

4.4

**ERF 4118, 18 ASTER CRESCENT, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA :
PROPOSED DEPARTURE AND RELAXATION : FF MATTHEE**

4118 KBB (3568)

H van der Stoep

20 December 2017

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 16 January 2017 from FF Matthee on Erf 4118, Betty's Bay in terms of Section 16(2)(b) of Overstrand Municipal Planning By-Law, 2016 for the following departures :

- To relax the street building line with Aster Crescent from 5m and 4m to 2,5m respectively to accommodate a boat shelter;
- To relax the western lateral building line with Erf 4117 from 2m to 0m to accommodate a boat shelter;
- To relax the eastern lateral building line with Erf 4119 from 3m and 2m to 0m respectively to accommodate a store;
- To relax the rear and lateral building line with Erf 4131 from 3m and 2m to 0m respectively to accommodate a covered area on the property concerned.

The application also includes a relaxation of a restrictive condition in Title Deed T11303/2004, Condition B.7.(i) which reads as follows:

"An outbuilding used solely for the housing of motor vehicles and not exceeding 3m 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 outbuildings of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf, the distance of 12m shall be measured from the point furthest from the streets abutting the erf;"

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, while the Motivation Report from the applicant in support of the proposal is attached as Annexure C. The Title Deed is attached as Annexure D.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The erf measures 973m² in extent and is located in the residential area of Betty's Bay.

The applicant was notified by the Municipality with regard to illegal structures on the property. The applicant subsequently removed the structures and applied to legalize structures relating to the main dwelling.

4. SUMMARY OF APPLICANT'S MOTIVATION

- The relaxation of the street building line from 5m and 4m respectively to 2,5m to accommodate a boat shelter is in order to shelter the boat from adverse weather conditions.
- South boundary and lateral building line adjacent Erf 4117 from 3m and 2m to 0m for a covered area to accommodate the caravan.
- Lateral building line adjacent Erf 4117 from 3m to 2m for a covered area adjacent to the braai area.
- Lateral building line adjacent Erf 4119 from 3m and 2m for a store room to be utilized for the storage of garden implements.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices	Yes	2 June 2017	7 July 2017
Ward councillor	Yes	2 June 2017	7 July 2017
Total comments	ONE (1)		
Was public participation undertaken in accordance with Section 45- 49 of the Proposed Draft By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments	Recommendation
Engineering Services	31/08/17	See Annexure G.	Supported
Fire Department	25/07/17	See Annexure H.	Supported
Building Control	09/06/17	Existing pergola on Aster Crescent to be removed. Existing carport on Aster Crescent to be removed. Plans submitted does not reflect what is on-site. Move existing wendy house on western boundary.	Not supported

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

One (1) objection was received from the Betty's Bay Ratepayers Association. The objection can be summarized as follows:

- ❖ The Ratepayers does have a concern with structures erected on the 0m building line.
- ❖ The material used is not aesthetically pleasing and not in line with the character of the rest of the dwellings in the area.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

The applicant responded as follows:

The wood used is treated wood. The shelter was erected in 2005 and the neighbours had no complaints with it at that time.

9. MUNICIPAL ASSESSMENT OF COMMENTS

Town Planner's comment on objections

It is every owner's prerogative to use building material it seems fit as long as it complies with the National Building Regulations.

Internal Departments

Negative comment was received from the Building Control Department.

- The pergola and carport on Aster Crescent to be removed.
- The existing wendy house be moved in order to accommodate the boathouse and therefore not transgressing the street building line.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice

Not applicable.

Spatial sustainability

The application is to make the subject property more compact within the character of the area. The proposed structures are located on the erf and enable the owner to utilize the property to its full capacity

Efficiency

The building is used as such and thus makes optimal use of the development parameters as defined in the Overstrand Zoning Scheme.

Spatial Resilience

The application is in line with policies and caters for maximum use of the property. The application will enable the applicant to optimise his assets should it be necessary due to economic and or financial reasons.

