

BUILDING INSPECTORATE BRANCH

HOARDING COMMUNICATION DRIVE:

What is Hoarding?

The term refers to the storage of building material on the Municipal Road reserve (verge).

Why or when do I need Hoarding?

The Municipality has within reason considered to allow the storage of material on the road reserve under certain conditions.

When the building site is not easily accessible, is not large enough to store building material on site or is difficult to manoeuvre delivery vehicles on/off site.

What are the prerequisites for an application for a Hoarding Permit:

The building under construction or to be commenced with must have an **APPROVED PLAN** as approved by this Local Authority.

Unfortunately Hoarding Permit applications for unauthorised work will be refused until the building plans are submitted and approved by this Department.

The road reserve must be wide and safe enough to store building material (minimum 2,0m in width).

What is the fee?

As from 01st July 2017 (2017/2018 financial year):

Areas outside the Town Planning Scheme (former R293)	R131-00
Dwelling houses	R660-00
Skip permit fee	R142-00
Commercial, Multi Residential and Industrial (per square meter per week)	R36-00

How do I apply for a Hoarding Permit and what is the process?

Complete the standard application form and hand over to the Regional office (as per contact details mentioned below).

Fee to be paid by applicant.

Application together with the sketch plan will be circulated to relevant departments for assessment and recommendation.

If all is in order the permit is normally issued within 2 days from the date of application.

The permit may be collected from the office, be posted, faxed or e-mailed, however it must be noted that the original must be available as proof when requested to do so by the Municipal official on site.

What are the conditions attached to the Hoarding Permit?

Prior to commencing any work, the applicant shall ascertain the location of and shall take all necessary precautions to ensure the safety of all Municipal, Government or other agency services within or adjacent to the area to be used for hoarding purposes.

The street and street channel to be kept clear of all debris or other material at all times.

Storm-water inlets or channels must not be blocked off.

All building material is to be stored minimum 1.2m away from the curb or road edge.

Bricks are to be stacked no more than 2 stacks in height.

All material is to be neatly stored to the satisfaction of this office and not be haphazard/untidy.

No flammable material or dangerous material is to be stored on the road reserve.

Material must be removed progressively and continuously and not be left for a lengthy period of time.

No machinery e.g. cranes, plant, equipment, gear or hoists to be placed on Municipal property.

The Municipal property used for the purposes of Hoarding is to be reinstated to its original condition to the satisfaction of the Local Authority.

Damage if any to Municipal infrastructure is to be repaired or replaced to the satisfaction of the Roads and Storm-water Maintenance Department, failing which the necessary work shall be carried out by the said department, the costs of which will be borne by the offending property owner responsible for the hoarding whether issued with a Hoarding Permit by this office or not.

What are the implications of non-compliance?

The offending property owner responsible for the unauthorised Hoarding will be fined an amount of R1 500-00 if in the event he/she is not in possession of a Hoarding Permit, which essentially does not make economical sense as the fee for the Hoarding Permit is a mere R131-00 upwards.

Why is controlled Hoarding important?

Well, controlled Hoarding ensures an aesthetically pleasing environment which is safe for usage by all, that is pedestrians and motorists alike, including the homeowner and workforce as well. Furthermore, safe and well controlled Hoarding mitigates against public civil claims for injury or damage which may be expensive, unexpected expenses for the offending owner responsible for the Hoarding.

Contact Details:

It is preferred that application be made at the Regional office within which the development is being/is to take place in, as follows:

North Region:

327 Umhlanga Rocks Drive, Umhlanga Rocks, Tel. No.: 031 – 311 6093;

325 Gopalall Hurbans Dr, Tongaat, Tel. No.: 031 – 322 1649/1646; and

151 Wick St, Verulam, Tel. No.: 031 – 322 1845.

South Region:

11 Gracedale Road, Winkelspruit, Tel. No.: 031 – 311 5799/5841.

Central Region:

166 K.E. Masinga Road, Durban, Tel. No.: 031 – 311 7054/7198.

Inner West Region:

60 Kings Road, Pinetown, Tel. No.: 031 – 322 1942/1961 or 311 6253.

Outer West:

22 Delamore Road, Hillcrest, Tel. No.: 031 - 322 3114

