

Moquini Building Regulations

A. Building Lines

Erven 649-659, 661-673, 675-677 (north)

Street: 1.5 m
Side: 1.5 m
Back: 2.0 m

Erven 702-692, 691-687, 685-679 (south)

Street: 0.0 m
Side: 1.5 m
Back: 5.0 m from setback line with permissible encroachment of 3.0 m as Illustrated

XXX (Setback line picture)

Encroachment between Building line and Setback line:

1. May not exceed 3.0 m;
2. May only be built on poles or pillars; and
3. Only the minimum natural vegetation may be removed for the placement of the poles/pillars.

Erven 946 – 963

Street: 4.0 m
Side: 0 m
Back: 1.5 m

Please note that if a building is built on the side boundary no windows, doors or roof overhangs will be allowed.

B. Coverage

Erven 649-659, 661-673, 675-677 (north)

Erven 702-692, 691-687, 685-679 (south)

The building may **not** cover more than 50% of the total extent of the erf.
The building must have a minimum size of 150 m².

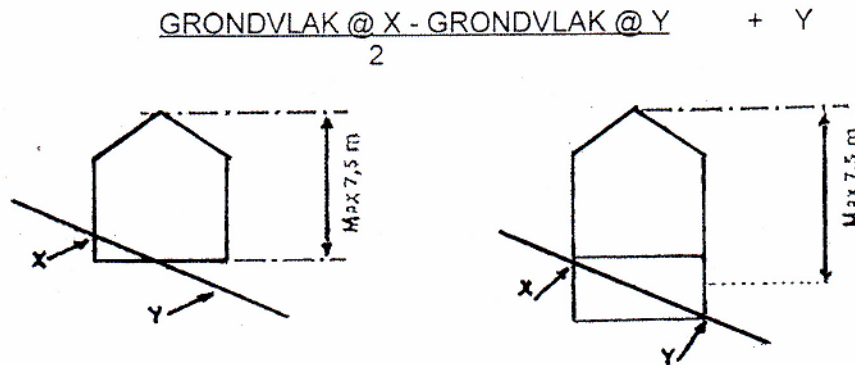
Erven 946 – 963

The building must have a minimum size of 150 m² and **may not** cover more than **60%** of the total extent of the erf.

C. Height

The highest point of the building may not be higher than **7.5 m** above the average Level of the area covered by the building, calculated as follows:

$$\text{Average ground level} = \frac{\text{Ground level at X} - \text{Ground level at Y} + Y}{2}$$



D. Fences

All fences should be constructed of wood or a similar material with a maximum height of **1.2 m**. Fences must be constructed so as to provide the minimum visual barrier – definitely allowing one to see through the fence.

Seafront erven may only be fenced on the street side and on the sides up to the setback line.

Northern erven may only be fenced at the back (not the street side) and the sides.

E. Paving

No large areas may be covered with cement or grano. Driveways may not be tarred or covered with paving.

All hard surfaces must have sufficient drainage.

A. CLEANING

Builders and contractors are required to place a skip at the building site for the duration of the project. All refuse must be placed in the skip. Rental of the skip is for the cost the owner. The requirement for a skip must be included in the agreement between the owner and the builder/contractor. It is the responsibility of the owner to ensure that the building site and surrounding areas are returned to it's previous state, clean of building rubble and waste.

B. REHABILITATION

It is the responsibility of the owner to rehabilitate the area around his/her property to it's original state.

C. DOCUMENTATION

The owner must complete the details of the builder/contractor in the form marked as annexure "B". The completed form must please be emailed to johann@thatchscapes.co.za

ANNEXURE “B”

BUILDER / CONTRACTOR DETAILS

Owner details

Title First Name Last name
Erf Number
Mobile number Email address

Builder / Contractor

Company name
Tel number Mobile number
Email address
Contact person
Business Address

Building start date

Please email to: johann@thatchscapes.co.za