

### PRESERVATION OF VIEW REQUIREMENTS

In terms of a Council Resolution, the Council requires that additional to the normal plans and elevations submitted, a further sectional elevation showing the height of the proposed building relative to the height of the building immediately above the proposed one whose view will be most directly affected (in the Council's opinion), to be included on the plans. Included must be the gradient of the site to be built upon and all must be drawn to scale and relative levels indicated.

The relevant Resolution reads as follows:

No. 223/89

#### BUILDING HEIGHT CONTROL: THE TOWN CLERK'S REPORT RESOLVED nem con

That in interpretation of the National Building Regulations Act, Section 7, as a general guide, a building will be regarded as derogating from the value of adjoining properties where its height does not comply with the following:

1. The maximum height of a building not to exceed the mean height of the plot directly behind it (in relation to view).
2. Where the difference in the mean height of the two plots is less than 4,5m (assumed height of average dwelling) the maximum height of the building may exceed the mean height of the plot to be built upon by 4,5m.
3. Lateral direction views of neighbouring properties should be taken into account as far as can reasonably be expected.

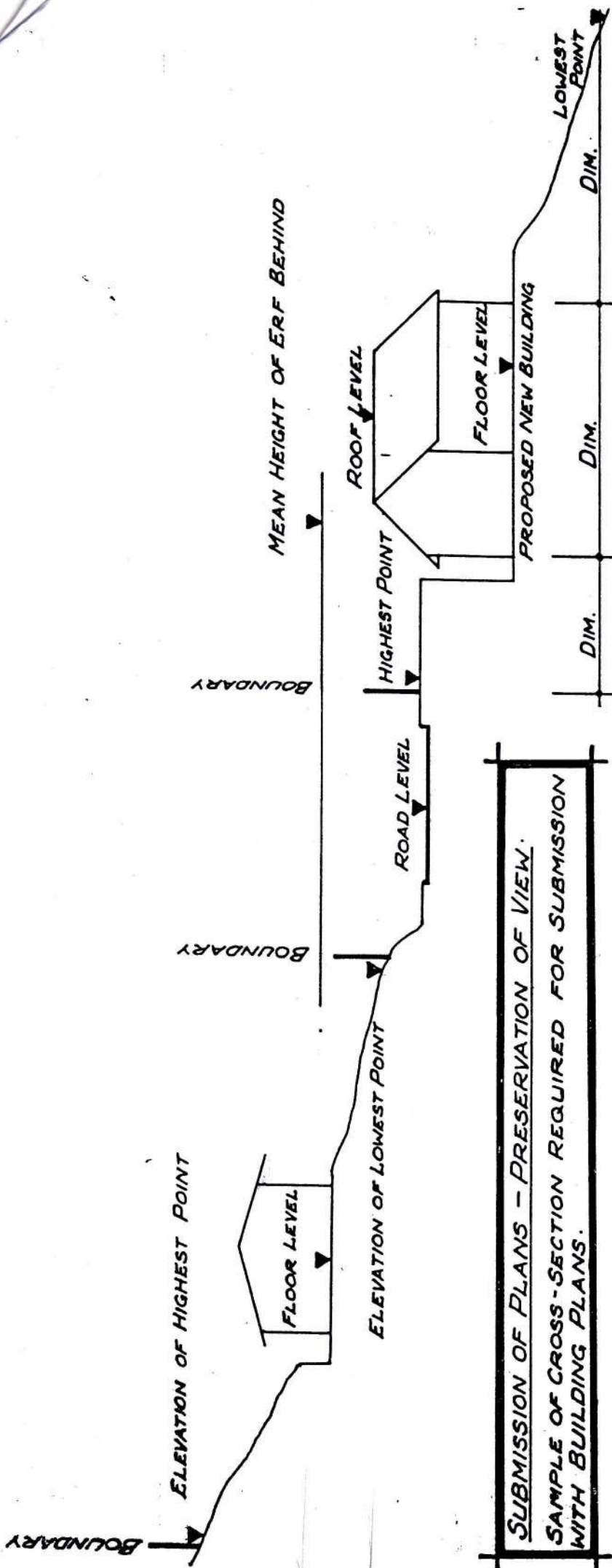
The Council has adopted this resolution in order to try to stop the blocking out of the view of existing and future owners of property in the vicinity by new buildings. Some idea of the requirements are given in the sketch attached.

NOTE: Owners are advised to request their Architects to examine the implications of future buildings on the plots in terms of these regulations on their view with respect to present or future buildings in front of them.

#### HISTORICAL AREA

Approval of plans for proposed dwellings and buildings and any alterations to existing buildings situated in the area of the Historical area will be subject to the recommendations from an architect's committee appointed by the Council. The Historic area lies between the Station and Belmont Road.

A copy of the Guidelines for conservation and development in Simon's Town (known as Zone A) can be seen at the Simon's Town Library or purchased from the Town Treasurer's Department as a cost of R15,00 per copy.



**SUBMISSION OF PLANS - PRESERVATION OF VIEW.**  
**SAMPLE OF CROSS-SECTION REQUIRED FOR SUBMISSION WITH BUILDING PLANS.**

- NOTE :-** LEVELS MUST BE SHOWN AS INDICATED, & THE BENCH MARK USED FOR SURVEY MUST BE CLEARLY STATED.
- CROSS-SECTION MUST BE DRAWN TO SCALE.

**SIMON'S TOWN MUNICIPALITY**  
**ENGINEER'S DEPT.**