



MUNISIPALITEIT OVERSTRAND
ERF 146, MARKSTRAAT 2, GANSBAAI,
OVERSTRAND MUNISIPALE AREA: AANSOEK
OM VERGUNNINGSGEBRUIK, AFWYKING EN
BEPALING VAN 'N ADMINISTRATIEWE
BOETE: ME PLANNERS NAMENS MNR J &
MM STEENKAMP

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke wat ontvang is van toepassing op die bogenoemde eiendom, naamlik:

Vergunningsgebruik

Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n plek van vermaak (lewendige musiek en vyf (5) dobbelmasjiene) op die eiendom te akkommodeer.

Afwyking

Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die agterboulyn vanaf 3m na 0m te verslap om die bestaande opsigterswoning en stoorkamers 1 en 2 te akkommodeer.

Bepaling van 'n Administratiewe Boete

Bepaling van 'n administratiewe boete in terme van Artikel 16(2)(q) van die Verordening ten einde die bestaande opsigterswoning en stoorkamers 1 en 2 te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende wekedae tussen 08:00 en 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik ingedien word ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op **20 Mei 2022**, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr. SW. Van der Merwe** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 41 /2022

OVERSTRAND MUNICIPALITY
ERF 146, 2 MARK STREET, GANSBAAI,
OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE,
DEPARTURE AND DETERMINATION OF AN
ADMINISTRATIVE PENALTY: ME PLANNERS
ON BEHALF OF MR J & MM STEENKAMP

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that the following applications have been received applicable to the above-mentioned property namely:

Consent use

Application for consent use in terms of Section 16(2)(o) of the By-Law in order to accommodate a place of entertainment (live music & five (5) slot machines).

Departure

Application for departure in terms of Section 16(2)(b) of the By-Law in order to relax the rear building line from 3m to 0m to accommodate the existing care takers dwelling and store rooms 1 and 2.

Determination of an Administrative Penalty

Determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law in order to accommodate the existing care takers dwelling and store rooms 1 and 2.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department Town Planning at 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **20 May 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr. SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment 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.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 41 /2022

UMASIPALA WASE-OVERSTRAND
ISIZA 146, 2 MARK STREET, GANSBAAI,
UMMANDLA WOMASIPALA WASE-
OVERSTRAND: ISICELO SOKUSETYENZISWA
KWEMVUME, UKUHAMBA NOKUMISELWA
KWESOHLWAYO SOLAWULO: ME PLANNERS
ON BEHALF OF MR J & MM STEENKAMP

Kukhutshwe isaziso esimayela emiba yeSolotyama47 nelama48 loMthethwana kaMasipala waseOverstrand Ngezihlomo loMthethwana OngeziCwangciso zokuSetyenziswa koMhlaba ku2020 isaziso eso sithi, kufunyenwe isaziso esilolu hlobo nesisebenza kwisiza esichazwe ngasentlanesaziwa ngolu hlobo:

Ukusetyenziswa kwemvume

Isicelo semvume yokusetyenziswa ngokweCandelo le-16(2)(o) loMthetho kaMasipala ukuze kulungiselele indawo yokuzonwabisa (umculo odlalwayo noomatshini bokungcakaza abahlanu (5)).

ukuphambuka

Isicelo sotyeshelo lomqathango ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukuze kucuthwe umda wesakhiwo ongasemva ukusuka kwisi-3m ukuya ku-0m ukuze kuhlaliswe amagumbi akhoyo ogcino-nkathalo kunye noovimba 1 no-2.

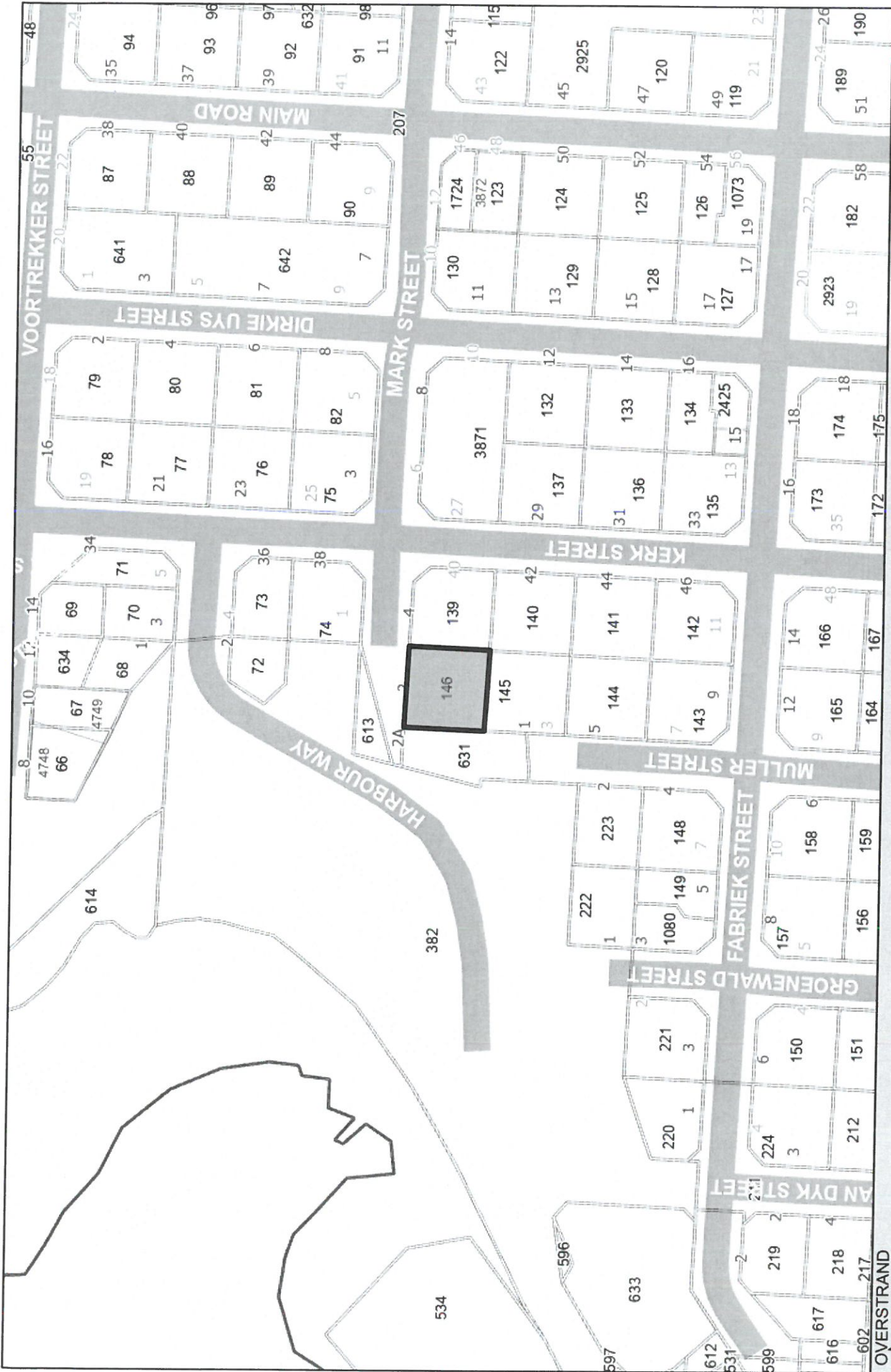
Ukumiselwa kwesohlwayo soLawulo

Ukumiselwa kwesohlwayo solawulo ngokwemigaqo yeCandelo le-16(2)(q) loMthetho kaMasipala ukuze kulungiselele indawo zokuhlala kunye namagumbi ogcino 1 no-2 asele ekhona.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, kwanombolo 16 ePaterson Street, Hermanus, nasseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeSolotyama51 nelama52 zoMthethwana osowuchaziwe ngentla zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **20 uMeyi 2022**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, **Mnu. SW van der Merwe** kwa-028-313 8900. Merwe izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe LeziCwangciso zeDolophu apho igosa likaMasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni.