Good administration

Procedure was followed and full public participation was applicable.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as 10.2.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

Same as 10.2.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal engineering services

None.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

The application is in line with the Overstrand Spatial documents.

11. THE DESIRABILITY OF THE PROPOSAL

The application is to legalize transgressions that have been erected more than 12 years ago. The other illegal structures have been removed by the owner and the application relates only to uses associated with a Residential Zone 1 zoning.

The boat shelter to the 2,5m street building line is not an unreasonable request since the Municipality has in the past approved similar structures for boats and caravans. Due to the bulky nature of boats it is extremely difficult to manoeuvre behind the dwelling. In this case there is no other place on the erf except towards

the street front due to the locality of the residential dwelling. Important to note is that a boat is not being used 24-hours a day and is subject to weather conditions.

The covered areas at the rear and lateral boundaries are to cater for the caravan and people enjoying a braai. These structures are not roofed, but consist of lattice or wooden slats and are covered with plant material. It blends in with the rest of the garden and surrounding area due to its natural covering.

The store room is an outbuilding associated with any residential dwelling. The owner resides in Cape Town and uses the house as holiday accommodation and therefore needs storage space to eliminate the carting of tools and accessories relating to the boating and holiday experience between Cape Town and Betty's Bay.

Condition 7 of the Title Deed does have building line restrictions, but with the consent of the Administrator these lines can be relaxed. In terms of the Title Deed the property is restricted to a street building line of 5m and 3m of the rear of the lateral boundary. The application is thus to address the abovementioned condition as well as the Town Planning Scheme development parameters for a Residential Zone 1 erf.

The objection relating to the boat shelter pertaining to aesthetics is subjective, since any owner may make use of any material to construct a structure as long as it complies with the National Building Regulations. The adjacent owners did not object to the application, which address the objector's concern.

The application is not unreasonable in relation to what has been previously approved by the Municipality in the Overstrand area. The boat shelter is in line with the house and does not pose any threat to obstructing vehicle movement in Aster Crescent.

The application falls well within the development parameters of the Overstrand Zoning Scheme and has gone through a public participation process.

12. RECOMMENDATION

1. that the application for the relaxation of Title Deed T11303/2004, condition B.7.(i), in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 4118, Betty's Bay to relax the following:
 - the street building line with Aster Crescent from 5m and 4m to 2,5m respectively to accommodate a boat shelter;
 - the western lateral building line with Erf 4117 from 2m to 0m to accommodate a boat shelter;
 - the eastern lateral building line with Erf 4119 from 3m and 2m to 0m respectively to accommodate a store;
 - the rear and lateral building line with Erf 4131 from 3m and 2m to 0m respectively to accommodate a covered area on the property concerned,

be approved in terms of the provisions of Section 61 of the By-Law,
2. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 (By-Law) on Erf 4118, Betty's Bay for the following departures:

- to relax the street building line with Aster Crescent from 5m and 4m to 2,5m respectively to accommodate a boat shelter;
- to relax the western lateral building line with Erf 4117 from 2m to 0m to accommodate a boat shelter;
- to relax the eastern lateral building line with Erf 4119 from 3m and 2m to 0m respectively to accommodate a store;
- to relax the rear and lateral building line with Erf 4131 from 3m and 2m to 0m respectively to accommodate a covered area on the property concerned,

be approved in terms of the provisions of Section 61 of the By-Law,

3. that the approvals in Points 1. and 2. be subject to the following conditions:
 - (a) that this approval is only for the development as indicated on plan number A1 dated 29 December 2017, as submitted with the application;
 - (b) that the approval allows the 9m transgression of outbuildings on a lateral building line;
 - (c) that building plans reflecting the approval be submitted to the Building Control Department within three (3) months of the decision;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (g) that all the conditions in the Services Report (attached as Annexure F), be complied with, and
 - (h) that all conditions imposed by the Fire Department (attached as Annexure G), be complied with.
4. that the following structures built over the 5m Title Deed building line and the 4m Zoning Scheme building line, **be removed** since no application was submitted and no building plans exist:
 - ❖ pergola, and
 - ❖ carport
5. that the removal of structures mentioned in Point 2. be complied with within three (3) months of the date of the decision letter, and
6. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

13. REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ One (1) objection has been received.
- ❖ None of the municipal services will be needed.
- ❖ It is in line with policy documents.
- ❖ No application was submitted and no building plans exist for the pergola and carport.

14. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Site Development Plan
Annexure C:	Motivation Report
Annexure D:	Title Deed T11303/2004
Annexure E:	Objection received
Annexure F:	Applicant's response to objection received
Annexure G:	Services Report
Annexure H:	Comment received from Fire Department

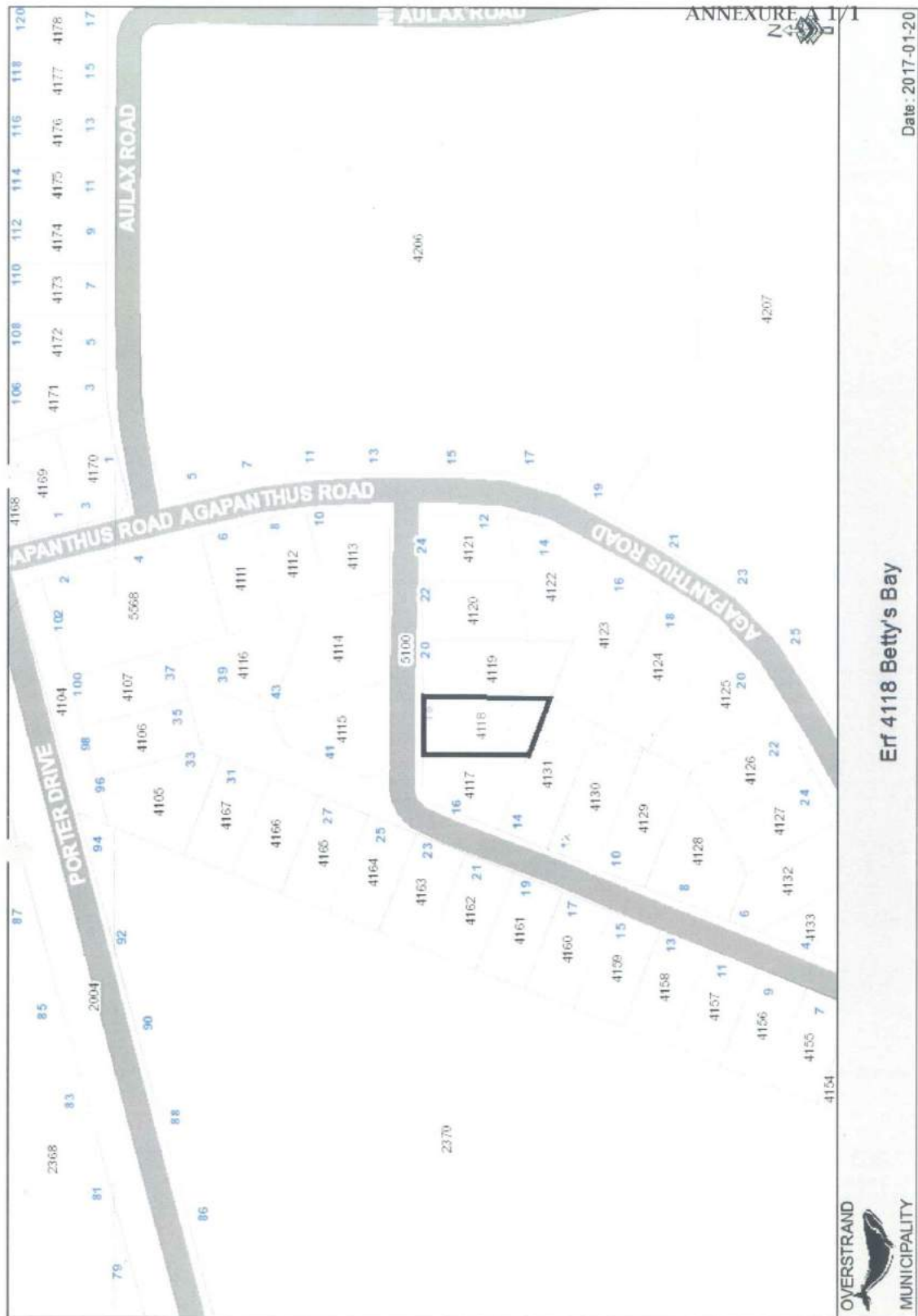
SIGNATURES**REGISTERED PLANNER**

Name : **H VAN DER STOEP**

SACPLAN registration number: **A/1708/2013**

Signature : _____

Date: _____



MOTIVATIONAL REPORT: ERF 4118 BETTY'SBAY

ANNEXURE C 1/1
APPLICANT F. MATTHEEA) PROPOSED DEVELOPMENT

Building lines encroachments

East boundary - New carport / boat shelter

West boundary - New store room

South boundary - new covered area caravan shelter

East boundary - I own a boat which needs parking space as it gets badly damaged standing in the sun and open area.

West boundary - The new store is used for to store general goods like gardening tools.

South boundary _ The covered area is used to store my caravan to protect against the sun and weather conditions.

TP- A Theart
(H vld Stoop)B) CHARACTER OF THE ENVIRONMENT

The additions does not trigger any historical / conservation / heritage areas as the existing house is in the normal urban style development in Betty's bay. The additions will not affect any front views of any adjoining properties.

C) DESIRABILITY OF THE PROPOSED UTILISATION

The building is not situated in an Agricultural area and will have no affect on the neighbouring property. Fire requirements and noise is addressed on the building plans.

D) INVESTIGATION CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT RO THECONSIDERATIONOF THE APPLICATION

