

ERF 1577, 14 TIPTOL CRESCENT, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MBPLAN ON BEHALF OF GM & VA MC MANUS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received applicable to the above-mentioned property, namely:

- **Departure** in terms of Section 16(2)(b) of the By-Law, to exceed the permissible coverage from 50% to 56,54% in order to accommodate the existing dwelling on the property.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law for the existing covered entrance and existing braai room.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) loretta@overstrand.gov.za) on or before **17 March 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H. Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 1577, TIPTOLSINGEL 14, VERMONT: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MBPLAN NAMENS GM & VA MC MANUS

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek van toepassing op die bogenoemde eiendom ontvang is vir die volgende:

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die toelaatbare dekking vanaf 50% na 56,54% te oorskry ten einde die bestaande woonhuis op die eiendom te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening vir die bestaande onderdak ingang en bestaande braaikamer.

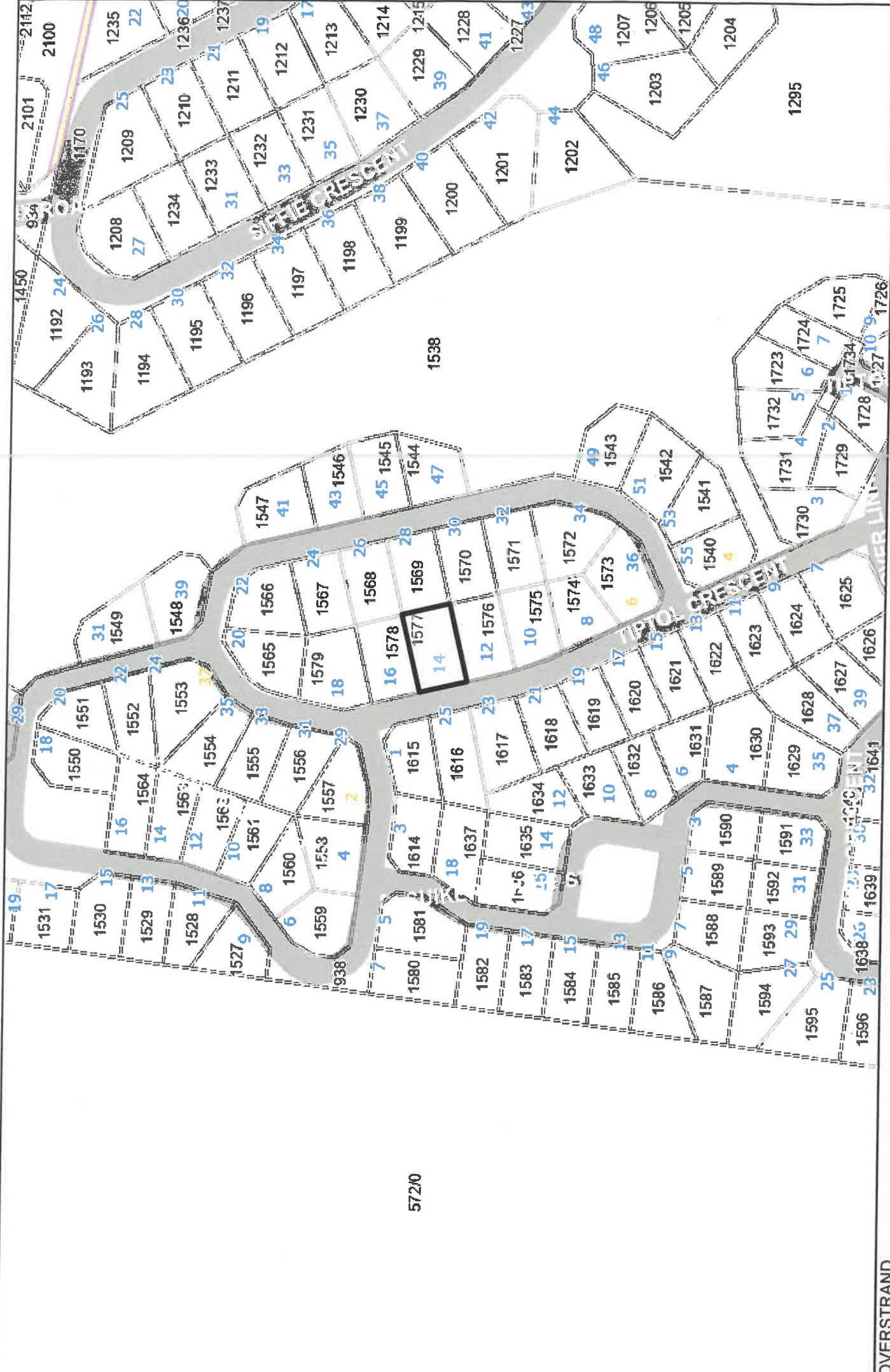
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) loretta@overstrand.gov.za) voor of op **17 Maart 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 1577, 14 TIPTOL CRESCENT, VERMONT: ISICELO SOKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA-MBPLAN EGAMENI LIKA-GM & VA MC MANUS

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo ngokumayela nepropathi engasentla, ngolu hlobo:

- **Ukunyenyiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kugqithwe kumda wesakhiwo ukusuka ku-50% ukuya ku-56,54% ukulungiselela indawo yokuhlala ekhoyo kwipropathi.
- **Ukugqitywa kwesohlwayo emasibhatalwe** ngokumayela neCandelo 16(2)(q) loMthetho kaMasipala ngenxa yendawo yokungena egqunyiweyo esele ikho kunye negumbi lokoja.

linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze zihlolwe phakathi evekini, phakathi ko 08:00 no 16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokwezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala ochaziweyo (16 Paterson Street, Hermanus / (f) 028- 313 2093 / (e) loretta@overstrand.gov.za) ingadlulanga i-**17 Matshi 2023**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa ku**Mcebi Dolophu, Mnu. H Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelala iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.



5720

1295

1538



Locality Map
Erf 1577 Vermont

Date: 2023/01/25

ERF 1577 VERMONT

Coverage departure & waiving of an administrative penalty



MBPLAN

Town Planning

Melissa Buys

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Contact number: 071 347 4844

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1. INTRODUCTION

1.1. BRIEF

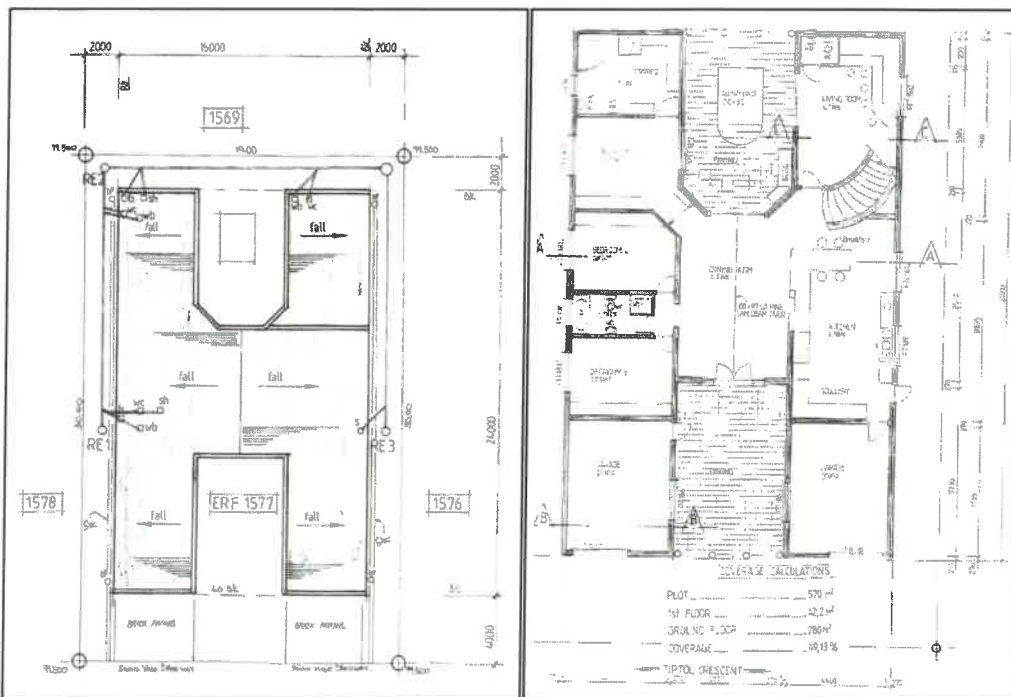
MB Plan Town Planning was appointed by Gregory Mark Mc Manus and Virginia Anne Mc Manus to prepare and submit an application for a coverage departure and the waiving of an administrative penalty for Erf 1577 Vermont in terms of the relevant legislation.