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala enguNomb. 41/2022



ERF 146, 2 MARK STREET, GANSBAAI



Date: 2021/09/07



**APPLICATIONS FOR CONSENT USE; DEPARTURE AND AN APPLICATION FOR
THE DETERMINATION OF AN ADMINISTRATIVE PENALTY FOR ERF 146,
GANSBAAI: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: WESTERN CAPE
PROVINCE**

INTRODUCTORY REMARKS

1. INTRODUCTION:

This introduction serves as a short summary of the application before the necessary proposals and motivations are presented.

- 1.1 Applicant: ME Planners Town and Regional Planner
P.O. Box 757
Heilbron
9650
- 1.2 Power of Attorney: Power of Attorney has been rendered to ME Planners Town and Regional Planners to lodge this Application for Consent Use in terms of Chapter IV, Section 16(2) (o); Application for a departure in terms of Chapter IV, Section 16(2) (b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and an Application for the determination of an Administrative Penalty in terms of Section 16(2) (q) of the Overstrand Amendment Bylaw on Municipal Land Use Planning, 2020; read with Section 20(1) of the Overstrand Municipality By-law on Municipal Land Use Planning.
- 1.3 Property: Erf 146 Gansbaai, (here after referred to as "the site of application" or "the property")
- 1.4 Street address: 2 Mark Street, Gansbaai.
- 1.5 Locality: Erf 146 Gansbaai forms very much part of the established business and industrial area of the Greater Gansbaai and is located adjacent to the harbour area with its various businesses and industries.

Erf 146, Gansbaai, is abutted by existing developed properties namely erf 631 zoned Residential Zone 1 (with a private residence) on the western side, erf

145 zoned General Residential Zone 3 (with a guest lodge) on the southern side, erf 139 zoned Business Zone 3 (with a guest lodge and back-packers concern) on the eastern side and erf 140 zoned Business Zone 3 (with a private residence) on the south-eastern corner.

The access to the subject property is off Mark Street.

Existing land uses of surrounding properties in the neighbourhood include established residential areas, restaurants, guest houses, a church and a crèche.

(The surrounding area will be discussed in more detail in Paragraph 2 of this report.)

2. BACKGROUND:

- 2.1 Gansbaai is a coastal township within the Greater Gansbaai area with breath-taking views across Walker Bay and is a very popular holiday destination. Tourist attractions include, amongst others, the nearby Kleinbaai Harbour area where Great White Shark Cage Diving and Whale watching tours are hosted. It also includes various accommodation establishments for tourists. Beautiful hiking trails along the coastline and sand beaches at Franskraal further contribute to the popularity of the greater Gansbaai area.
- 2.2 Gansbaai originally developed during the 1900 to 1939 period and started with only 222 erven where after rapid development took place up to and until 1999.
- 2.3 The property, which is situated in Planning Unit 12 of the "Greater Gansbaai Spatial Plan 2000" is zoned: Business Zone 2: General Business (B2) with a primary use of "Business premises" which includes a restaurant, and is developed into a Restaurant as the primary use, a caretaker's dwelling (also a primary right in terms of the zoning) situated in the south eastern corner of the property; a wooden tool shed, plus 2 structures next to each other, indicated on the SDP as Store Room 1 and Store Room 2. Both these Store Rooms and the caretaker's dwelling border on the southern boundary of the property.

The owner is committed to develop the property in terms of the mentioned spatial plan.

- 2.4 No records could be found that indicate when these structures were developed on the property. It can be presumed that they were not developed in recent times (see photos). Some of the existing "building plans" indicate that some plans had been approved by the municipality in 1993 and a wendy house in 1997.

According to the registered owner all the buildings on the property were in existence when he took over as new owner. The only changes made by him were the replacement of the existing dilapidated windows in the buildings by new ones.

- 2.5 **An important fact** is that in terms of the Overstrand Heritage Survey, the structures on the property are listed as older than 60 years and have a suggested grading of 3C in terms of the South African Heritage Resources Act.

The heritage implication is discussed in paragraph 9.1 of this report.

3. OVERVIEW OF APPLICATIONS:

3.1 Chapter IV, Section 16(2) (o) of the Overstrand Municipality By-Law on Municipal Land Use Planning is applicable.

- 3.1.1 In order to better explain the legal requirements, the following information is important:

In terms of the attached 'Zoning Certificate', consent uses as given in the Overstrand Town Planning Scheme, pertaining to Erf 146, are as follows:

Adult entertainment business, bottle store, crematorium, dwelling unit, flats (on the ground floor), funeral parlour, informal trading, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission tower, transport use, utility services, warehouse.

Note that although the zoning certificate was issued in 2019, the appropriate 'consent use' practices remained the same.

3.1.2 **Application for Consent Uses:**

- to allow for the conduct of live music;
- and 5 gambling machines.

3.1.3 Application for "Place of Entertainment"

According to the Overstrand Municipality Land Use Scheme (2020), the definition of "place of entertainment" is "a place used

*for commercial entertainment which may attract large numbers of people, operate outside normal business hours or generate noise from music or revelry on a regular basis, and includes a cinema, theatre, amusement park, dance hall, night club, **gambling and live music**".*

In the case of Erf 146, Gansbaai, it is envisaged to put "cabaret entertainment" on the menu for the restaurant and install a number (5) of gambling machines.

3.2 Chapter IV, Section 16(2) (b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:

3.2.1 In terms of The Overstrand Municipality Land Use Scheme, 2020, Erf 146, Gansbaai is zoned "Business Zone 2" and therefore the building line is 0,0m, but subject to the following conditions:

- the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and
- where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0m.

3.2.2 In the case of Erf 146, the site of application abuts Erf 145 which is zoned 'General Residential Zone 3: Flats (Bulk Zone 2), and therefore a 3,0m building line is applicable.

3.2.3 Due to the afore said an application is made for a departure of the building line on the southern side of the property, from 3,0m to 0m.

3.2.4 The structures affected by the 3.0m building line are the 2 storage rooms as well as the Caretakers Dwelling as shown on the building plans.

3.3 Chapter IV, Section 16(2) (q) of the Overstrand Municipality By-Law on Municipal Land Use Planning is applicable.

Application for Administrative Penalty in terms of Section 16(2) (q) of the Overstrand Municipality read together with Section 90 of the Bylaw Municipal Land Use Planning (November 2020), is discussed in full in paragraph 10 of this report.

4. GENERAL APPLICATION INFORMATION:

4.1 Title deed:

- 4.1.1 Erf 146, Gansbaai in the Overstrand Municipality, Division of Caledon, Province of the Western Cape, is registered in the names of:

Jacobus Steenkamp
Identity Number 570422 5021 08 0
Married out of community of property

And
Martha Maria Steenkamp
Identity Number 581031 0055 08 9

Married out of community of property
their Heirs, Executors, Administrators or Assigns, in full and free property.

- 4.1.2 According to the Title Deed T000051779/2018, the size of Erf 146 is 991 Square metres in extent.
- 4.1.3 The enclosed Title Deed does not contain any Title Deed Restrictions that have to be addressed with the proposed use in mind.
- 4.1.4 Bond/s

The property is not encumbered by a bond.

4.2 **Zoning of the erf:**

In terms of the Overstrand Municipality Zoning Scheme Regulations the erf is zoned Business Zone 2: General Business (B2) with the following use restrictions applicable to it:

Primary uses: Business premises which includes a Restaurant.

Consent uses: Adult entertainment business, bottle store, crematorium, dwelling unit, flats (on ground floor), funeral parlour, informal trading, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission tower, transport use utility services, warehouse.

- ***A zoning Certificate is attached to this memorandum as 'Attachment A'***

No change in zoning is required.

Definition of "Restaurant"

"Restaurant" means a licensed business, in which mainly meals and beverages are primarily sold to seated patrons, and includes the on-site consumption of liquor but does not include premises used exclusively as a bar, a pub or tavern.

- a) All parking shall be provided on the property;
- b) A ratio of 4 parking bays per 100m² GLA as is proposed in the new Zoning Scheme Regulations;
 - **Parking requirements for the entire development on the erf, is discussed in full in Paragraph 6.3.**
- c) Building lines: No new buildings will be erected.
- d) Vehicle entrances and exits:
Entrance to and exit from the property will not be affected.
 - **A set of Proposed Building Plans forms part of the application.**
 - **Locality- and Zoning plans are attached as 'Attachment B' to this Memorandum.**

4.3 **Land use:**

The property is currently developed with a Restaurant, a Caretaker's Dwelling, 2 Store Rooms housed in two separate buildings next to each other and a Tool Shed.