None of the applicable act or any other act is relevant to the construction accept in terms of the National Building Regulations . For this cause , the owner was obliged to submit a building plan In terms of this Act.

FILE NO: EL4118-KBB
SCAN NO: 15
COLLABORATOR NO: 991144



348

ANNEXURE D 1/5

11
Buchanan Boyes Inc
"Trescoe", 1 Cornwall Place
Wynberg

Prepared by me

SEEL REG DUTY	R
FOOI FEE	R 260.00

BC 00072535 / 2005
**GEKANSLEER
 CANCELLED**
 REGISTRAR / REGISTRAR
 30 SEP 2005

[Signature]
 CONVEYANCER
 ARNOT PJ

DOCUMENT NO
 CASTLE
 D0003271023

VERBIND MORTGAGED	
VIR FOR R 1 000 000,00	
B 000092553 / 2005	<i>[Signature]</i>
31 AUG 2005	
REGISTRAR / REGISTRAR	

DEED OF TRANSFER

T 000011303 / 2004

BE-IT HEREBY MADE KNOWN THAT

ELÉNE GROENEWALD

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
 appearer being duly authorised thereto by a Power of Attorney which said Power
 of Attorney was signed at Wynberg on 16 January 2004 granted to him by

SHAUN CLARENCE ADAMS
 Identity Number 690119 5052 08 2
 and
 MARIA BERTHA ADAMS
 Identity Number 710203 0197 08 8
 Married in community of property to each other

W.O.P

VERBIND MORTGAGED	
VIR FOR R 1 000 000,00	
B 000104408 / 2005	<i>[Signature]</i>
30 SEP 2005	
REGISTRAR / REGISTRAR	

BC 000081779 / 2007
**GEKANSLEER
 CANCELLED**
 REGISTRAR / REGISTRAR

ANNEXURE D 2/5

Page 2

And the appearer declared that his said principal had, on 17 December 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

FRANS FREDERICK MATTHEE
Identity Number 531123 5026 08 1
and
JACOBA JOHANNA MATTHEE
Identity Number 461117 0016 08 3
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 4118 BETTY'S BAY, SITUATED IN THE OVERSTRAND MUNICIPALITY, DIVISION OF CALEDON, WESTERN CAPE PROVINCE;