1.2. BACKGROUND

The application area was only recently purchased by the existing owners and registered in the Deeds Office on the 25th of November 2022.

The original building plans as indicated in Figure 1 below were approved on the 15th of December 1999 and the original dwelling was constructed during the year 2000. The original owner added a covered entrance and a braai room for which no updated building plans could be located on record at Building Control. Therefore, the exact dates of these contraventions are unknown, although according to the estate agent, not less than 11 years old in view of the fact that the second owner purchased the property approximately 11 years ago. The total existing coverage is 56.53%. The splash pool indicated on the approved plans was never built.

Since the original owners, the application area has belonged to two other owners and the current owner represents the fourth owner in this respect. The two previous owners were unaware of the contraventions which only came to the current owner's attention when purchasing the property and requesting the approved building plans.



DRAWN <i>D.MELLEEM</i>	PLOT	570 m ²
DATE <i>NOV. '99</i>	1st FLOOR	42,2 m ²
SCALE <i>1:200</i>	GROUND FLOOR	280 m ²
PLAN N ^o <i>991002</i>	COVERAGE	49,13 %

Figure 1: Approved plan extracts

1.3. SUMMARY OF APPLICATION PROPOSAL

1.3.1. Development Objective

The development objective is to legalise the existing dwelling which currently exceeds the maximum 50% permitted coverage by 6.53% up to 56.53%. The existing dwelling includes a braai room and a covered entrance, both of which are unapproved.

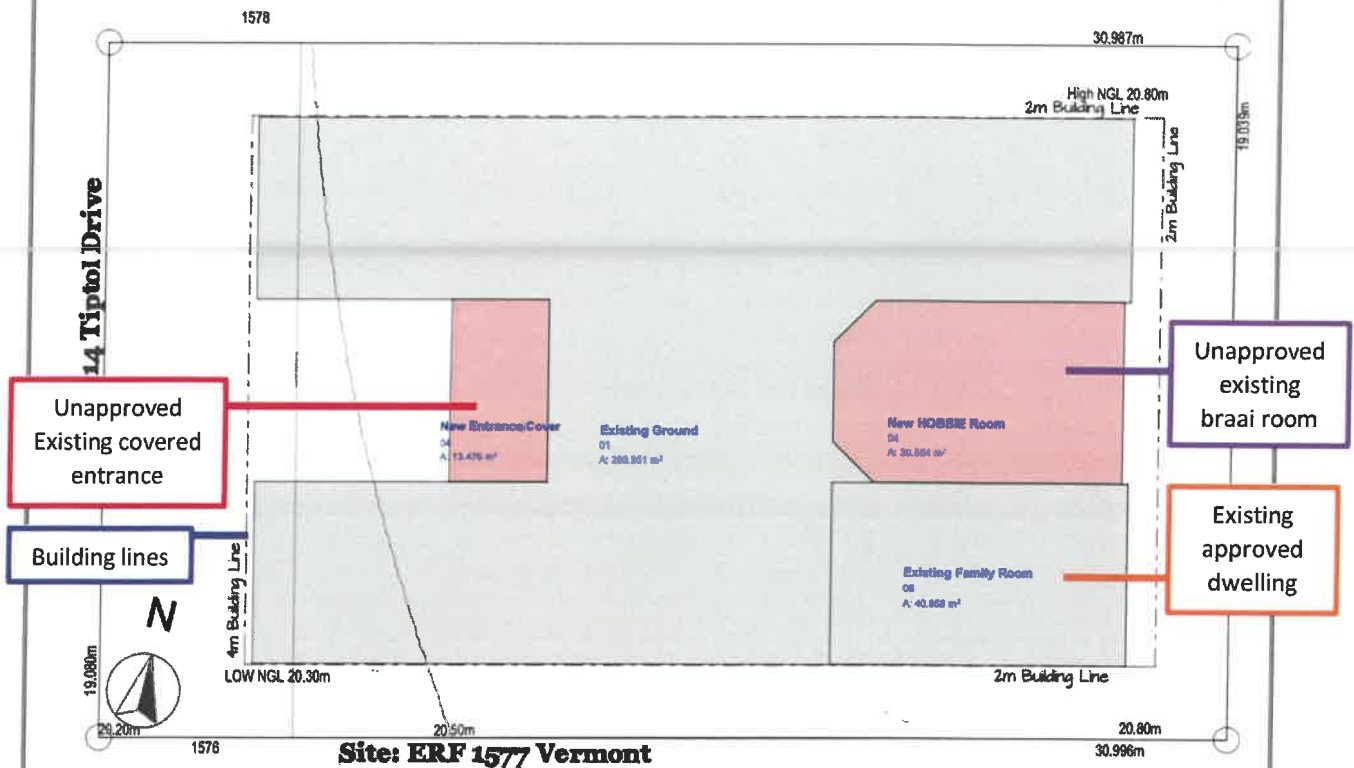


Figure 2: Building plan overlay illustrating the application proposal

Refer to Annexure H for the building plans.

1.4. THE APPLICATION

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Departure** to relax the coverage from 50% to 56.54% to allow for the existing dwelling in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** for the existing covered entrance and existing braai room in terms of Chapter IV, Section 16(2)(q).

2. CONTEXTUAL INFORMATION

2.1. PROPERTY DESCRIPTION & OWNERSHIP

Property Description: Erf 1577 Vermont

Owner: Gregory Mark Mc Manus and Virginia Anne McManus

Title Deed: T56074/2022

Area: 589m²

2.1.1. Title Deed

The Conveyancer Ise De Wet from STBB issued a certificate confirming that no restrictive title deed conditions exist that restricts the application proposal for Erf 1577 Vermont.

2.1.2. Surveyor General Diagram

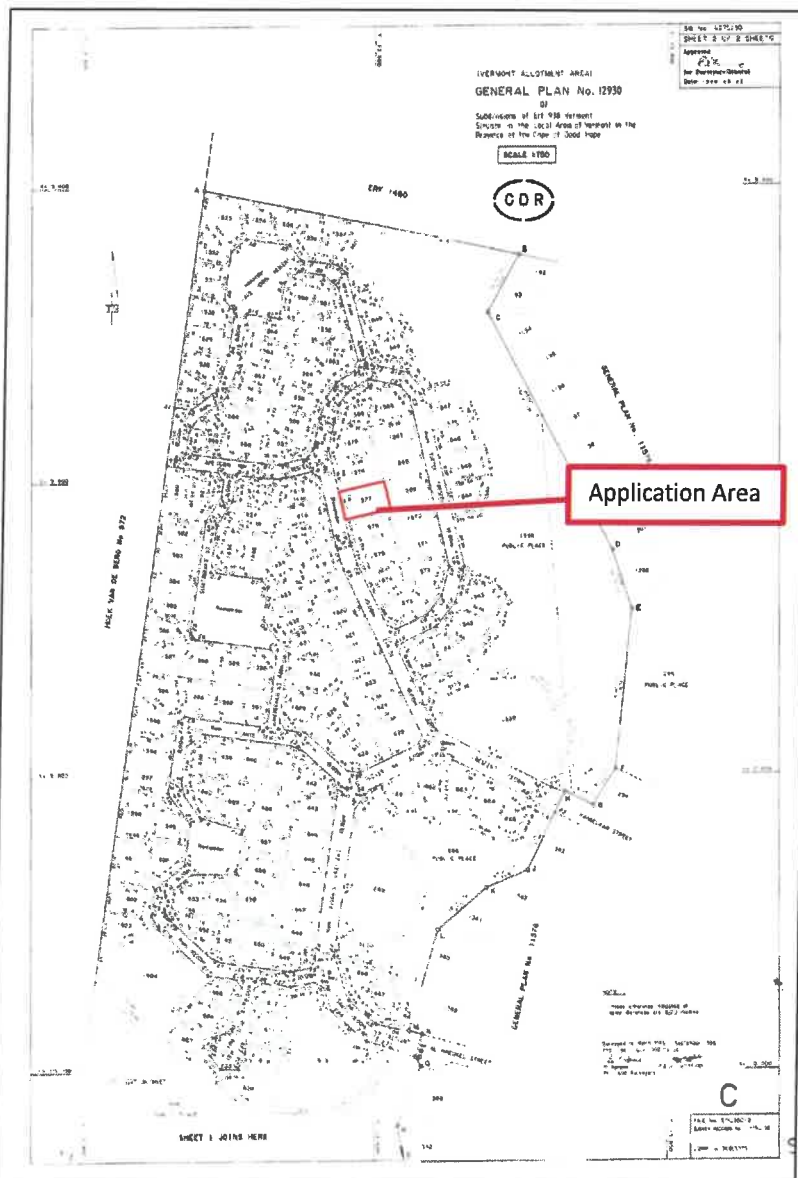


Figure 3: Surveyor General Diagram

Refer to Annexure D for the Surveyor General Diagrams.