5. **NEED AND DESIRABILITY:**

When considering the application for consent uses for Erf No. 146, Gansbaai, it is evident that the need and desirability should both fall within the broad parameters and principles necessary for orderly planning.

5.1 **Need:**

- 5.1.1 The **need** in this instance centres mainly on the fact that the tenant wishes to upgrade the Restaurant in line with related business concerns.
- 5.1.2 Taking into account that the proposed development can form part of the upgrading of the Tourist Industry in Overstrand, it is envisaged that another upper-class Restaurant does have the right of existence in a very competitive business market in Gansbaai.

5.1.3 Because of the size of the property, namely 991m², and the existing placing of the buildings, the applicant observed the potential to apply for the extension of the proposed business uses where space for parking is also one of the determining factors for the successful running of the business. In order to do this, an application for consent uses for Erf146, Gansbaai is made.

5.2 **Desirability:**

Geo-Physical implications

- 5.2.1 The application property does not contain any mentionable biophysical characteristics that would impact on any redevelopment to provide for the necessary parking requirements.
- 5.2.2 The application property has no mentionable slopes, and hence bares no confines for the proposed development.
- 5.2.3 Being located close to the coastline, it is likely that the existing underlying materials of the property are that of the typical known coastal material of the broader area. Since no erosion previously occurred on the developed property, no erosion is thus foreseen with the redevelopment of the property.

Social implications

- 5.2.4 The existing position of the business is not regarded as being undesirable and will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future.
- 5.2.5 From the foregoing it is clear that the character of the area will not be disturbed should this application be approved, and although Gansbaai is one of the oldest established townships in the Overstrand area, it will not be necessary to also consider the possibility of the heritage value being affected and disturbed by the application as the existing buildings will not be affected by the application.
- 5.2.6 In the case of this application it can be stated categorically that very few better or more desirable developments can be envisaged for the area, as many people living or visiting in the vicinity will now be accommodated by the services of this kind of business.
- 5.2.7 The area, in which the site is located, is characterized by various business uses interspersed with a number of residential uses and a Suburban business centre situated in the near vicinity which means that

business concerns form a prominent part of the character of the area. The proposed extension of the business rights is merely an extension of and/or similar to the existing character of the area.

- 5.2.8 The existing position of the restaurant and caretaker's dwelling will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future.
- 5.2.9 The application to allow live music will not disturb the local built form or character as it aims to only bring a new kind of "service" within easier reach of the inhabitants and holiday makers of Gansbaai and the areas surrounding it.
- 5.2.10 The proposed addition of another form of entertainment - referring here to the gambling machines - will not lead to a change in the aesthetical quality of the built environment. The slot machines will in any case be inside the building where proper supervision can be. In actual fact, the proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

Economic implications

- 5.2.11 It is a common mistake to regard labour as just any other generic production input. The restaurant and entertainment industry is one of the largest employers. This entire development on erf 146 also provides employment for 11 people. The reality in South Africa is the fact that every person who does have a job is also responsible and able to put food on the table for about 6-8 family members.
- 5.2.12 It also plays a great role in fostering the economy in that a large amount of tax is collected from the industry.

Spatial Implications

- 5.2.13 From the foregoing information as well as the development envisaged, it is clear that the planned future character of the area should thus be enhanced should this application be approved.
- 5.2.14 The proposal is an excellent example of the promotion of spatial and socio-economic integration.

6. TRAFFIC IMPACT, PARKING AND ACCESS:

6.1 Traffic:

The low level of traffic generated by this planned kind of development will have no significant effect on the existing and surrounding street network and the traffic flow patterns around the site will not be affected at all.

Because of the foregoing, no traffic impact assessment or environmental impact assessment is necessary with this application.

6.2 Access:

The present access to the property is from Mark Street, and will also provide safe access to and exit from the proposed development.

6.3 In terms of Schedule 2 of the Overstrand Municipality Land Use Scheme, 2020, the required number of parking bays for the restaurant will be 4 bays per 100m² GLA and 1, 5 bays per Caretaker's unit.

According to the attached site development plan:

- a) The Restaurant- and store Room Floor area is 239m², which triggers 9,5 parking bays;
- b) The Caretaker's Dwelling requires 1,5 parking bays.
 - o A total of 11 parking bays is required-
 - o A total of 11 parking bays is provided.
- c) Please note that the GLA is measured according to the definition contained in Schedule 2 of the Overstrand Municipality Land Use Scheme 2020.
- d) In terms of the definition the toilets are also excluded.
- e) The manoeuvring space for vehicles on the property is clearly indicated on the SDP.

7. IMPACT ON EXTERNAL ENGINEERING SERVICES

7.1 The site is located in an existing township.

7.2 All services on the property already exist and are sufficient to accommodate the existing buildings and uses, and for that matter also the proposed use.

7.3 The approved Growth Management Strategy indeed confirms that for future opportunities there will be sufficient water source capacity, sufficient treatment works, sufficient solid waste capacity as well as sufficient sewerage treatment works.

8. FORWARD PLANNING & OTHER LAND USE DOCUMENTS

Land uses in the area and on the site of application are being regulated and controlled by the Overstrand Municipality Land Use Scheme 2020.

The said Town Planning Scheme together with the proposals in the Provincial Spatial Development Framework 2014 (PSDF), the Overstrand Spatial Development Framework (2020) and the Overstrand Municipality: Growth Management Strategy, 2010 makes provision for rezoning, consent uses and departures such as applied for in this application.

The aims and objectives of the foregoing frameworks and strategy can be summarised as follows:

8.1 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (March 2014)

The purpose of the PSDF is to give expression to the national and provincial development agendas for land development and serves as a basis for coordinating, integrating and aligning national and provincial programs. It also aims to communicate the spatial development intentions of the government to the private sector.

The following aims underpin the PSDF, together with explanations of how the proposed development will be in line therewith.

- ***“Capitalise and preserve unique local built form and natural typologies, character and heritage.”***

The application will not disturb the local built form much as it aims to only upgrade a much-needed service within easier reach of the inhabitants of the area.

- ***“Promote urban rather than suburban model: avoid further fragmentation of townships.”***

The proposed development will not lead to a fragmentation of the area.

- ***“Focus on creating connections to economic and social opportunity to promote spatial and socio-economic integration.”***

The proposed development is an excellent example of the promotion of spatial and socio-economic integration.

- ***“Cluster all social facilities and complementary activities.”***

As a business concern with a basic social background, this development will be a complementary addition to the nearby cluster of various business activities.

8.2 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The objective of the SDF is to formulate strategic policy guidelines and proposals which are spatially based, through which the needs, changes and growth in the area can be managed to the benefit of the inhabitants and the environment of the Overstrand Municipality.

The Overstrand Spatial Development Framework (May 2020) earmarks the area where Erf 146 Gansbaai is situated, for mixed residential and low key business premises. The current access will also remain as is. The proposal will, therefore, be in line with spatial planning guidelines for the area.

The following objectives are used to test whether the proposed development will be in line with the aims of the SDF:

- ***“To provide an environmentally and economically sustainable bulk service infrastructure and road transport network.”***

The proposed development is already connected to all services and no extra services will be required.

- ***“To ensure that on-going pressure and its spatial implications are managed in a sustainable way that protects the unique character of the existing cultural landscapes and the place-specific character and form of the existing settlement pattern.”***

The proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

- ***“Restrict development within the carrying capacity limitation of the natural resources.”***

The proposal will not change anything in the carrying capacity limitation of the natural resources.

- ***“To improve the aesthetic quality of the built environment.”***

The proposed development will definitely lead to the improvement of the aesthetical quality of the built environment.