IN EXTENT 973 (NINE HUNDRED AND SEVENTY THREE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NO. T 33673/1977 WITH GENERAL PLAN TP 8268 RELATING THERETO AND HELD BY DEED OF TRANSFER NO. T 25861/2000.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T 26686/1970.
- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer T 33673/1977 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving of BETTY'S BAY EXTENSION NO. 4, namely:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No. 623 dated 14 August 1970.
 2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No. 15 of 1952 as amended.
 3. The owner of this erf shall without compensation be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this Township to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 4. The owner of this erf shall be obliged, without compensation,

to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank, owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority,

5. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
6. This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may from time to time after reference to the Townships Board and the Local Authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the Local Authority may permit such other buildings as are permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.
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 m to the street line which forms a boundary of this erf nor within 3 m of the rear 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 m in height, measured from the ground floor of the outbuilding to the wall-plate thereof, maybe erected within such side and rear spaces, and any other outbuildings of the same height may be erected within the rear space and side space for a distance of 12 m measured from the rear boundary of the erf, provided that in the case of a corner erf, the distance of 12 m shall be measured from the point furthest from the streets abutting the erf;
 - (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.
8. On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it was one erf.
9. In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes shall be subject to the conditions herein set forth as if it were the original erf.

ANNEXURE D 4/5

WHEREFORE the said Appearer, renouncing all right and title which the said

SHAUN CLARENCE ADAMS and MARIA BERTHA ADAMS, Married as aforesaid

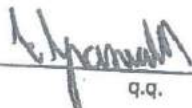
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

FRANS FREDERICK MATTHEE and JACOBA JOHANNA MATTHEE, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R250 000,00 (TWO HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 11 January 2004



q.q.

In my presence



REGISTRAR OF DEEDS

ANNEXURE D 5/5

5

VERBIND		MORTGAGED	
VIA FOR R. 660 000,00			
B 090284707		<i>[Signature]</i> REGISTRATEUR/REGISTRAR	
2007-09-21			

ENDORSEMENT KRAGTENS ART 45 (ORIS VAN WET 47 VAN 1997)	ENDORSEMENT BY VIRTUE OF SECT 45 (ORIS OF ACT 47 OF 1997)
Unmarried	
FRANS FREDERICK MATTHEE 531123 5026081 WAT IN GEWENSKAP VAN GOED GETROUD WAS MET	WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO
JACOBA JOHANNA MATHEE IS GEBREKLIK OM MET BUREGEMELDE GENOEM TE HANDEEL	IS ENTITLED TO DEAL WITH THE WITHMENTIONED PROPERTY
T 038707/11	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
18 JUL 2011	

**BBRA / BBBV**

Betty's Bay Ratepayers' Association
Bettysbaaise Belastingbetalersvereniging



2017- 07 - 07

Ref no: 4118 KBB (3568) dd 2 June 2017

Erf 4118 18 Aster Crescent, Betty's Bay, Overstrand Municipal Area

TP- A Theart
(Huid Stoop)

PROPOSED DEPARTURE: FF MATTHEE: Betty's Bay: ERF 4118, 18 Aster Crescent.

Sir/Madam

The notice received from town planning by registered mail, refers.
The BBRA noted the intention to relax:

- Street building line with Aster Crescent from 5m and 4m to 2.5m respectively to accommodate a new car port/boat shelter;
- Western lateral boundary with erf 4117 from 2m to 0 m to accommodate new car port/ boat shelter;
- Eastern lateral building line with erf 4119 from 3m and 2m to 0m respectively to accommodate a new store;

Discussion

I did a site inspection and found existing structures already erected on the 0m building line. The current additions that were erected and material used are, in my view, esthetically not in line with the rest of the dwellings in the area. As the Title Deed Conditions were not included in the letter received by the BBRA, I cannot express an opinion on the permissibility of the building material used.

It would be advisable for the Town Planning Section to do an onsite inspection before a decision is made on the said application received.

Furthermore it is strongly suggested that all the affected property owners in the area be consulted in writing on the matter.

Recommendation

The BBRA oppose the proposed departure on the grounds that it would negatively impact on the esthetics of the neighbourhood.