2.2. LOCALITY

2.2.1. Regional Context

From a regional perspective, the application area is situated within Vermont, a suburb located approximately 7km west of the Hermanus CBD. Onrus is primarily residential in nature.

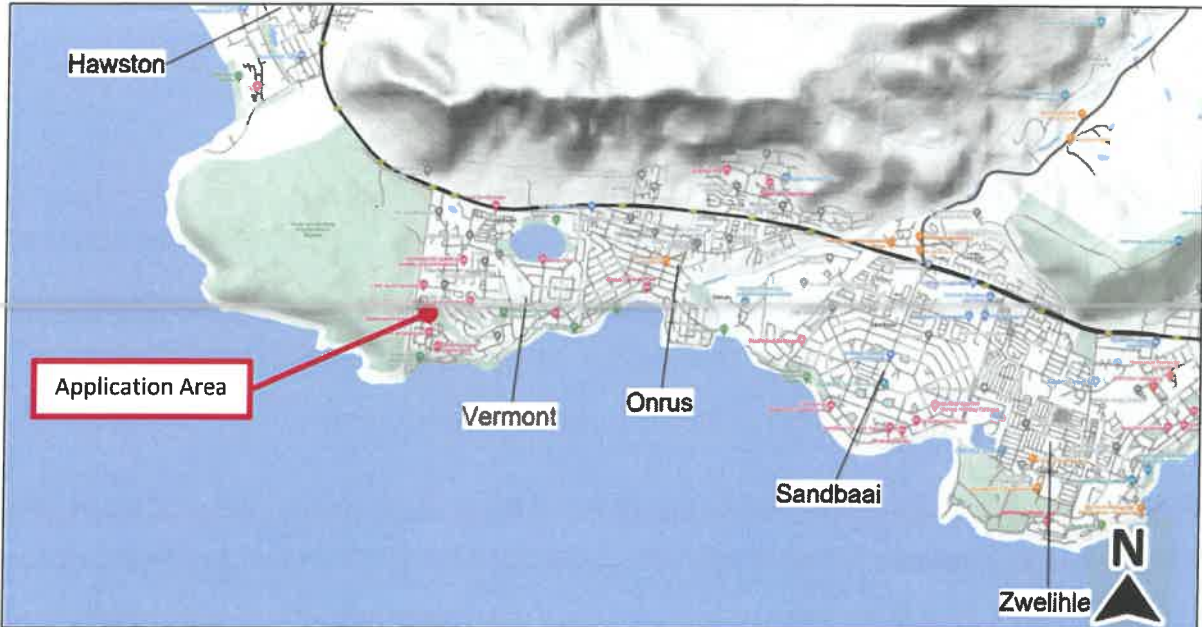


Figure 4: Regional Context

2.2.2. Local Context

From a local perspective, the application area is a single residential property located at 14 Tiptol Crescent.



Figure 5: Local Context

Refer to Annexure E for the locality plans.

2.3. ZONING

2.3.1. Zoning Plan

The application area is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1 as well. No change in zoning is proposed. The application area is **consistent** with the zoning of the area.

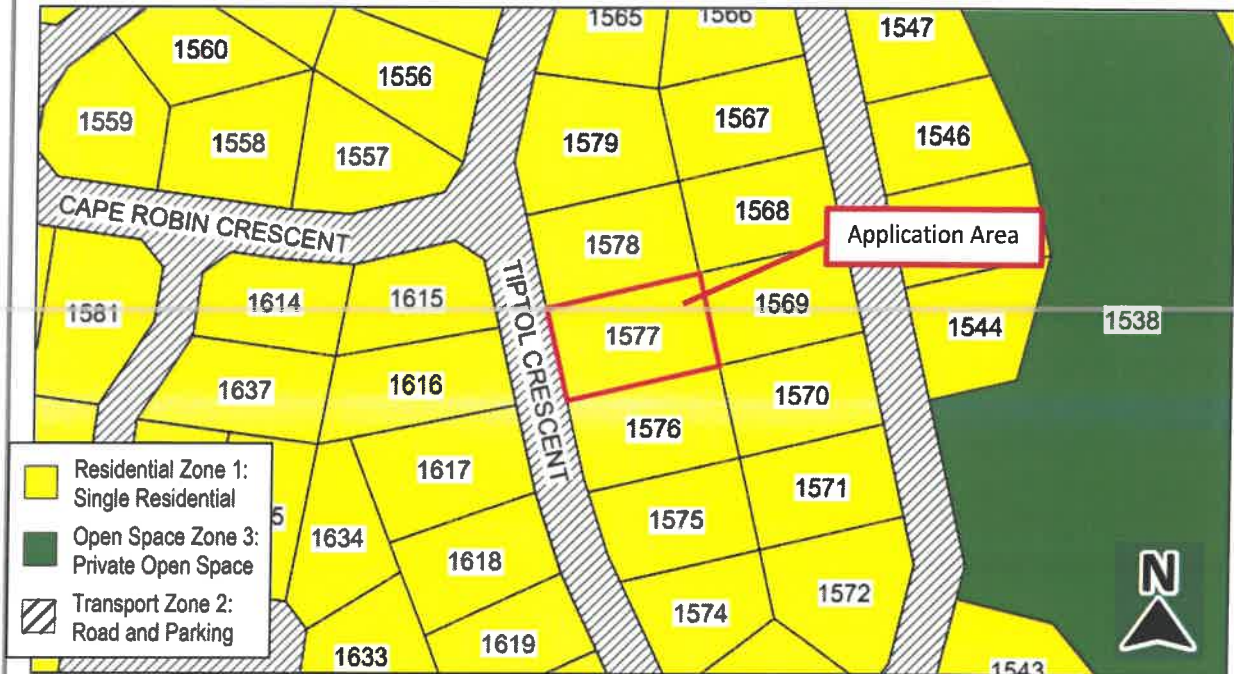


Figure 6: Zoning Plan

Refer to Annexure F for the zoning plan.

2.3.2. Zoning Criteria

Criteria	Existing Zoning	Proposal	Comments
Zoning	Residential Zone 1: Single Residential	Residential Zone 1: Single Residential	Consistent
Primary Uses	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent
Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent
Coverage	50%	56.54%	Application includes a departure
Height	8m	7m	Consistent
Building lines	4m street 2m sides and rear	4m street 2m sides and rear	Consistent
Parking	2 bays per dwelling unit	2 bays	Consistent

2.4. LAWS AND POLICIES APPLICABLE TO THE APPLICATION

2.4.1. Overstrand Municipal Spatial Development Framework, 2020

"5.8.1 2050 Vision: Greater Hermanus (West)

LO 3. Overstrand's settlements offer a wide variety of housing options catering for all market segments as well as an adequate housing stock.

i. Progressively ensure housing provision for different lifestyle choices, income groups, life stages, household sizes, including adequate provision for the aging."

2.4.2. Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020

"90. Application for administrative penalty

- (1) A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.*
- (2) A person making an application contemplated in Subsection (1) must –*
 - (a) submit an application;*
 - (b) pay the prescribed fee;*
 - (c) provide the information contemplated in Subsections (3); and*
 - (d) comply with the duties of an applicant in Section 84.*
- (3) The applicant must, to the satisfaction of the Municipality, provide the following information such as–*
 - (a) the nature, duration, gravity and extent of the contravention;*
 - (b) the conduct of the person (allegedly) involved in the contravention;*
 - (c) a report by a quantity surveyor in matters of unauthorised building/construction;*
 - (d) whether the unlawful conduct was stopped; and*
 - (e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law."*

3. MOTIVATION

3.1. PROPOSAL

3.1.1. Development Objective

The development objective is to legalise the existing dwelling including the covered entrance and braai room, which exceeds the maximum permitted coverage of 50% by 6.54% up to 56.54%.

