm C/C ON REFLECTIVE FOIL INSULATION DOWNWARDS ON 228x50mm SAP TREATED TIMBER RAFTERS @ MAX 900mm C/C FIXED BY SPECIALIST ACC. TO MANUFACTURER'S SPECIFICATIONS. SUPPLIED BY SPECIALIST ROOFING COMPANY.

DWELLING WP

CEILINGS: 50 717
70mm ISOBOARD CEILING PANELS WITH TAPED JOINTS AND PAINTED. NAILED TO 38x38mm TIMBER BATTENS @ MAX 600mm CENTERS NAILED TO UNDERSIDE OF 152x50mm SAP TREATED TIMBER TIE BEAMS - CEILING COLOUR TO BE CONFIRMED.

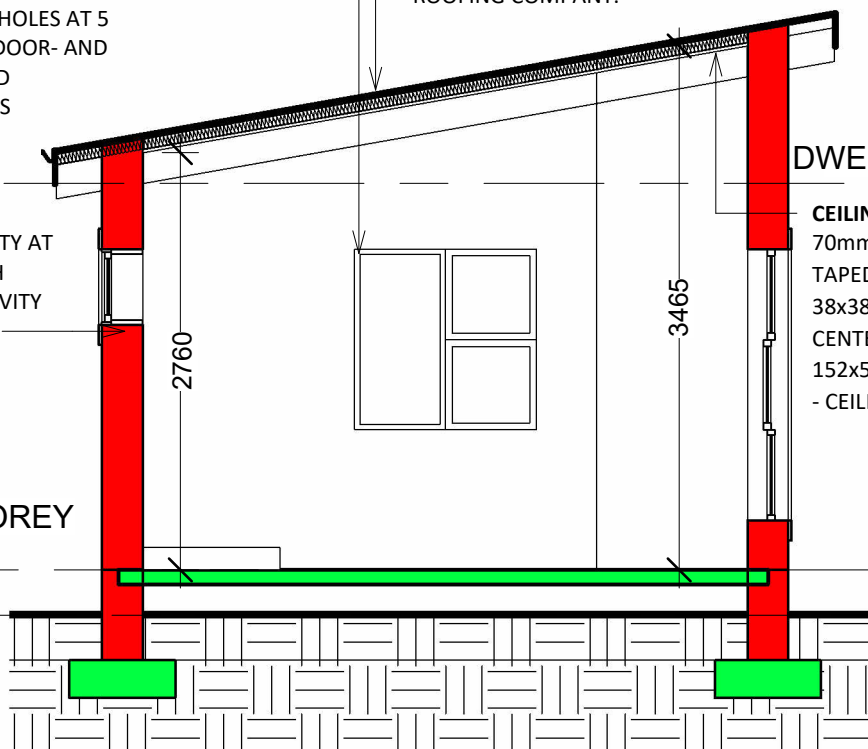
GROUND STOREY
48 160

NGL
47 860

5

Section 2

1 : 50



FOUNDATIONS:
700x250mm CONCRETE STRIP FOUNDATIONS

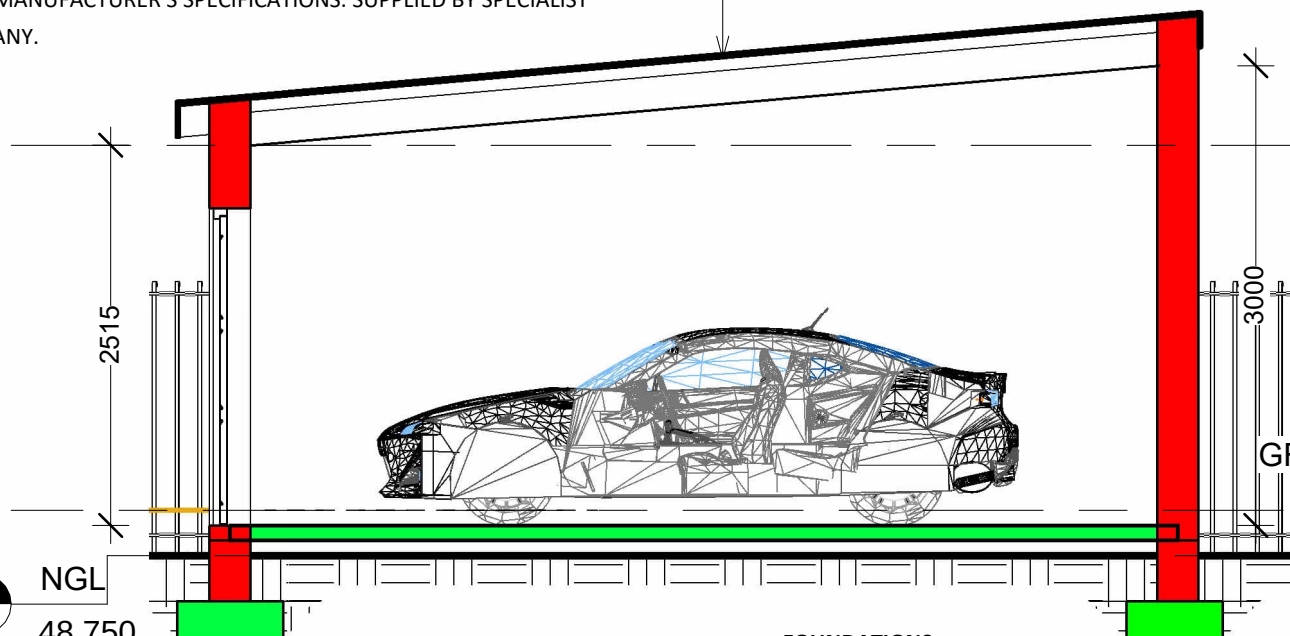
ROOF CONSTRUCTION:
