

Swartland, South Africa

Parks for Caravans and Mobile Homes

Legislation as at 19 April 2002

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Parks for Caravans and Mobile Homes

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Swartland South Africa

Parks for Caravans and Mobile Homes By-law, 2002

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1. Definitions

In this by-law, unless inconsistent with the context—

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

"**council**" the council of the Swartland Municipality;

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

"**mobile home**" means a factory assembled structure approved by the council 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 of 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 aforesaid 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 organised 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 [26](#).

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 local authority, and each site shall be clearly demarcated on the ground and shall not be less than 112 square metres 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 six months, whether continuous or otherwise, in any period of twelve months.

8.

Notwithstanding [section 7](#), 30 percent of the sites in a park or such other greater percentage as the council, subject to such additional conditions, as the council may deem necessary, may approve may be permanently occupied by caravans or mobile homes or caravans and mobile homes.

9.

The number of people occupying any caravan or mobile home shall not exceed the number for which such caravan or mobile home was designed.

10.

Any caravan or mobile home on any site shall be situated closer than 5 metres from a caravan or mobile home on any other site.

11.

No caravan or mobile home on any site shall be situated closer than 5 metres 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 as not to constitute a fire hazard.

14.

- (1) Fire-fighting appliances of any of the following types shall be provided:—
 - (a) a bucket of sand;
 - (b) a bucket of water;
 - (c) a foam extinguisher, or
 - (d) any other type approved by the council or its authorised employee.
- (2) There shall be at least one appliance in respect of every two sites and such appliances shall be so situated that no site is more than 20 metres from the nearest appliance.
- (3) The appliances referred to in paragraphs (a) and (b) of subsection (1) shall be kept filled with sand and water respectively and any other appliances 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 360 litres per site per day; provided that where flush sanitation is provided the yield shall be at least 540 litres per site per day;
 - (ii) exerts a pressure at any standpipe sufficient to supply 13,5 litres per minute, and
 - (iii) supplies water which in the opinion of the council or its duly authorised employee is fit for human consumption.
- (2) The water supply and reticulation system shall be approved by the council or its duly authorised employee and shall comply with the requirements of subsection (1).

16.

Permanent water standpipes shall be provided in such a manner that no site is situated at a greater distance than 20 metres 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 for the disposal of kitchen and other waste water shall be provided.

19.

- (1) Only sanitary conveniences approved by the council or its duly authorised employee 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 the first six sites a minimum of two sanitary conveniences and two wash hand basins and there after a minimum of one sanitary convenience and one wash hand basin for every ten sites or portion thereof.

21.

There shall be provided for each sex in respect of every twelve sites or portion thereof a minimum of one bathroom and one shower cubicle.

22.

- (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 or its duly authorised employee as being healthy.
- (2) Any system referred to in subsection (1) shall be maintained in good working order and in such a manner that it does not constitute a nuisance.

23.

The council may 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.

24.

- (1) There shall be provided for laundering an area of not less than 100 square metres provided with—
 - (a) one permanent water stand-pipe;
 - (b) one water through or other contrivance in which clothing and linen may be washed, and
 - (c) one table or board for ironing.
- (2) The area referred to in subsection (1) shall be screened in such a manner that articles hanging out to dry shall not be visible from outside the said area.

25.

- (1) Portable fly-proof refuse bins to the satisfaction of the council or its duly authorised employee shall be provided and shall be so situated that no site is situated at a greater distance than 20 metres from the nearest refuse bin.
- (2) The refuse bins shall be kept in a good state of repair and shall be emptied, cleaned and disinfected daily.

26.

There shall be appointed an attendant to be in attendance at least 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

27.

No person shall erect on the site any tent or structure other than a fabric awning attached to the side of a caravan.

28.

No person shall wash or hang out to dry any article elsewhere than in the area referred to in [section 24](#).

29.

No person shall dispose of refuse elsewhere than in the refuse bins provided in terms of [section 25](#).

30.

- (1) The council may from time to time cause every park to be inspected for the purpose of ascertaining whether this by-law is being complied with.
- (2) Every person sent to inspect a park in terms of subsection (1) shall be granted admission to the park.
- (3) The council shall provide each person sent in terms of subsection (1) to inspect parks with a written authority which such person shall produce if required to do so.

Penalties

31.

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 penalty not exceeding—

- (1) a fine of one thousand Rands or imprisonment for a period of six months or either such fine or such imprisonment or both such fine and such imprisonment;
- (2) in the case of a continuing offence, an additional fine of fifty Rands or an additional period of imprisonment of ten days or either such additional fine or such additional imprisonment or both such additional fine and imprisonment for each day on which such offence is continued, and
- (3) 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.