8.3 GROWTH MANAGEMENT STRATEGY

- a) The purpose of the GMS (May 2020) is to improve the Overstrand Municipality's overall environmental sustainability by enhancing the quality and efficiency of the built environment.
- b) In terms of the said Strategy, the property falls within the bigger Planning Area as well as Area C12 and the Contextual overview for Gansbaai in Area C 1.
- c) With reference to the Overstrand Growth Management Strategy the Contextual Overview for the subject erf falls within Planning Unit B2 which is next to C1 the main commercial hub for the region, which indicates the fact that it falls in an area indicated for economic opportunities.
- d) The following core objectives of the strategy will be used to test the suitability of the proposed development.
 - ***“Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land.”***

The proposal seeks to make optimal use of the erf and will result in more efficient use of the infrastructure.

- ***“Contribute to place making and the development of attractive and safe urban environments.”***

The proposed development will contribute to place making and a more attractive property and environment.

- ***“Ensure that the scale and character (in terms of bulk, height and architectural styling) of the higher density areas are appropriate to the immediate context.”***

The proposed development will change nothing in the scale and character of the area.

- e) The proposed development will be done in compliance with the guidelines of Schedule 2 of the Overstrand Municipality Land Use Scheme, 2020.

8.4 OVERSTRAND INTEGRATED DEVELOPMENT FRAMEWORK

The IDF makes provision for the long-term spatial development and planning towards 2050. This study proposes inter alia, that Erf 146, Gansbaai, falls in an area which will be included in the CBD. (Refer to Plan 23 of the said study.)

9. RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

9.1 HERITAGE VALUE AND IMPACT

Erf 146 Gansbaai is situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The existing building situated on Erf 146 Gansbaai is earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above-mentioned it is evident that the proposed development will not have a negative impact on the heritage value of the subject property or the Greater area of Gansbaai.

An application was brought before the Overstrand Heritage Committee, and initially turned down. A second application was then done and submitted to the same Heritage Committee whereby they were asked to reconsider the previous outcome. The outcome was disappointing, but the Committee suggest that an application must be lodged to 'Heritage Western Cape'

The Overstrand Heritage Committee had a concern that the gable of the western façade impacts negatively on the development. On the building plans, however, it can be seen that this is not the case.

➤ ***All Heritage information is attached to this memorandum as 'Attachment C'***

9.2 ENVIRONMENTAL IMPACT

The proposed departures for Erf 146 Gansbaai do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

9.3 COASTAL ZONE POLICY FOR THE WESTERN CAPE

The aim of the Policy is to give guidance regarding the sustainable development and management of the Western Cape coastline with specific reference to the

creation of environments for investment opportunities, which would lead to economic development and consequent sustainability of the economic growth of its coastal towns.

According to the Policy the area falls within its specific Spatial Planning Category, in that tourist related enterprises within coastal towns must be encouraged.

It is therefore a given that the proposed development is consistent with the principles of the Policy.

9.4 PLANNING PRINCIPLES

The application has also been analysed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2014 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

*(a) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.*

Possible results of the development

The proposed consent uses will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the development of the proposed business will open up the provision of all the above to all persons in the Republic. The right of owners to develop land in accordance with current use rights must be recognized as is the case with this application.

*(b) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.*

Possible results of the development

The proposed development will take place within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. The application can thus be deemed to be spatially sustainable.

*(c) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.*

Possible results of the development

The proposed development is not intended as a new settlement development and caters specifically for users from far and near.

*(d) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.*

Possible results of the development

The proposed development will not lead to any economical and/or environmental shocks as the business to be conducted will not differ much from the existing use on the erf and in the area.

*(e) **Good Administration** which, in the context of land uses planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.*

Possible results of the development

The applicant is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient and will ensure that timeframes are adhered to.

10. ADMINISTRATIVE PENALTY

Application for Administrative Penalty in terms of Section 16(2) (q) of the Overstrand Municipality read together with Section 90 of the Bylaw Municipal Land Use Planning (November 2020).

It is stated in Section 90 (1) of the said Bylaw that the applicant may rectify any contravention on a property by applying to the Municipality to pay an Administrative Penalty. In this case, no formal application is made for the payment of such an administrative penalty.

The reasons are dealt with by discussing them in accordance with Section 90 (3) of the same Bylaw.

a) Section 90 (3) (a) refers to the nature, duration, gravity and extent of the contravention. In order to address this, it is important to motivate that the owner does not violate any regulation.

b) The nature of the development on the erf does not impose on the privacy of any of the surrounding owners and has no negative effect on the surrounding built environment. There has never been any complaint about the existence of the buildings (Section 87 of the Amendment Bylaw on Municipal land Use Planning, 2020)

c) Section 90 (3) (b): The application and the submission of the 'as built' plans, proves that the owner is not deliberately involved in any contravention. The owner has plans drawn up in order to legalise the flats on the property.

The approved plans (1993 and 1997) show that the structures - at the time a garage, Wendy house and storeroom - were approved. However, the new owners have transformed the structures into habitable dwelling units. In other words, only the interior spaces have been changed.

It is then for these reasons that 'as built' plans have been drawn up for submission to the Municipality.

d) Section 90 (3) (d): There is no sign of any unlawful conduct. The use of the erf is primarily for restaurant purposes and flats on the ground floor, as is the case with this application. The purpose of the application then, the legalisation of the two flats at the back of the building.

e) Section 90 (3) (e): The registered owner has never deliberately contravened this By-Law or any previous planning law.

11. RECOMMENDATION

- 11.1 The proposed development will be done in compliance with the guidelines of the Overstrand Municipality Land Use Scheme, 2020. Building plans will be submitted to the satisfaction of the Overstrand Local Municipality, as the controlling authority.
- 11.2 Land uses in the area and on the site of application are being regulated and controlled by the Overstrand Municipality Land Use Scheme, 2020.
- 11.3 The application is made for the purpose of helping to ensure that orderly planning as far as the Town Planning and building regulations are concerned will be in place for future reference.
- 11.4 The proposed development, apart from monetary reasons, is an attempt by the client to bring about a development that will add value to the area.

- 11.5 There is also a definite need for this kind of business in this area of the Overstrand. In this regard it can be stated that the demand and economic viability of any development determines the need for it. Local economic conditions, the presence of townships far from the kind of amenities to be offered by the applicants plus the unprecedented growth of Gansbaai and its surrounds make the proposed development viable and favourable on the site of application.
- 11.6 Finally, the application adheres to the criteria of the Overstrand Municipality Land Use Scheme, 2020. The proposed developments will contribute positively to the economy and character of the area in which it is situated as well as the Overstrand as a whole.
- 11.7 From the contents of this report it is apparent that the proposed development of Erf 146, Gansbaai will have no negative impacts in general, and it is thus requested that the Municipality favour the application as set out in this motivation report.
12. **A photo Collage is attached to the Memorandum to show the Restaurant area, the parking as well as the caretaker's dwelling the back. There are also photos to show the inside of the restaurant. The high standard of development is clearly evident.**

➤ *(Refer to 'Attachment 'D' of this memorandum)*

END OF MOTIVATION REPORT:

11 FEBRUARY 2022

SCHEDULE OF RIGHTS - PARKING

Property Description	
ERF / Portion: 146 - Gansbaai	Site Area: 991 m ²
Township: Western Cape	Title Deed no.: T000051779/2018
Parking	
Ratio per Use	Area
1.5 Parking bays per Flat unit	1 units
4 Parking bays per 100m ²	239 m ²
Total Parking Bays REQUIRED	11 Bays
Total Parking Bays PROVIDED	11 Bays

SCHEDULE OF RIGHTS

Erf Number:	146
Stand Area:	991.00m ²
Restaurant Floor Area:	176.30m ²
Flatlet Floor Area:	60.70m ²
Wooden Tool Shed Area:	19.00m ²
Open Sloep Shade Cloth Area:	71.40m ²
Covered Patio Area:	20.00m ²
Store Room 1/2 & Storage Area:	84.40m ²
TOTAL AREA:	431.80m²
Coverage:	43.57%

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, IN WHOLE OR PART, OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND MATERIALS TO BE USED IN THIS DRAWING ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS TO BE USED IN THIS DRAWING ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS TO BE USED IN THIS DRAWING ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS TO BE USED IN THIS DRAWING ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND.