METAL OR SIMILAR APPROVED ROOF SHEETING (TO MATCH) @ 5° ON 76x50mm TIMBER PURLINS @ 600mm C/C ON REFLECTIVE FOIL INSULATION DOWNWARDS ON 228x50mm SAP TREATED TIMBER RAFTERS @ MAX 900mm C/C FIXED BY SPECIALIST ACC. TO MANUFACTURER'S SPECIFICATIONS. SUPPLIED BY SPECIALIST ROOFING COMPANY.

NGL
48 750

7

Section 4

1 : 50



FOUNDATIONS:
700x250mm CONCRETE STRIP FOUNDATIONS

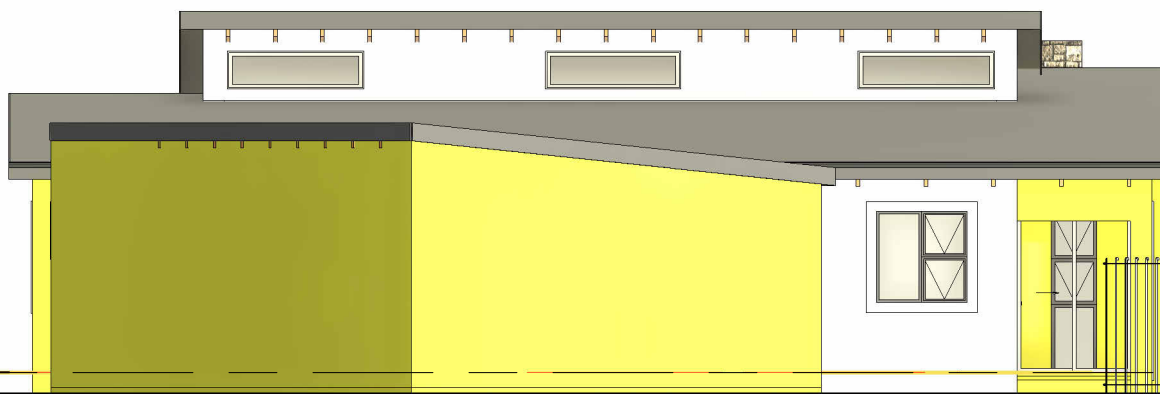
GROUND STOREY
48 160

2

north ELEVATION

1 : 100

8m HEIGHT RESTRICTION
55 860



NGL
47 860

ROOF CONSTRUCTION:
METAL OR SIMILAR APPROVED ROOF SHEETING (TO MATCH) @ 10° ON 76x50mm TIMBER PURLINS @ 600mm C/C ON REFLECTIVE FOIL INSULATION DOWNWARDS ON 228x50mm SAP TREATED TIMBER RAFTERS @ MAX 900mm C/C FIXED BY SPECIALIST ACC. TO MANUFACTURER'S SPECIFICATIONS. SUPPLIED BY SPECIALIST ROOFING COMPANY.