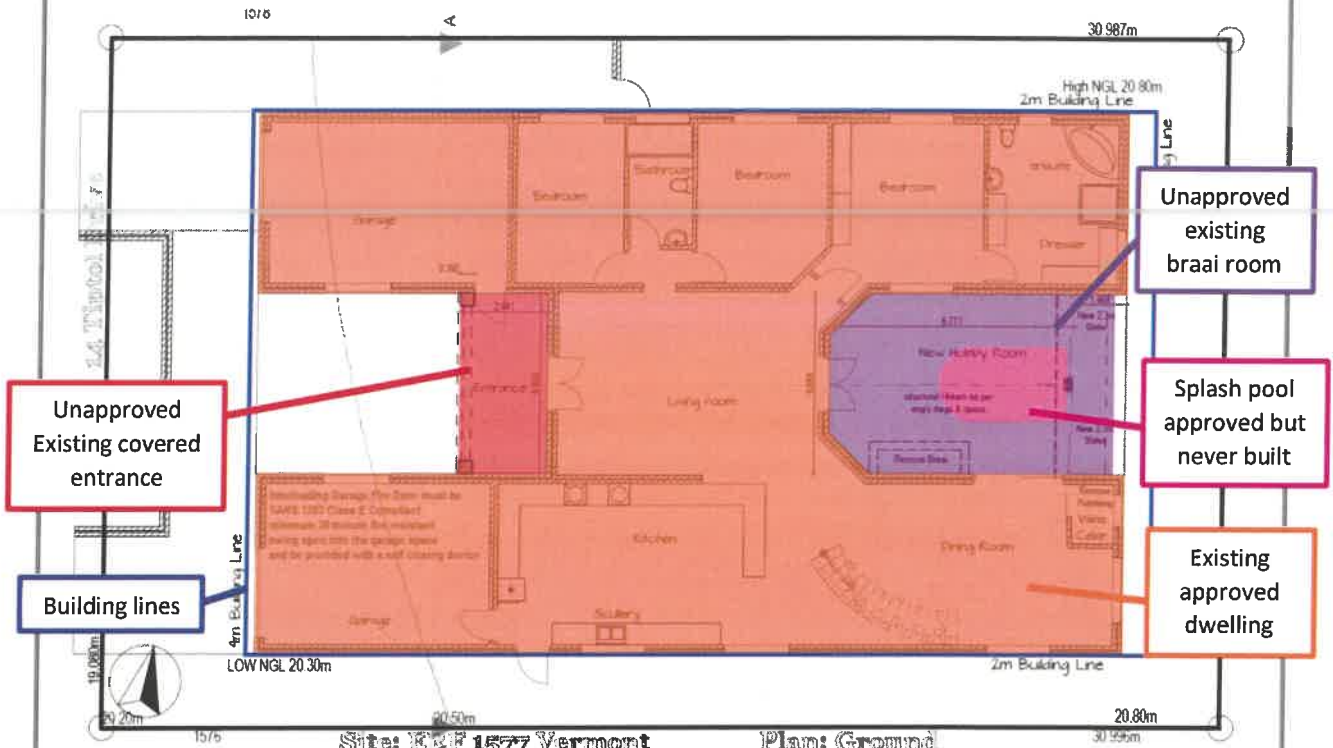


Figure 7: Building plan overlay illustrating the application proposal

The existing braai room is proposed to be converted into a new hobby room which will consist of removing the braai and moving the external braai room wall by approximately 1.5m, while the braai room roof remains as is. The existing bathroom, adjacent to the new hobby room, is proposed to be converted into a wine cellar.

Refer to Annexure H for the building plans.

3.1.2. The Application

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Departure** to relax the coverage from 50% to 56.54% to allow for the existing dwelling in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** for the existing covered entrance and the braai room in terms of Chapter IV, Section 16(2)(q).

3.1.3. Photos

3.1.3.1. Barns & stables east elevation

Photo from the road

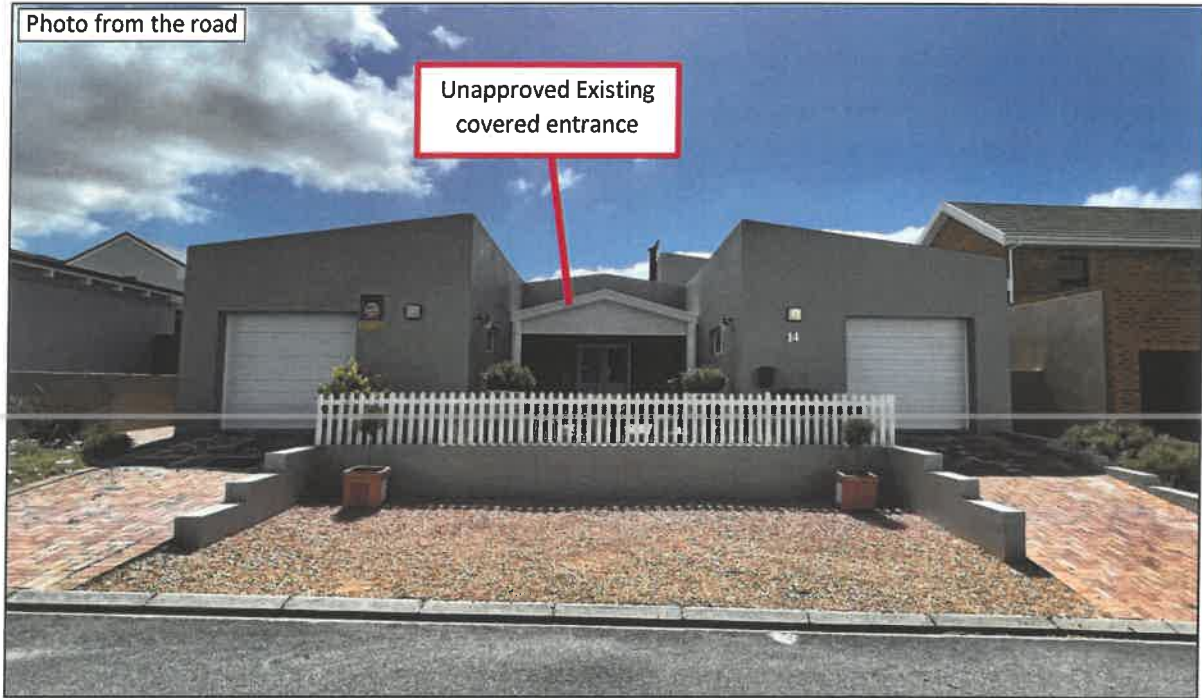


Photo of the braai room





Figure 8: Photographs of the property

3.1.4. Coverage departure

Departure to relax the coverage from 50% to 56.54% to allow for the existing dwelling in terms of Chapter IV, Section (16)(2)(b).

According to the Chas Everett estate agent, the building and coverage contraventions were created by the original owner and have been in existence for at least 11 years.

The majority of the coverage is at the rear of the property and is therefore less noticeable from the road, thus limiting the impact of the additional coverage on the character of the area. The additional coverage is also limited to the ground floor, thus reducing the impact of the building additions.

Furthermore, the covered entrance is considered to enhance the street view of the application area.

Legalisation of the building and coverage contraventions is considered the most reasonable, cost-effective and efficient approach.

3.1.5. Determination of an Administrative Penalty

Determination/waiving of administrative Penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:

3.1.5.1. The nature, duration, gravity and extent of the contravention

A covered entrance with an extent of 13.48m² as well as a braai room with an extent of 38,55m² were added to the approved dwelling. These contraventions were created by the original owner of the property and have been in existence for at least 11 years, although the exact date is unknown. A splash pool indicated on the original building plans was never built in the first place.

3.1.5.2. The conduct of the person (allegedly) involved in the contravention

The contraventions were created by the original owner at least 11 years ago.

It is evident from this application that the current owner is co-operative and willing to rectify the existing contraventions and to follow the correct statutory procedure to apply to legally accommodate the existing building structures not yet approved.

3.1.5.3. Report by a quantity surveyor in matters of unauthorised building/construction

Due to the fact that the contraventions were created by the original owner, application is made to waive the administrative penalty and therefore a report by a quantity surveyor was not obtained.

3.1.5.4. Whether the unlawful conduct was stopped

Legalisation of the building and the coverage contravention is considered the most reasonable, cost-effective and efficient approach, as no material impact on the surrounding properties is evident or foreseen.