Furthermore it is recommended that the permission of all the affected property owners in the area be obtained before any application is approved.

Regards,
WRB PEROLD
CHAIRPERSON BETTY'S BAY RATEPAYERS ASSOCIATION

FILE NO: EL 4118 - BB
SCAN NO: 03
COLLABORATOR NO: 1050302

Chairman: Rudi Perold
028 272 9054

Treasurer: Adrian de Kock
082 940 4619

Secretary: Adrian de Kock
0282729998

BBRA, P O Box 48, Betty's Bay, 7141 / BBBV, Posbus 48, Bettysbaal, 7141

TP 7 JUL 2017

ANNEXURE F 1/1



TR A Theart
(H vld Stoep)

Mr FF Matthee
14 Woodlands Way
PARKLANDS
7441

4 September 2017

ATT: Ms H van der Stoep
cc WRB Perold

OVERSTRAND MUNICIPALITY

RE: FILE REFERENCE 4118 KBB (3568)

I refer to your letter dated 29 August 2017 of which I received the email today, 4 September 2017, and hereby would like to state the following:

The structures have been up since 2005 with only a sketch plan. The Municipality has now required a professional drawn plan and moving the Aster Close boat shelter to 2.5m from the front border line which have been completed. Both side neighbours Erf 4117 and Erf 4119 had no complaints or problems with it at the time. The wood used is treated wood. The Deed does allow for a caravan shelter and boat shelter with no windows on any sides.

I trust that this will be in order now.

Yours faithfully

FF MATTHEE

FILE NO:	EL 4118
	Betty's Bay
SCAN NO:	10
COLLABORATOR NO:	1072608

TP

5 SEP 2017

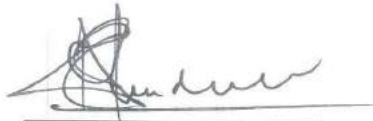
ANNEXURE G 1/1

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4118, BETTY'S BAY (3568)**

Stormwater (SW) : In order
Electricity : Escom
Water : In order
Sewer : In order
Roads and traffic : In order

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that stormwater be allowed to discharge through Erf 4118, Betty's Bay, unobstructed;
3. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

31 | 8 | 2017
DATE

ANNEXURE H 1/1

**MEMORANDUM**

Date: 25 July 2017

To: Ms. Hanneen van der Stoep (Senior Town Planner)

From: J Schoeman (Assistant Chief Fire Officer)

Re: **ERF 4118, 18 ASTER CRESCENT, BETTY'S BAY – TOWN PLANNING APPLICATION: 3568**

Dear Ms. Van der Stoep

Herewith the comments regarding the above application:

- **Store Room built on boundary:**
 - The structure must be in compliance with the National Fire Protection Regulations SANS10400T:2011
 - A 60 minute fire resistant wall must be provided on the property boundary.
 - No openings (windows or doors may be provided in the wall positioned on the boundary.
 - The separation wall between the store room and dwelling must be a full 30 minute fire wall.
 - Any communicating door between the dwelling and store must be a SANS1253 Class E approved self-closing door.
- **Boat Shelter on Boundary:**
 - This shelter may not be enclosed on more than 2 sides in terms of the National Fire Protection Regulations SANS10400T:2011.
 - Should the owner wish to fully enclose the shelter at any time the structure must be in compliance with the requirements of the SANS10400T:2011 regulations in providing 30 minute fire resistant integrity with a 60 minute fire resistant wall on the lateral boundary.
- **Covered area at rear of property:**
 - Should this structure be enclosed it must be in compliance with SANS10082 for timber frame structures and SANS10400T:2011 Fire Protection Regulations.
 - An open sided structure is acceptable provided that should the roof may not be larger than 20m². In the case that the roof is combustible (thatch or reed) and is larger than 20m² it will be necessary to provide a boundary wall to the height of the eaves or cut the section back to a minimum of 1m from the boundary as prescribed by Section 4.12.2.2 of SANS10400T:2011 Fire Protection Regulations.

Yours Sincerely