CEILINGS:
70mm ISOBOARD CEILING PANELS WITH TAPED JOINTS AND PAINTED. NAILED TO 38x38mm TIMBER BATTENS @ MAX 600mm CENTERS NAILED TO UNDERSIDE OF 152x50mm SAP TREATED TIMBER TIE BEAMS - CEILING COLOUR TO BE CONFIRMED.

DWELLING WP

2857

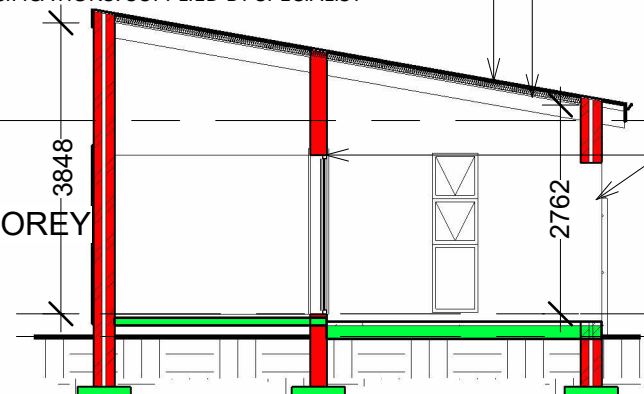
WALL OPENINGS:
STEPPED DPC ACROSS CAVITY TO WEEPHOLES AT 5 BRICK INTERVALS. VERTICAL DPC INTO DOOR- AND WINDOW FRAME REVEALS. REINFORCED CONCRETE LINTOLS OVER ALL OPENINGS

FOUNDATIONS:
700x250mm CONCRETE STRIP FOUNDATIONS

6

Section 3

1 : 100



GENERAL NOTES

ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO BE REFERRED TO - DRAWING NOT TO BE SCALED. LARGER SCALE DRAWINGS TO SUPERCEDE SMALLER SCALE DRAWINGS. ALL QUERIES TO BE DIRECTED TO THE ARCHITECT. ALL WORK DONE IN ACC WITH SANS 10400. TIMBER GRADE V5 OR V7. ALL WINDOWS AS PER WINDOW SCHEDULE. ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA. ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 REGULATIONS AND STANDARDS. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS. PC CONCRETE LINTOLS WITH 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3M. ALL STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE COVERED WITH DPC. SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURER'S SPECIFICATIONS. DAMP PROOF MEMBRANE TO BE BLACK POLYTHENE BRICKGRIP TO ALL WALLS STEPPED DOWN TO OUTER LEAF ACROSS CAVITIES, AND USE STD BLACK POLYTHENE AROUND ALL OPENING IN EXTERNAL WALLS & UNDER ALL WINDOW CILLS. TO BE MIN 150 ABOVE GROUND LEVEL. ALL STAIRCASES TO NBR M5 (MAX OPENING 100MM). TREADS MINIMUM 250MM AND RISERS MAXIMUM 200MM. HANDRAILS TO BE 1000MM HIGH.

GLAZING:
ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 & SANS 10400 PART N REGULATIONS AND STANDARDS. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS. ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT EYE LEVEL.

die ontwerp-ateljee

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CLIENT

VOGEL

PROJECT

ADDITIONS & ALTERATIONS

ERF 5008
34 SENEIO CIRCLE
BETTY'S BAY

SHEET NAME

ELEVATIONS & SECTIONS

DRAWING NO			SHEET NO
250307			002
SCALE	DATE	DRAWN BY	REVISION
As indicated	2026-04-21	JCK	DJVZ
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