3.1.5.5. Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

The original owner was responsible for the contraventions at least 11 years ago, whereas the current owner only recently purchased this property and has not contravened this By-Law or a previous planning law.

3.2. DESIRABILITY

The proposal for the legalisation of the existing dwelling which exceeds the maximum permitted coverage is considered **desirable** for the following reasons:

- The contraventions which include the covered entrance and braai room have been in existence for at least 11 years and was created by the original owner of the application area.
- Although the current owners are not responsible for the contraventions they are co-operative and willing to rectify the existing contraventions and to follow the correct statutory procedure to apply to legally accommodate the existing building structures not yet approved.
- No complaints from the surrounding neighbours regarding the contraventions, are evident.
- No material impact occurs in terms of the obstruction of views or of sunlight.
- None of the building lines are exceeded by the contraventions.
- No obstruction to the application area for emergency purposes is caused by the contraventions.
- The majority of the coverage is at the rear of the property and is therefore less noticeable from the road, thus limiting the impact of the additional coverage on the character of the area.
- The additional coverage is limited to the ground floor, thus reducing the impact of the building additions.
- The covered entrance is considered to enhance the street view of the application area.
- Legalisation of the building and the coverage contravention as well as waiving of the administrative penalty is considered the most reasonable, cost-effective and efficient approach.

3.3. PLANNING PRINCIPLES

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

3.3.1. Spatial Justice

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

Possible results of the development

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will legally accommodate the existing dwelling which exceeds the maximum permitted coverage without a material impact on the surrounding properties.

The application proposal is **consistent** with spatial justice.

3.3.2. Spatial Sustainability

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 proposal will allow for an existing dwelling on a single residential erf within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

The application proposal is **consistent** with spatial sustainability.

3.3.3. Efficiency

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 enclosed braai room provides additional indoor living space, while the covered entrance provides shelter against inclement weather and enhances the street view. No material impact on the surrounding properties or on the character of the area is evident. The proposal for legalisation and waiving of administrative penalty is considered the most reasonable, cost-effective and efficient solution for the existing contraventions.

The application proposal is **consistent** with the efficiency principle.

3.3.4. Spatial Resilience

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 existing development will not lead to any economical and/or environmental shocks as the application allows for the legal accommodation of a long-standing dwelling including the covered entrance and braai room within a residential suburb and without any material impact on the surrounding area evident or foreseen.

The application proposal is **consistent** with the principle of spatial resilience.

3.3.5. Good Administration

Good Administration which, in the context of land use 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

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of good administration.

3.3.6. Planning Principles conclusion

The application proposal is therefore considered fully **consistent** with the planning principles of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration.

4. CONCLUSION

The application for legalisation of the existing dwelling as motivated in this report is considered the most reasonable, cost-effective and efficient proposal for the contraventions for which no material impact on the surrounding properties or character of the area is evident.

Therefore, it is recommended that the application be **approved** as follows:

- **Departure** to relax the coverage from 50% to 56.54% to allow for the existing dwelling in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** for the existing covered entrance and existing braai room in terms of Chapter IV, Section 16(2)(q).

Coverage calculation:
 589m² x 50% = 294.5m²
 Actual Coverage = 333m²
 56.54% Coverage



WONDERMARE DESIGNS

Steven van der Merwe 0741027897

06 December 2022
 D2456 Parch/Draught
 steven.van.der.merwe@gmail.com

Job Title **arf 1577 Vermont**
 Additions and Alterations
 Gregory & Virginia, 083
 14 Tiptol Vermont
 Hernanus
 7200
 mac@hertgesa.co.za