GENERAL:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- Habitable rooms to have min. 1.5% floor area cross ventilation.
 - Vertical D.P.C. to all changes in floor levels.
 - Dimensions and levels to be checked on site before any work commences.
 - All work is to be done in accordance with local authority requirements.
 - All levels unless otherwise indicated are to be in accordance with local authority requirements.
 - Finished floor levels are to be min. 150mm above N.G.L.
 - Any discrepancies are to be reported to the offices of the Architects.
 - All pricing is to comply with part N of the NBR.

LEGEND:

- █ New Brickwork
- █ New Timberwork
- █ New Steel
- █ New Foundation/ Concrete
- █ New Soil pipe
- █ New Waste Pipe
- █ New Stormwater Line

No.	Date	Description	By

PROJECT:

Erf 146 - Gansbaai (Mr K Steenkamp)

DESCRIPTION:

Site Plan

SCALE:

As indicated

DRAWING DATE:

2018/10/18

DRAWN:

Author

CHECKED:

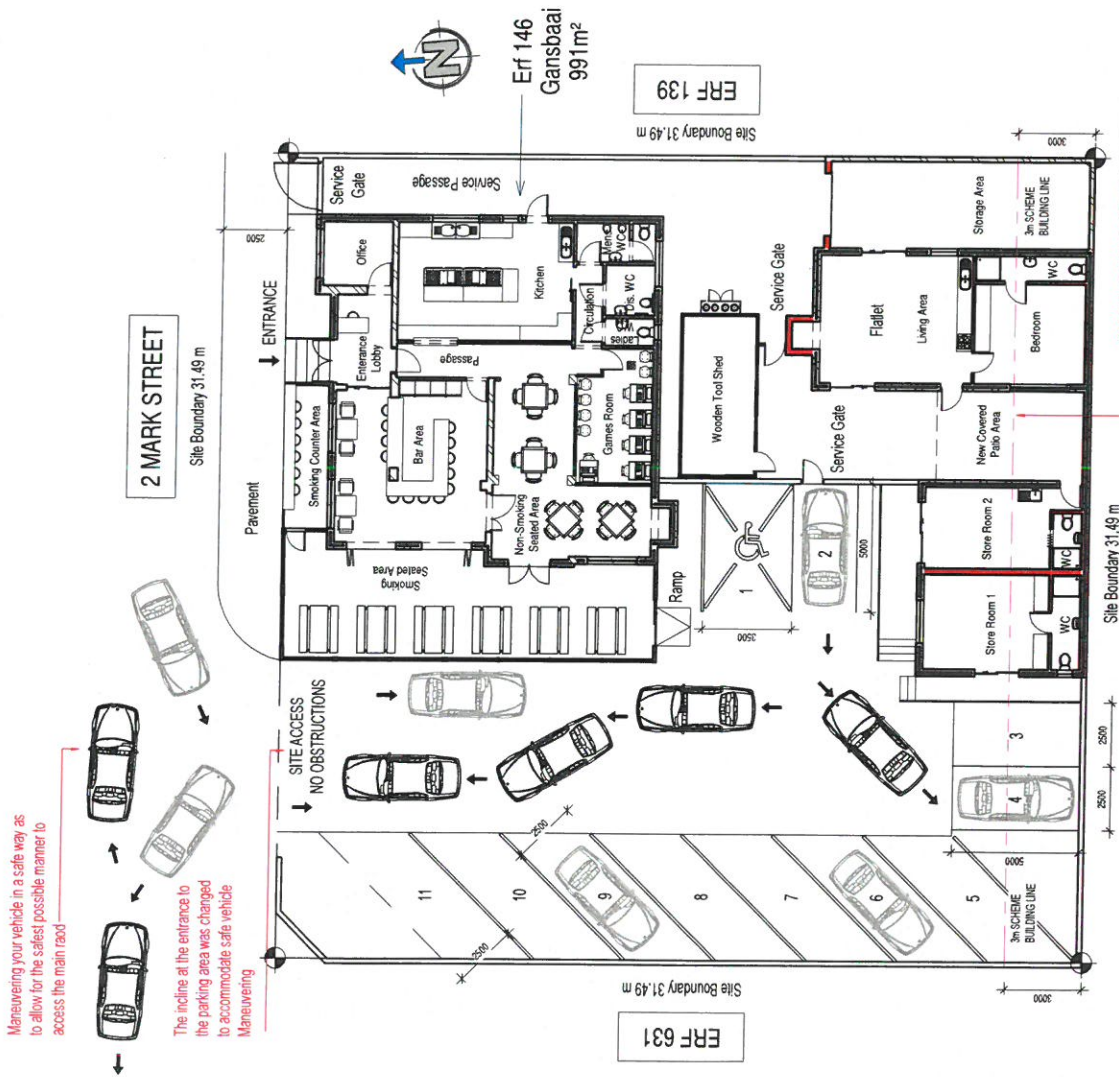
Checker

REVISION #:

KS/0/01

Gerlicke Argitektoniese Dienste

Johan Gerlicke
 Architect Draught (Draught)
 Postbus 382, Gansbaai 7220
 Tel/Fax: +27 28 364 1659. Sel: 082 453 8554
 gerd@gerlicke.co.za
 Lid van SAIT : S07023



Site Plan Layout

1 : 200

COPYRIGHT NOTE

THIS DRAWING IS THE PROPERTY OF GERITCKE ARCHITECTURE AND MAY NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND MATERIALS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS TO COMPLY TO RELEVANT S.A.S. CODES WHERE APPLICABLE.

GENERAL:

ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

1. Habitable rooms to have min. 1.5% floor area cross ventilation.
2. Vertical D.P.C. to all changes in floor levels.
3. All dimensions and levels to be checked on site before any work commences.
4. The drawing is to be scaled and only figured dimensions are to be used.
5. All work is to be done in accordance with local authority requirements.
6. All levels unless otherwise indicated are above N.G.L.
7. Finished floor levels are to be min. 150mm above N.G.L.
8. Any discrepancies are to be reported to the office of the Architects.
9. All pricing is to comply with part N of the NBR.

LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/ Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By

PROJECT: Erf 146 - Gansbaai (Mr K Steenkamp)

DESCRIPTION: Ground Floor Layout

SCALE: 1 : 100

DRAWING DATE: 2018/10/18

DRAWN: AK

CHECKED: JG

DRAWING #: KS/0/02

REVISION #:

