



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

**DEVELOPMENT MANAGEMENT**

**Robert Botha**  
Building Control Officer: Southern District

T: +27 21 444 2602  
E: robert.botha@capetown.gov.za

18 January 2019

Dear Sir/Madam

**Information and comment for proposed Internal Alterations to the classrooms and aftercare buildings at the existing Hanberg Pre -Primary School.  
Erf 2725, Hout Bay. DAMS Case ID 70398897/2018**

Section 2(4) of the National Building Regulations and Building Standards Act No.103 of 1977 (the Building Act) states that *"In respect of any building to be erected by or on behalf of the State, such plans, specifications and certificates as may be prescribed by National Building Regulation, shall before the commencement of such erection be lodged with the Local Authority in question for its information and comment"*.

Please note that Section 2(7) of the Act also states: *"An owner shall in respect of the erection or proposed erection of a building with regard to which an exemption contemplated in subsection (4), (5) or (6) applies, and in connection with: (a) connections to electricity supply, water supply, sewer and Stormwater drainage systems; (b) provision on the relevant site for parking of more than 100 vehicles; (c) service by the local authority's fire brigade in place of or in addition to any fire protection service provided by the owner, supply the local authority concerned with sufficient details to enable such local authority to:*

- (i) provide any connection, road traffic control and fire brigade service which may be required"*.

I hereby acknowledge receipt of the Plans, specifications and certificates for the for proposed Internal Alterations to the classrooms and aftercare buildings at the existing Hanberg Pre -Primary School. Erf 2725, Hout Bay.

Such plans, specifications and certificates by or on behalf of the State are commonly referred to as *Courtesy Plans*. The *Courtesy Plans* were circulated to all Departments of the City of Cape Town relevant to the *Courtesy Plan* application. The following comments are brought to your attention.

**Land Use Management:**

No objection: Zoning compliant in terms of the Municipal Planning By-law.

**National Building Regulations and Standards:**

The plans and particulars in respect of any building to be erected by or on behalf of the State shall be accompanied by a certificate, signed by the head of the State Department concerned or an officer designated by him, setting out in full details as to the respect in which such erection will not comply with the requirements of these Regulations. Should there be any structural components a competent person to be appointed for (rational design/assessment for the structural system.

**Mechanical Engineering:**

Should there be any ventilation systems a competent person to be appointed for rational design/ assessment of such ventilation system.

**Environmental Health:**

No comment.


**Water Inspectorate:**

No comment.

**Fire and Rescue Services:**

Should there be any fire related systems a competent person to be appointed for rational design/assessment for such fire system.

Kind regards,

A handwritten signature in black ink, appearing to read 'R. Botha', with a stylized flourish at the end.

**Robert Botha**

for **DIRECTOR : DEVELOPMENT MANAGEMENT**