Drawing Name

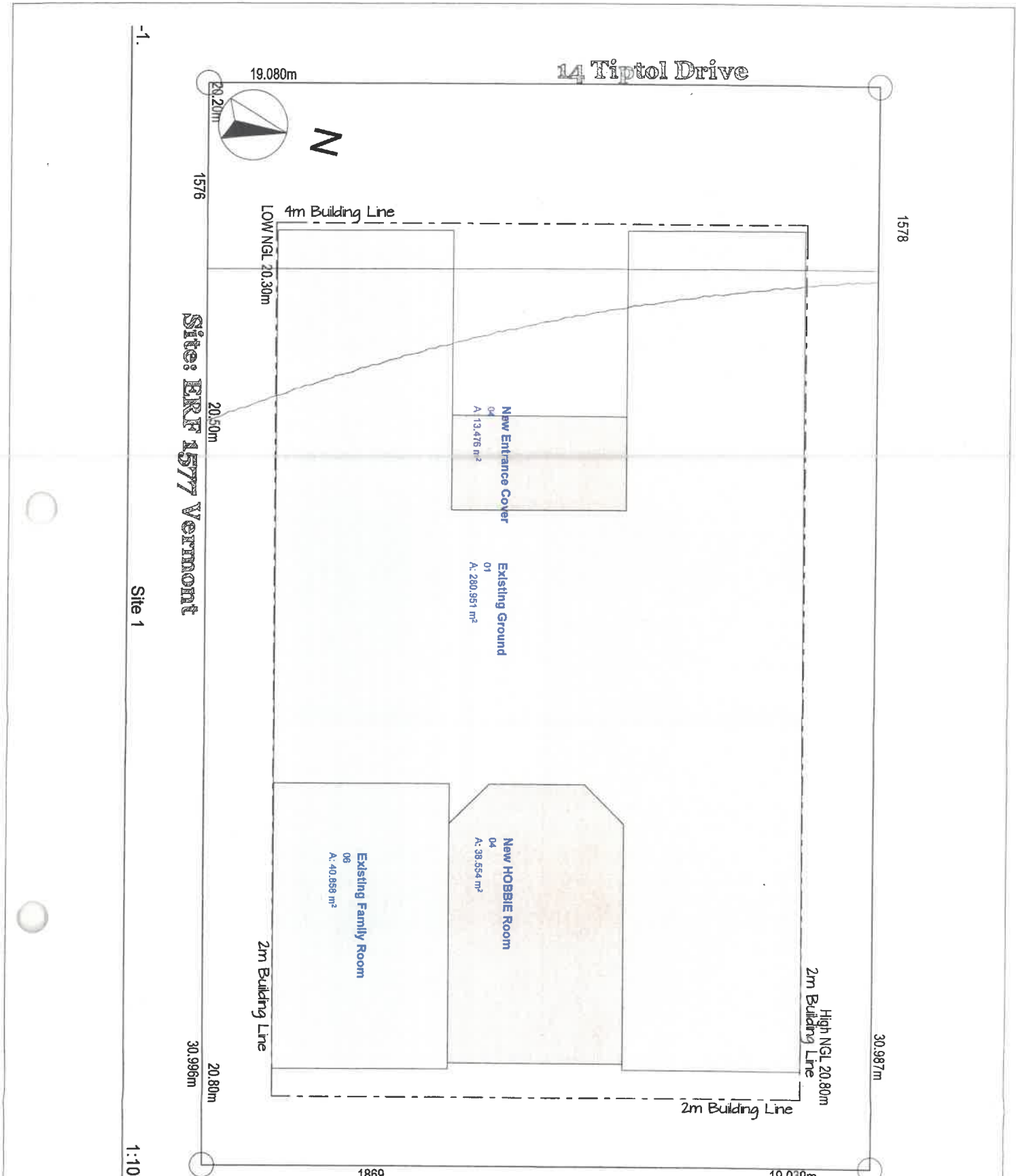
Site 1

Submission Drawings Only

Drawn by Steven van der Merwe Date 29/11/2022
 Checked by Date

Drawing Scale 1:100

Layout ID **A.01.2** Status Revision
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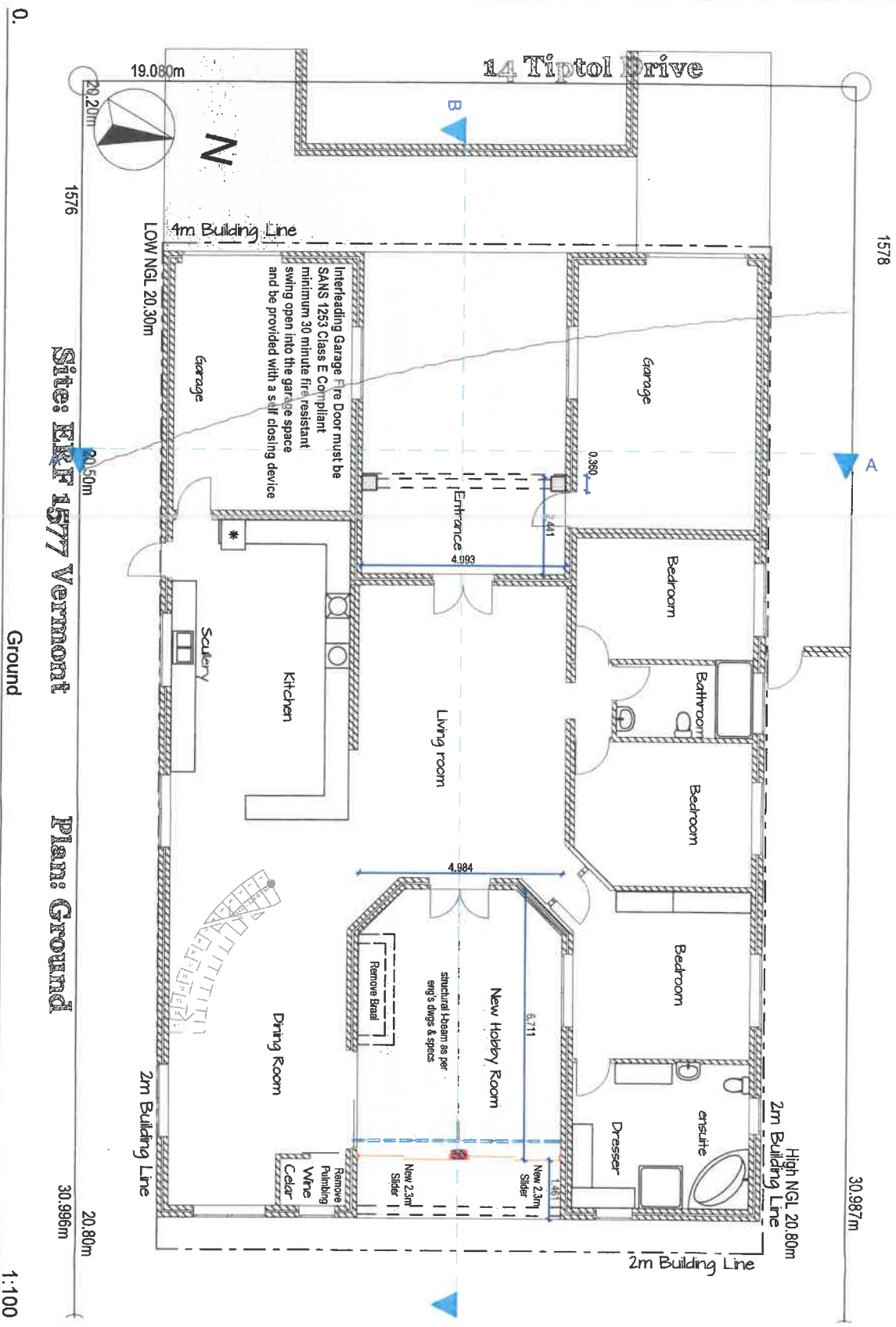


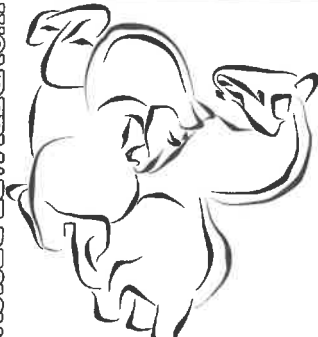
Site: **ERF 1577 Vermont**

Site 1

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-1-



<p>Company Title WONDERMARE DESIGNS  Steven van der Merwe 0741027897</p>	
<p>Job Title erf 1577 Vermont Additions and Alterations Gregory & Virginia - 083 14 Tiptol Vermont Hernanus 7200 mac@rentlagesa.co.za</p>	
<p>Drawing Name Ground</p>	
<p>Drawing Status Submission Drawings Only</p>	
<p>Drawn by Steven van der Merwe</p>	<p>Date 29/11/2022</p>
<p>Checked by Date</p>	
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<p>Job 2011 Gregory & Virginia</p>	

0.
 1576
 20.20m
 19.08m
 1578
 20.50m
 30.987m
 20.80m
 30.996m
 1:100

Site: **ERF 1577 Vermont**
 Plan: **Ground**

4m Building Line
 2m Building Line
 High NGL 20.80m
 2m Building Line

Interlocking Garage Fire Door must be SANS 1253 Class E Compliant minimum 30 minute fire resistant swing open into the garage space and be provided with a self closing device

Remove Bath
 Remove Wire Celder
 Remove Pulping
 New 2.3m Slider
 New 2.3m Slider

Remove Bath
 structural beam as per eng's dings & specs

Dining Room
 Kitchen
 Scullery
 Living room
 Bedroom
 Bedroom
 Bedroom
 Bathroom
 Ensuite
 Dresser

Garage
 Entrance
 4.983
 4.41
 0.360
 4.984
 6.711
 1.461

14 Tiptol Drive

1576
 20.20m
 1578
 20.50m
 30.987m
 20.80m
 30.996m
 1:100

Site: **ERF 1577 Vermont**
 Plan: **Ground**

4m Building Line
 2m Building Line
 High NGL 20.80m
 2m Building Line

Interlocking Garage Fire Door must be SANS 1253 Class E Compliant minimum 30 minute fire resistant swing open into the garage space and be provided with a self closing device

Remove Bath
 Remove Wire Celder
 Remove Pulping
 New 2.3m Slider
 New 2.3m Slider

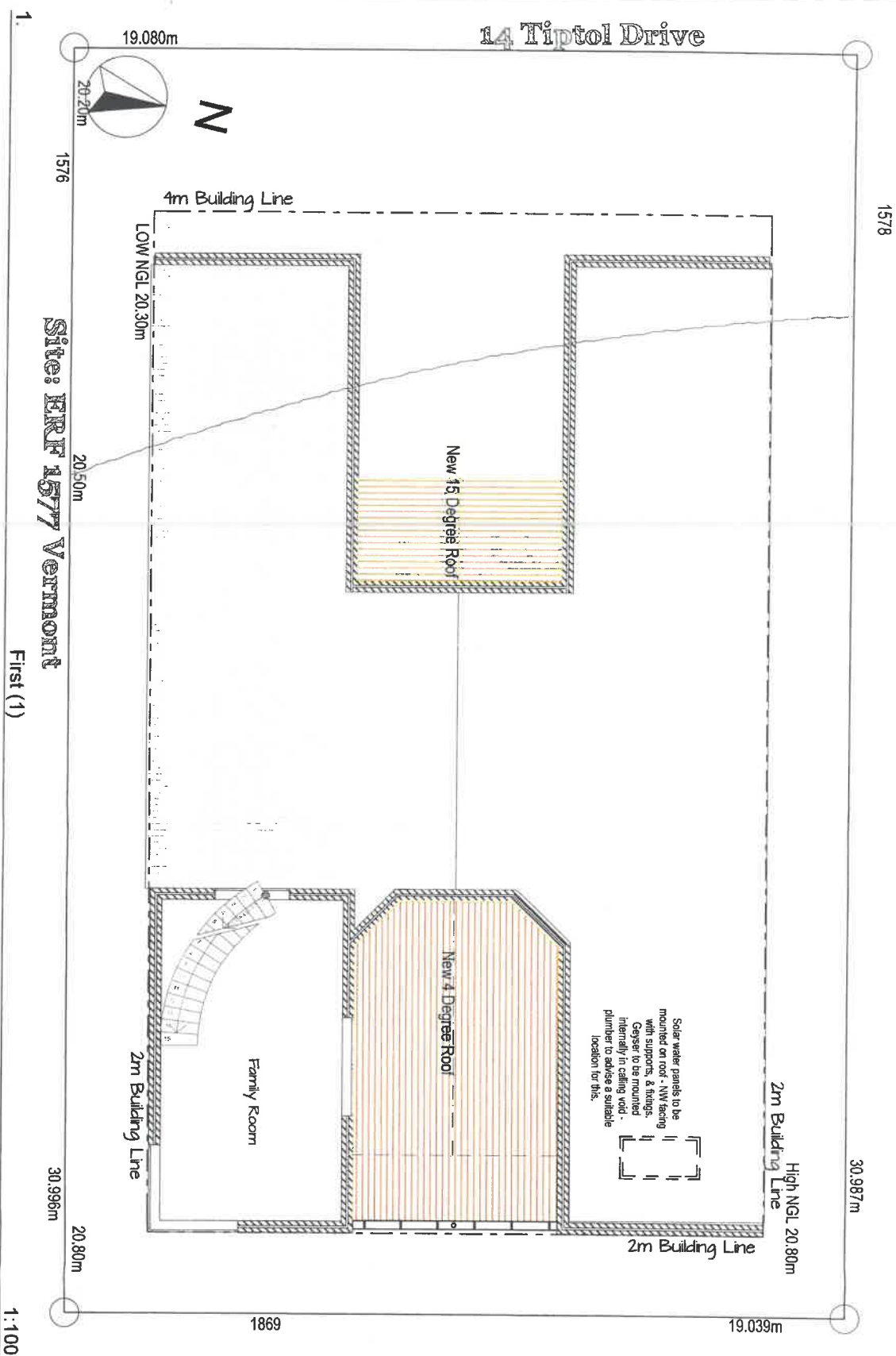
Remove Bath
 structural beam as per eng's dings & specs