Geritcke Argitektoniese Dienste

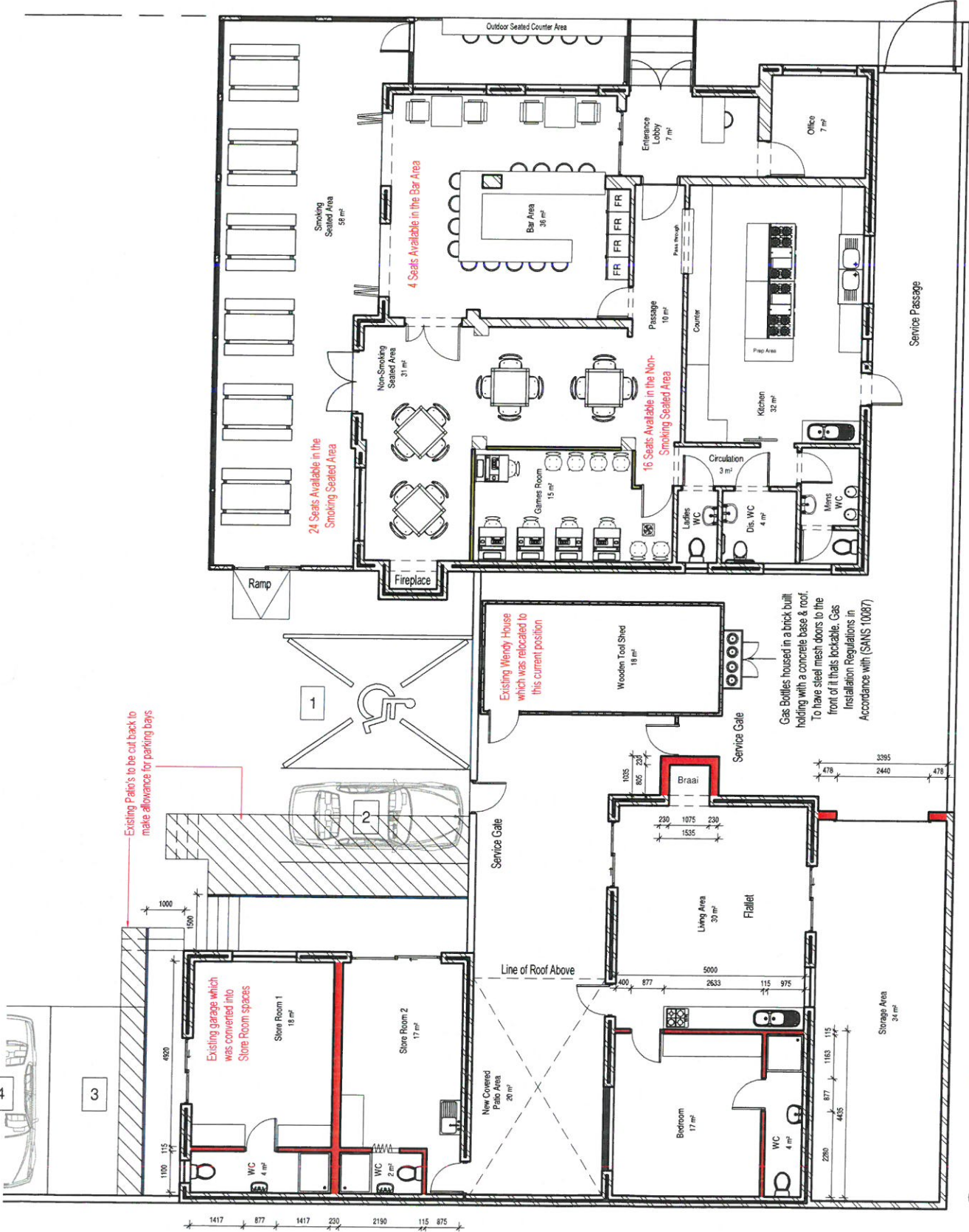
Johan Geritcke

Private Draught (P2869)
Postbus 382, Gansbaai, 7220

Tel/Faks: 028 364 1650 Sel: 082 453 8554

gast@argitek.co.za

Lid van SAIT : S07023



Ground Floor Plan

1 : 100

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT HELD BY GERIENKE ARCHITECTURE AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND HEIGHTS ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS IS TO COMPLY TO RELEVANT S.A.S. CODES WHERE APPLICABLE.

GENERAL:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- Habitable rooms to have min. 1,5% floor area cross ventilation.
 - Vertical D.P.C. to all changes in floor levels.
 - All dimensions and levels to be checked on site before any work commences.
 - The drawing is not to be scaled and only figured dimensions are to be used.
 - All work to be carried out in accordance with local authority requirements.
 - Finished floor levels are indicated as finished floor levels.
 - Levels are indicated as indicated above U.G.L.
 - Any discrepancies are to be reported to the offices of the Architect.
 - All glazing is to comply with part 14 of the NBR.

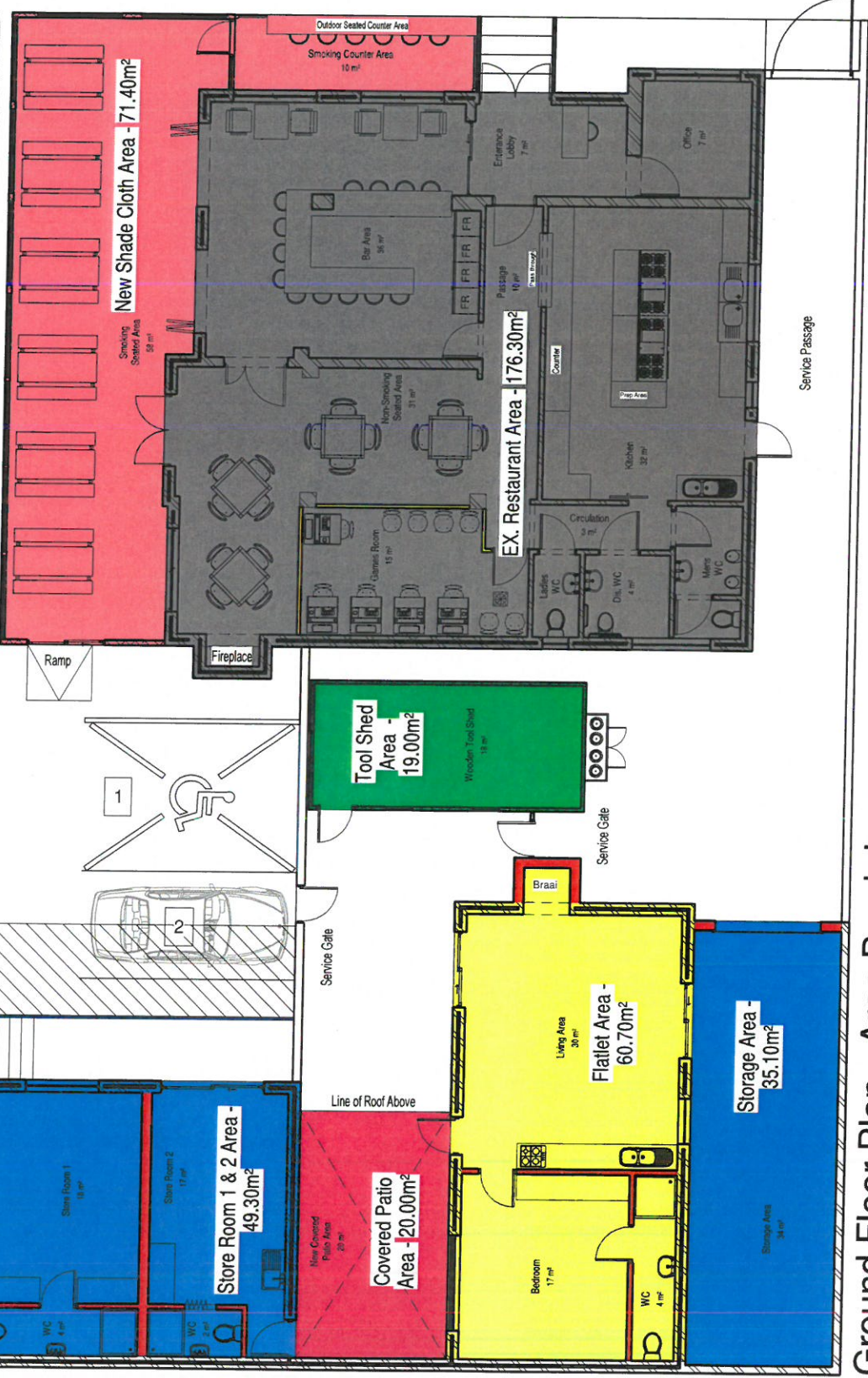
LEGEND:

- █ New Brickwork
- █ New Timberwork
- █ New Steel
- █ New Foundation/Concrete
- █ New Soil pipe
- █ New Waste Pipe
- █ New Stormwater Line

No.	Date	Description	By

SCHEDULE OF RIGHTS

Erf Number:	146
Stand Area:	991,00m ²
Restaurant Floor Area:	176,30m ²
Flatlet Floor Area:	60,70m ²
Wooden Tool Shed Area:	19,00m ²
Open Stoep/ Shade Cloth Area:	71,40m ²
Covered Patio Area:	20,00m ²
Store Room 1/2 & Storage Area:	84,40m ²
TOTAL AREA:	431,80m²
Coverage:	43,57%



Ground Floor Plan - Area Breakdown

1 : 100

Gerienke Argitektoniese Dienste
 Johan Gerienke
 Private Draught (D2863)
 Postbus 382, Gansbaai 7220
 Tel/Faks : 028 364 1656 - Sel : 082 453 8554
 gaid@opress.co.za
 Lid van SAIT : S07023

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT HELD BY GERLICHE ARCHITECTURE AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND MATERIALS TO COMPLY TO RELEVANT S.A.S. CODES WHERE APPLICABLE.

