



**MUNICIPALITY  
OF STELLENBOSCH**

**BY-LAW RELATING TO  
PARKS FOR CARAVANS  
AND MOBILE HOMES**

# BY-LAW RELATING TO PARKS FOR CARAVANS AND MOBILE HOMES

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## Definitions

1. In this By-law, unless inconsistent with the context -

“**Administrator**” means the Administrator of the Cape Province;

“**caravan**” means any vehicle permanently fitted out for use by persons for living and sleeping purposes, whether or not such vehicle is a trailer;

“**Council**” means the Municipal Council of the Stellenbosch Municipality in terms of the Municipal Ordinance, 1974 (Ordinance 20 of 1974);

“**healthy**” means not detrimental or liable to be detrimental to public health;

“**mobile home**” means a factory-assembled structure approved by the Administrator with the necessary service connections made so as to be movable on site and designed to be used as a permanent dwelling;

“**park**” means any land used or intended to be used for the accommodation of caravans or mobile homes or caravans and mobile homes, and

“**site**” means the land set aside within a park for the accommodation of a mobile home or a caravan and its towing vehicle, if any.

## Application for By-law

2. This By-law shall be applicable to all parks, whether situated on private or public land.

3. This By-law shall not be applicable in respect of –

(a) property on which only one or two caravans or mobile homes are accommodated or are intended to be accommodated;

(b) agricultural land where caravans or mobile homes or caravans and mobile homes are permitted for *bona fide* agricultural purposes;

(c) property on which more than two caravans or mobile homes are accommodated, where such caravans or mobile homes are occupied by persons for business reasons, and such sanitary and other arrangements affecting the public health as the Council may consider necessary are provided and the caravans and mobile homes are accommodated only for such period and in such numbers as the Council may consider desirable in view of the nature of the afore-said arrangements; or

(d) property on which more than two caravans are accommodated where such caravans are occupied by members of any duly constituted club and their guests for the purpose of participating in a meeting or excursion organized by such club and the caravans are not accommodated for a continuous period in excess of six days.

### **Minimum requirements**

4. Every owner of a park shall comply with Sections 5 to 30.
5. Every owner of a park shall have a plan clearly indicating all the sites in the park, a copy of which shall be filed with the Council, and each site shall be clearly demarcated on the ground and shall not be less than 122 square meters in extent.
6. Not more than 50 percent of any site shall be occupied by a caravan or mobile home and such site shall be of such a nature that a caravan or mobile home may be accommodated on any portion thereof.
7. No person shall occupy a caravan in any park for a period of more than three months, whether continuous or otherwise, in any period of 12 months.
8. Notwithstanding Section 7, 10 percent of the sites in a park may be permanently occupied by caravans or mobile homes or permanent structures or caravans and mobile homes and permanent structures.
9. The number of people occupying any caravan or mobile home shall not exceed the number for which such caravan or mobile home was designated.
10. Permanent occupation shall only be permitted on a maximum of 10 percent of the developed sites. The said maximum of 10 percent may however be amended by the Council by way of written notice.
11. No caravan or mobile home on any site shall be situated closer than 5 meters from a caravan or mobile home on any other site.
12. Access shall be provided to every site in such a manner that it will not be necessary to cross another site to obtain such access.
13. A fireplace or fireplaces may be provided and shall be so situated and to constitute a fire hazard.
14.
  - (1) Fire-fighting appliances of any type approved by the Council shall be provided.
  - (2) There shall be at least one appliance in respect of every two sites and such appliance shall be so situated that no site is more than 20 meters from the nearest appliance.
  - (3) The appliances referred to in sub-section (1) shall be maintained in good working order.
15.
  - (1) There shall be provided a water supply which, after passing through the reticulation system -
    - (i) has a yield of at least 540 liters per site per day;