Dining Room
 Kitchen
 Scullery
 Living room
 Bedroom
 Bedroom
 Bedroom
 Bathroom
 Ensuite
 Dresser

Garage
 Entrance
 4.983
 4.41
 0.360
 4.984
 6.711
 1.461

14 Tiptol Drive

1576
 20.20m
 1578
 20.50m
 30.987m
 20.80m
 30.996m
 1:100



Company Title



WONDERMARE DESIGNS

Steven van der Merwe

0741027897

06 December 2022
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Additions and Alterations
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14 Tiptol Vermont
Hermannus
7200
mae@veritegas.co.za

Drawing Name

Drawing Status **First (1)**

Submission Drawings Only

Drawn by Steven van der Merwe
Checked by Steven van der Merwe
Date 29/11/2022
Date

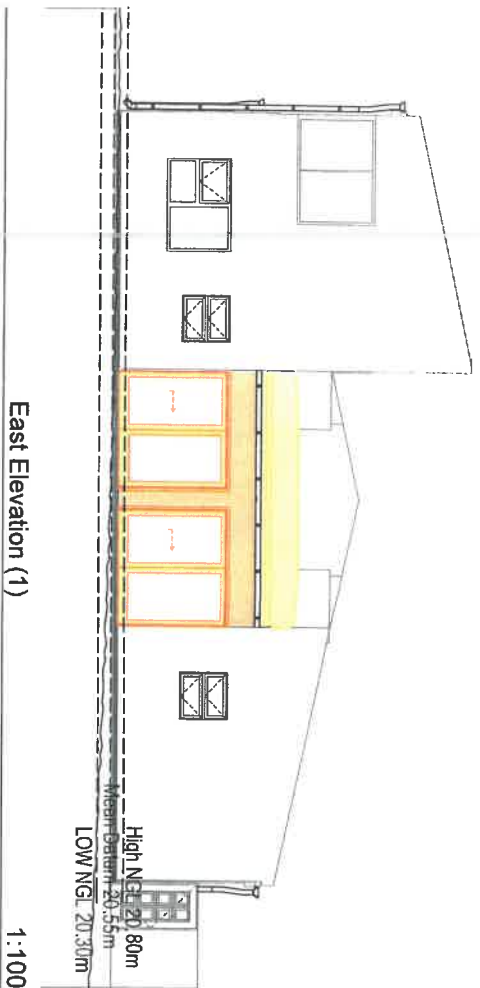
Drawing Scale

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Layout ID **A.01.4**
Status Revision
Job Job bag.

2011 Gregory & Virginia

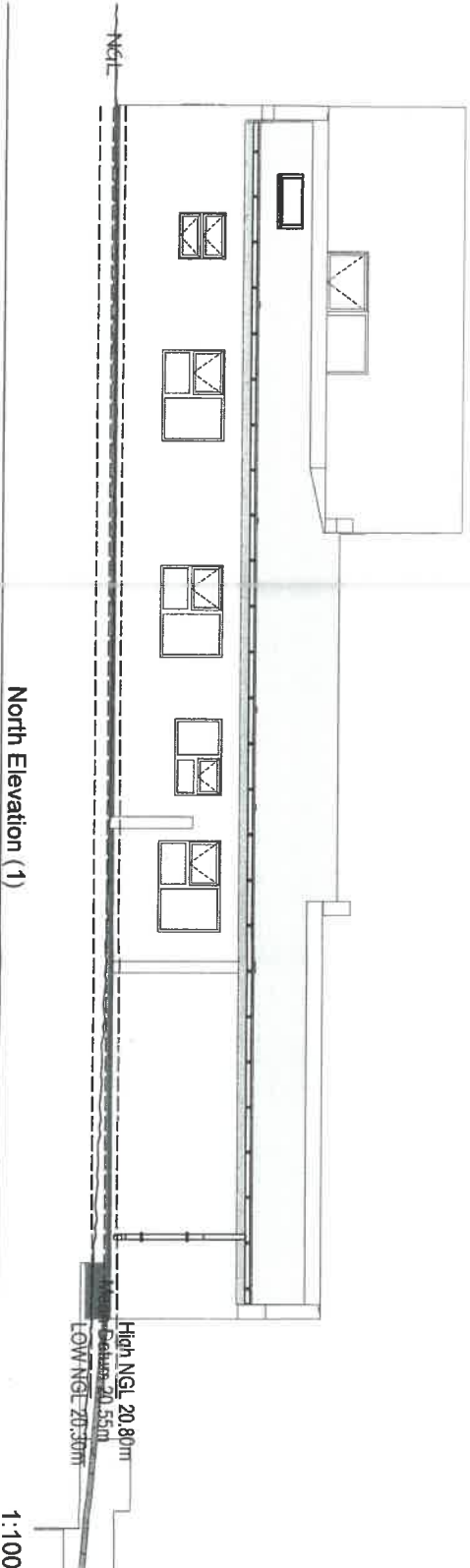
8m Limit



East Elevation (1)

1:100

8m Limit



North Elevation (1)