GENERAL:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- Habitable rooms to have min. 1.5% floor area cross ventilation.
 - Approved D.P.C. to all changes in floor levels.
 - All floor levels to be checked on site, before any work commences.
 - This drawing is not to be used for any other purpose without the written consent of the architect.
 - All work is to be carried out in accordance with local authority requirements.
 - All levels unless otherwise indicated are to be in accordance with the N.B.C.
 - Finished floor levels are to be min. 150mm above N.G.C.
 - Any discrepancies are to be reported to the offices of the Architects.
 - All glazing is to comply with part N of the NBR.

LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/ Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By

PROJECT: Erf 146 - Gansbaai (Mr K Steenkamp)

DESCRIPTION: Gross Leasable Area

SCALE: 1 : 100

DRAWING DATE: 2018/10/18

DRAWING #: KS/0/04

DRAWN: AK

REVISION #:

CHECKED:

Checker:

Gerliche Argitektoniese Dienste
 Johan Gerliche
 P: Arch Draught: (028869)
 P: Posbus 382, Gansbaai, 7220
 Tel/Fax: 028 384 1650. Sel: 082 453 8554
 gerd@gerliche.co.za
 Lid van SAIT : S07023



Ground Floor Plan - GLA

1 : 100

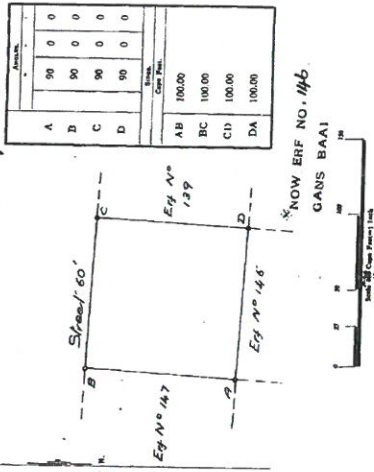


Erf 146 - Gansbaai -
 Business Zone 2:
 General Business
 Bulk Zone 2

145

No. 665 192 /
 Gen. Plan 25 PB.

Approved:
[Signature]
 Surveyor-General.



The above figures lettered A B C D represents 69 square rods, 64 square feet of land, being Erf No. 146, situated in the Township of GANS BAAI, Division of CALEDON.
 Bounded as indicated above.

Surveyed and besconed by me according to regulations.
 October, 1920.

[Signature]
 Government Land Surveyor.

I certify that this Diagram belongs to the Title Deed this day issued in favour of R. Bermanck
 Orig. 4 m. 4149
 Ev 207 217 261. H. 259 25-A-1928

Department of Lands.
 Secretary for Lands.

Date	Description	By
	Revision Schedule	

PROJECT: Erf 146 - Gansbaai (Mr K Steenkamp)

SHEET DESCRIPTION: Locality Plan

SCALE:	DWG DATE:	DRAWN:	PLOT DATE:
	2018/10/18	AK	2022/02/11 06:20:16

DRAWING #:	REVISION #:
KS/0/05	

Gericka Argitektoniese Dienste
 Jehan Gercke
 Pr. Arch. Draught (D) Plans
 Postbus 382, Glenhale, 2220
 Tel/Fax: +27 364 1659. Salf: 082 463 8554
 ger@gerickad.com
 Lid van SAIT : S07023

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT HELD BY GERLICHE ARCHITECTURE AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, OR IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND MATERIALS TO COMPLY TO RELEVANT S.A.S.B. CODES WHERE APPLICABLE.

GENERAL:

ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

1. Work in rooms to have min. 1.5% floor area cross ventilation.
2. Vertical C.C. and floor slabs to be cast and finished before any work commences.
3. All dimensions to be in millimeters unless otherwise stated.
4. This drawing is not to be scaled and only for use as a guide.
5. All work is to be carried out in accordance with local authority requirements.
6. All levels unless otherwise indicated are finished floor levels.
7. Finished floor levels are to be min. 150mm above N.G.L.
8. Any discrepancies are to be reported to the offices of the Architects.
9. All glazing is to comply with part N of the NBR.

LEGEND:

	New Brickwork
	New Timberwork
	New Steel
	New Foundation/ Concrete
	New Soil pipe
	New Waste Pipe
	New Stormwater Line

Revision Schedule

No.	Date	Description	By

PROJECT:
Erf 146 - Gansbaai (Mr K Steenkamp)

DESCRIPTION:
Construction Details

SCALE:
As indicated

DRAWING DATE:
2018/10/18

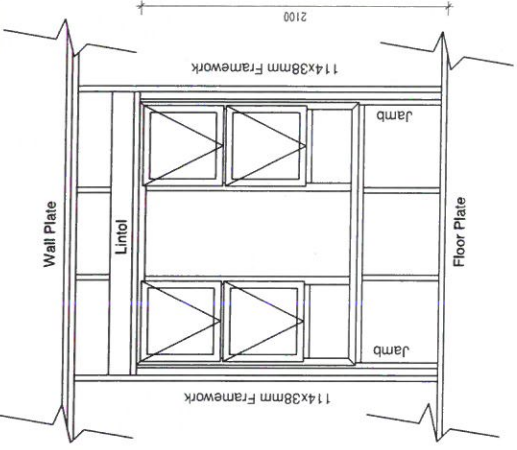
DRAWING #:
KS/0/08

DRAWN:
Author

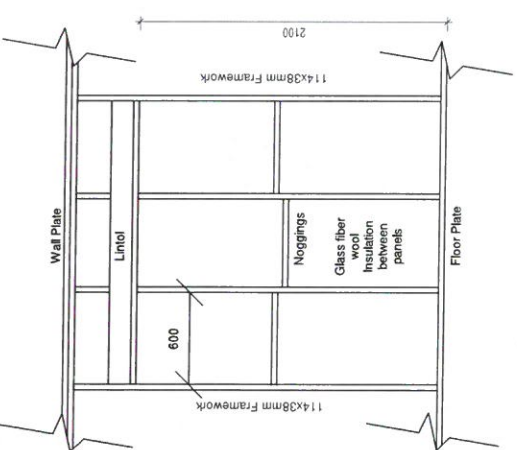
CHECKED:
Checker

REVISION #:

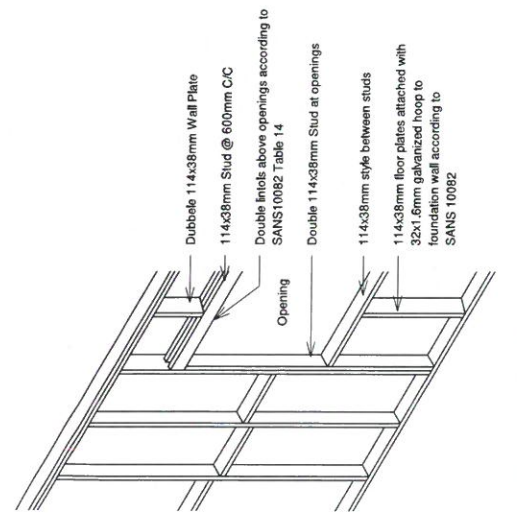
Gerlicke Argitektoniese Dienste
 Johan Gerlicke
 Private Draughtsman (D28663)
 Postbus 392, Gansbaai, 7220
 Tel/Faks: 028 384 1652 Sel: 082 453 8554
 gaa@argies.co.za
 Lid van SAIT : S07023



Window Detail
1 : 35

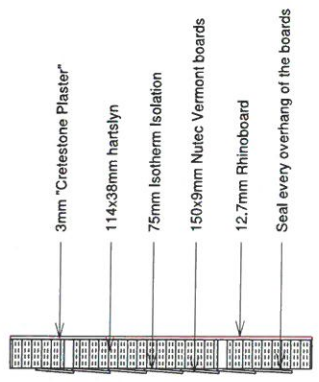


Wall Detail
1 : 35



Frame Detail
1 : 50

30min Fire resistant According to SANS10400 Part T tabel 14



Wall Isolation Detail
1 : 20

Wall R - Value

1. Outdoor air, 12km/h wind 0.044
 2. 150x9mm Nutec Vermont Boards 0.047
 3. 75mm Isotherm Isolation 1.65
 4. 12.7mm Rhinoboard 0.071
 5. Indoor air (Still) 0.12
- TOTAL 1.93**
Required for Zone 4 1.90

Wall R - Value
1 : 100

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT HELD BY GERLICHE ARCHITECTURE AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. ALL DIMENSIONS AND DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ALL WORK AND MATERIALS TO COMPLY TO RELEVANT S.A.S. CODES WHERE APPLICABLE.