- (ii) exerts a pressure at any standpipe sufficient to supply 13,5 liters per minute; and
  - (iii) supplies water which in the opinion of the Council is fit for human consumption.
- (2) The water supply and reticulation system shall be approved by the Council and shall comply with the requirements of sub-section (1).
- 16. Permanent water standpipes shall be provided in such a manner that no site is situated at a greater distance than 20 meters from the nearest standpipe.
- 17. (1) Grease traps set in dished and properly rendered surrounds and connected to a disposal system shall be provided at every water standpipe.  
(2) The grease traps shall be kept clean and in good working order.
- 18. Facilities for the washing of pots, pans, crockery and cutlery and the disposal of kitchen and other waste water shall be provided.
- 19. (1) Only flush sanitary conveniences approved by the Council as being healthy shall be provided.  
(2) All sanitary conveniences shall be kept clean and in good working order.
- 20. There shall be provided for each sex in respect of every six sites a minimum of three sanitary conveniences and three wash hand basins.
- 21. There shall be provided for each sex in respect of every twelve sites or portion thereof a minimum of one bathroom and three shower cubicles.
- 22. There shall be erected for every twenty sites or portion thereof a facility where the contents of chemical toilets can be deposited. Should the general sewerage system not be connected to the municipal sewerage system, the sewerage system in which the contents of chemical toilets is deposited shall not be connected to the general sewerage system.
- 23. (1) No system for the *in situ* disposal of sewerage effluent or kitchen and other waste water shall be constructed unless it is approved by the Council as being healthy.  
(2) Any system referred to in sub-section (1) shall be maintained in good working order and in such manner that it does not constitute a nuisance.
- 24. The Council shall prescribe such additional requirements for water sewerage and stormwater services as it may deem necessary in respect of sites which are occupied on a permanent basis.

25. (1) There shall be provided for laundering an area of not less than 200 square meters for every 100 sites provided with -
- (a) one electric coin-operated, commercial-type automatic tumble dryer;
  - (b) one electric coin-operated, commercial-type automatic tumble dryer;
  - (c) six permanent water standpipes;
  - (d) six water troughs or other contrivances in which clothing and linen may be washed; and
  - (e) six tables or boards for ironing.
- (2) The areas referred to in sub-section (1) shall be screened in such a manner that articles hanging out to dry shall not be visible from outside the said area.
26. (1) Portable fly-proof refuse bins to the satisfaction of the Council shall be provided and shall be so situated that no site is situated at a greater distance than 20 meters from the nearest refuse bin.
- (2) The refuse bins shall be kept in a good state or repair and emptied, cleaned and disinfected daily.
27. Where servants are permitted in a park, there shall be provided for such servants in respect of each sex: -
- (a) sleeping accommodation separated from the other sex;
  - (b) not less than one sanitary convenience for every ten persons or portion thereof;
  - (c) one wash hand basin for every ten person or portion thereof; and
  - (d) one bathroom and three shower cubicles for every fifty persons or portion thereof.
28. Servants accompanying caravaners shall not be permitted to sleep elsewhere in the park than in the accommodation referred to in Section 27.
29. No sleeping accommodation other than that referred to in Section 27 shall be provided and only servants shall be permitted to sleep in the accommodation referred to in the said Section.
30. There shall be appointed an attendant to be in attendance during the hours between sunrise and sunset whenever a caravan or mobile home is accommodated in the park, for the purpose of ensuring that this By-law is complied with.

## **General**

31. No person shall wash or hang out to dry any article elsewhere than in the area referred to in Section 25.
32. No person shall dispose of refuse elsewhere than in the refuse bins provided in terms of Section 26.
33. (1) The Council shall cause every park to be inspected at least once in every six months for the purpose of ascertaining whether this By-law is being complied with.
- (2) Every person sent to inspect a park in terms of sub-section (1) shall be granted admission to the park.
34. Each owner of a park shall in general ensure that no noise which in the opinion of the Council is excessive and has a disturbing effect on the surrounding area is made, in the park, and shall further specifically ensure that, without prejudice to the generality of the aforementioned, no such noise shall take place between 22h00 and 06h00.

## **Penalties**

35. Any person who contravenes or fails to comply with any provision of this By-law shall be guilty of an offence and liable upon conviction to -
- (a) a maximum fine of two hundred rands or imprisonment for a maximum period of six months or both such fine and such imprisonment;
- (b) in the case of a continuing offence, an additional fine of five rands or an additional period of imprisonment of five days or both such additional fine and imprisonment for each day which such offence is continued; and
- (c) a further amount equal to any costs and expenses found by the court to have been incurred by the local authority as a result of such contravention or failure.