1:100



WONDERMARE DESIGNS

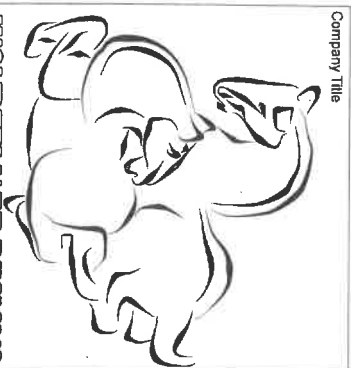
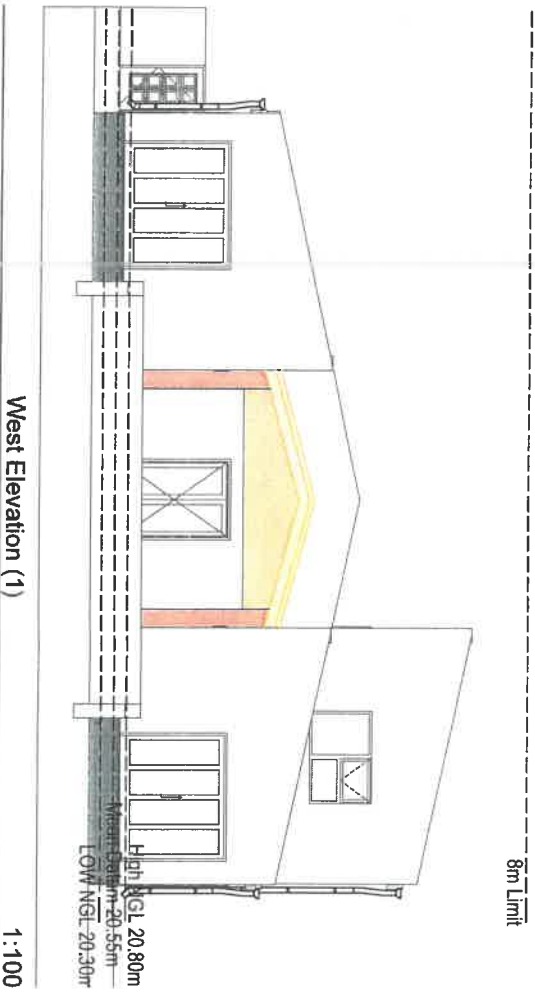
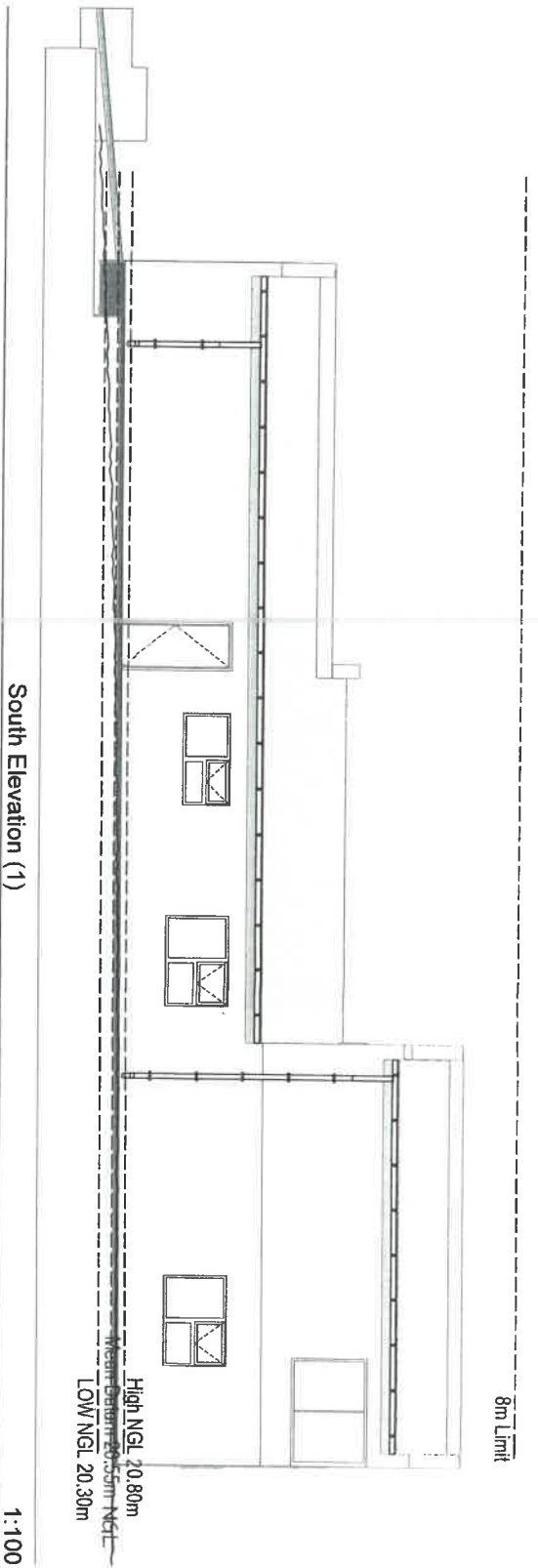
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 7200
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Drawing Name
 East Elevation (1), North Elevation (1)
 Drawing Status
Submission Drawings Only
 Drawn by
 Steven van der Merwe
 Checked by
 Date
 29/11/2022

Drawing Scale
1:100

Layout ID
A.01.5
 Job
 2011 Gregory & Virginia
 Status
 Revision
 Job bag.



WONDERMARE DESIGNS

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Job Title **arf 1577 Vermont**
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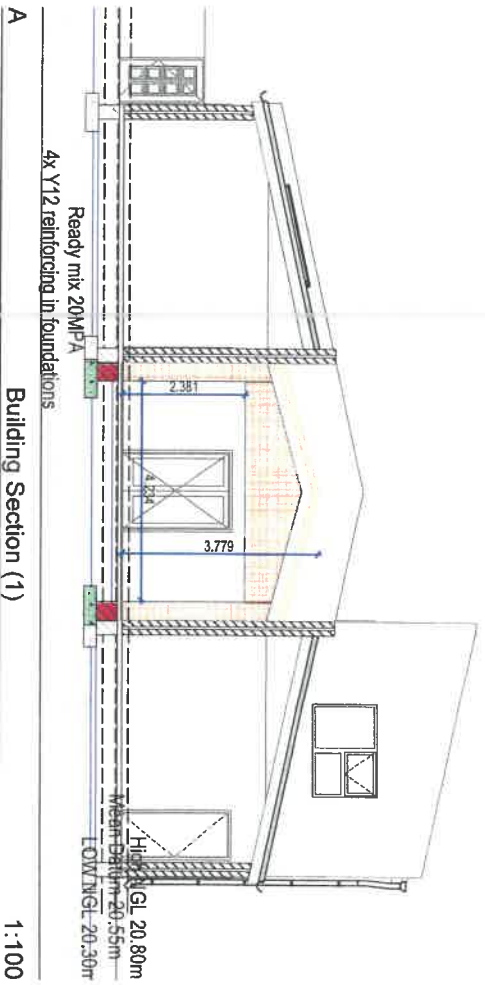
Drawing Name
 South Elevation (1), West Elevation (1)
 Drawing Status
Submission Drawings Only

Drawn by
 Steven van der Merwe
 Checked by
 Date
 29/11/2022

Drawing Scale
1:100

Layout ID
A.01.6
 Job
 2011 Gregory & Virginia
 Status
 Revision
 Job bag.

8m Limit



A Building Section (1) 1:100

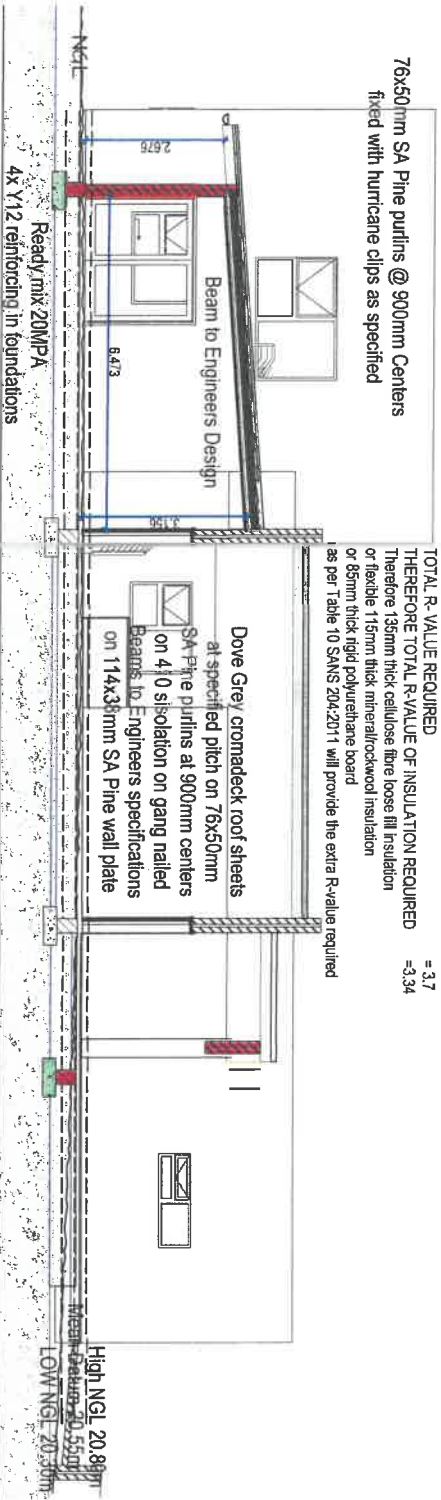
- All new and existing pitched roofs to be insulated as per the following
- 1) R-value of outdoor air film as per Table F.3(SANS 204:2011) = 0.03
 - 2) R-value of metal cladding = 0
 - 3) Roof air space (30mm to 100mm, non reflective) = 0.16
 - 4) ~~Plasterboard-gypsum (10mm-880 kg/m³)~~ = 0.06
 - 5) Indoor air film (still air) = 0.11

TOTAL R-VALUE = 0.36

THEREFORE TOTAL R-VALUE OF INSULATION REQUIRED = 3.37

or flexible 115mm thick mineral/rockwool insulation as per Table 10 SANS 204:2011 will provide the extra R-value required = 3.34

8m Limit



B Building Section 1:100

Company Title



WONDERMARE DESIGNS

Steven van der Merwe

0741027897

06 December 2022

D2458 Patch/Draught

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Job Title **ert 1577 Vermont**

Additions and Alterations

Gregory & Virginia . 083

14 Tiplol Vermont

Hermanus

7200

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Drawing Name

Building Section (1), Building Section

Drawing Status

Submission Drawings Only

Drawn by Steven van der Merwe Date 29/11/2022
 Checked by Date

Drawing Scale

1:100

Layout ID **A.01.7** Status Revision
 Job Job bag

2011 Gregory & Virginia