GENERAL:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.**
- Habitable rooms to have min. 1.5% floor area cross ventilation.
 - Vertical P.C. to all changes in floor levels.
 - All dimensions and levels to be checked on site before any work commences.
 - This drawing is not to be scaled and only figured dimensions are to be used.
 - Work is to be carried out in accordance with local authority requirements.
 - All materials and finishes to be indicated as finished floor levels.
 - Finished floor levels are to be reported to the scope of the Architect.
 - Any discrepancies are to be reported to the scope of the Architect.
 - All glazing is to comply with part 11 of the NBR.

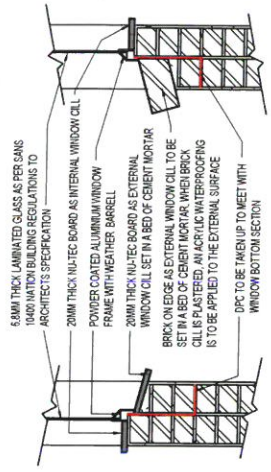
LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

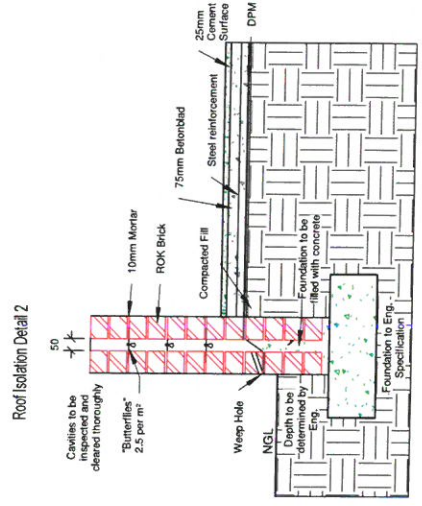
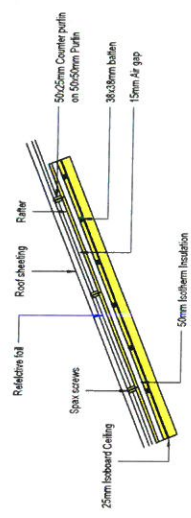
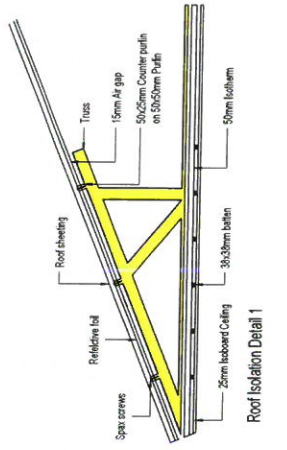
No.	Date	Description	By

PROJECT: Erf 146 - Gansbaai (Mr K Steenkamp)	
DESCRIPTION: Construction Details 1	
SCALE: As Indicated	DRAWING #: KS/0/09
DRAWING DATE: 2018/10/18	REVISION #:
DRAWN: AK	CHECKED: JG

Gerliche Argitektuur Dienste
Johan Gerliche
 P.O. Box 392, Gansbaai 7220
 Telf: 082 384 1659 Fax: 082 453 8554
 ger@gerliches.co.za
 Lid van SAIT : S07023

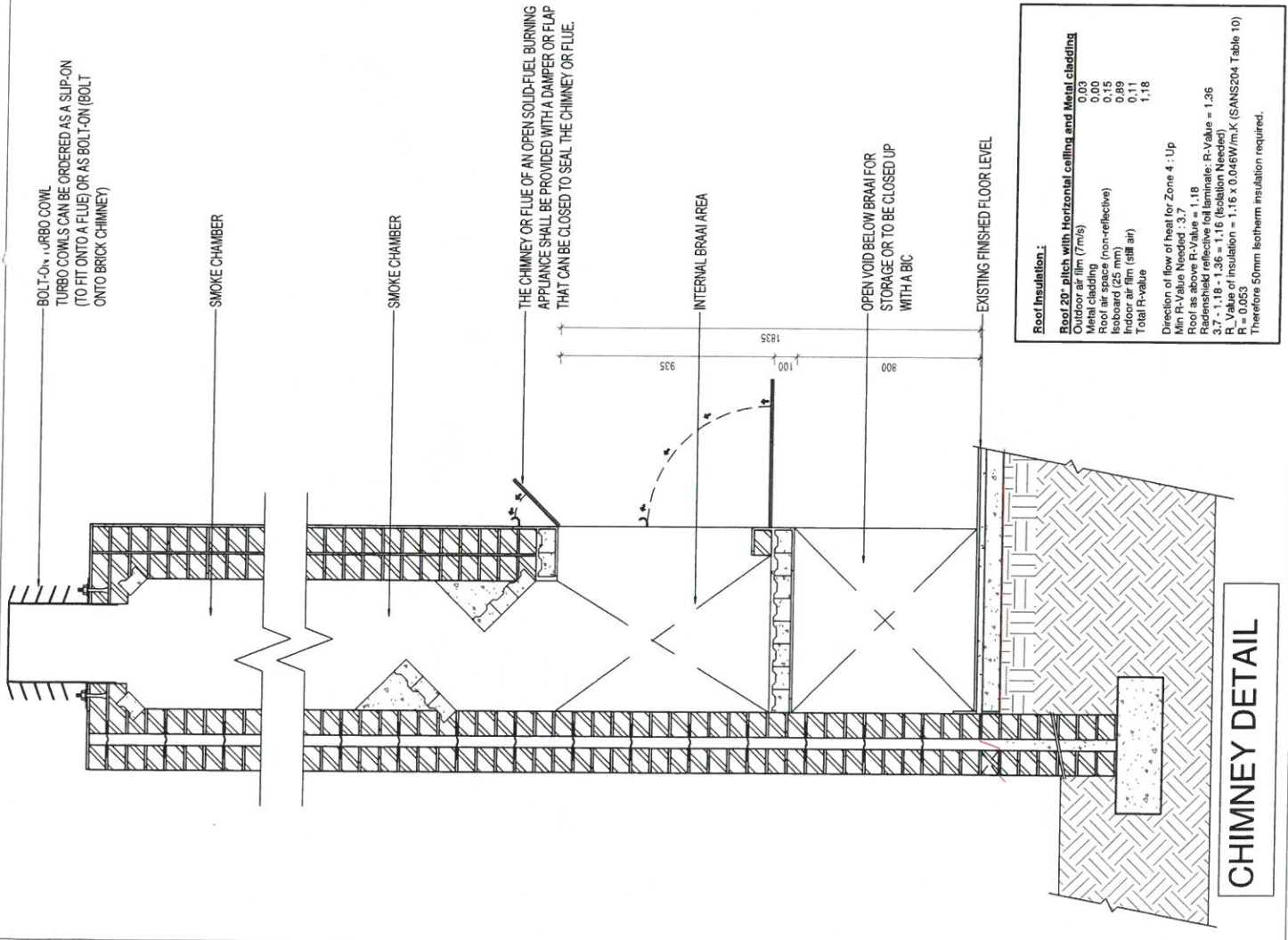


TYPICAL EXTERNAL WINDOW CILL DETAILS



Foundation Detail

1 : 25



Roof Insulation:

Roof 20° pitch with Horizontal ceiling and Metal Cladding	
Outdoor air film (7m/s)	0.03
Metal cladding	0.00
Insulation (non-reflective)	0.15
Insulation (reflective)	0.89
Indoor air film (still air)	0.17
Total R-value	1.18

Direction of flow of heat for Zone 4 : Up
 Min R-Value Needed : 3.7
 Roof as above R-Value = 1.18
 R-Value needed for Zone 4 : 1.18
 R-Value of roof as above = 1.18
 R-Value of roof as above = 1.18 (Insulation Needed)
 R-Value of roof as above = 1.18 (Insulation Needed)
 R-Value of roof as above = 1.18 (Insulation Needed)
 R-Value of roof as above = 1.18 (Insulation Needed)
 Therefore 50mm Isotherm insulation required.

