



Date: 30 May 2024

**APPROVAL OF BUILDING PLAN NO: 001700478603 on ERF 00000282 ATLANTIS INDUSTRIAL at 7 LOUWTJIE ROTHMAN STREET, ATLANTIS INDUSTRIAL**

Dear Sir/Madam

Herewith confirmation that the above application followed due process and is approved in terms of the National Building Regulations and Standards Act (103 of 1977) and applicable legislation as duly authorised in the City of Cape Town Council System of Delegations.

A copy of the approved plan and relevant documentation must be downloaded from the City of Cape Town Development Management [e-services portal](#)

**Additional Comments:**

In addition to the specific points raised in the sections below, please be aware of the legal compliance requirements and responsibilities of all the parties that have an interest in this project.

You are advised to contact the assigned Building Inspector, Rodney Wayne Arries on 0214440577 or by e-mail to Rodney.Arries@capetown.gov.za soonest, alternatively contact the District Office on 27214440561 or by e-mail to Blaauwberg.hub@capetown.gov.za. Compulsory inspections must be conducted by the building inspector to ensure that the building works complies with the approved plan.

Shafiek Stoffels  
For Director: Development Management

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## GENERAL INFORMATION

### NATIONAL BUILDING REGULATIONS

#### 1. VALIDITY OF APPROVED PLANS

- 1.1. The Council's approval given under Section 7 (1) (a) of Act 103 of 1977 shall lapse after the expiry of a period of twelve months from the date on which it was granted, unless the erection of the building concerned is commenced within this period or an extension of validity is applied for.
- 1.2. Approval of this plan does not in any way imply approval of or sanction the retention of any unauthorised building work on the site whether indicated on the plan or not.

#### 2. PENALTY

2.1. Attention is drawn to Regulation No. A25 of the National Building Regulations with regard to the fact that it is an offence to, inter alia, deviate from an approved plan both in respect of building work and the use for which the building plan was approved.

### **3. OCCUPANCY**

- 3.1. The owner is advised that occupation and/or use of the building depicted on the approved plan without a certificate of occupancy is unlawful.
- 3.2. An application for a certificate of occupancy must be accompanied by the following certificates certifying (where applicable) that
  - 3.2.1. The electrical wiring and electrical installation is in accordance with the provisions of all applicable laws and,
  - 3.2.2. the structural system ;
  - 3.2.3. the mechanical ventilation system;
  - 3.2.4. the fire protection system;
  - 3.2.5. the fire installation system
  - 3.2.6. and any rational designs done by duly appointed and accepted specialists are in accordance with the application in respect of which approval was granted.

### **4. GENERAL**

- 4.1. Proper notice, in terms of Regulation No. A22 shall be given to the relevant Building Inspector before work is commenced, and before any excavation, or drainage is covered up. Notice should also be given promptly to the relevant Building Inspector on completion of the work.
- 4.2. All work shall be carried out in strict accordance with the National Building Regulations and Building Standards Act No 103 of 1977, the SANS 10400 and all relevant Ordinances, as amended from time to time, and all relevant resolutions of the Council, and any other law administered by the Council, whether thus shown on the plan application or not. A copy of the approved plan shall be available at all times on the site.
- 4.3. All work shall be kept within the confines of the site and the footway/roadway may not be utilised for storing any building materials, waste material of any kind or of any rubble without the prior written consent of Council.
- 4.4. Approval of the plans does not absolve the owner nor the contractor from compliance with any condition in the title deeds of the property, design guidelines, or any other legal provisions applicable to the property to which these plans relate.
- 4.5. Approval of the plans in no way affects any question of ownership and does not relieve the owner or contractor from responsibility in regard to any damage or expenditure which may arise during or after the execution of the work.
- 4.6. All necessary steps, to the satisfaction of the responsible authorities concerned, shall be taken to safeguard any underground or over ground Municipal or service authority services traversing the property, and approval of the plans in no way absolves the owner or contractor from taking such steps; and if such services are discovered only after the work commences the Council reserves the right to require the plans to be amended in such manner as it deems necessary to ensure that such services are safeguarded.
- 4.7. The private boundary pegs of the property are to be pointed out to a representative of Building Development Management prior to the commencement of the work, if required: Regulation No. A11.
- 4.8. The work shall be executed to the building lines shown upon the plans. Floor and drainage levels must conform to back of footway levels.
- 4.9. No projection, obstruction, or encroachment of any description shall be erected on Council land.

## **5. SANITARY CONVENIENCES**

5.1. Proper sanitary accommodation is to be provided for employees during building operation. Sanitary conveniences are to be screened from public view: Regulation No. F11.

5.2. Adequate refuse storage area to be provided on site.

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## **SERVICES and related BY-LAWS**

### **6. WATER SERVICES REQUIREMENTS**

- 6.1. To avoid delay it is advisable to apply immediately for a water connection before the commencement of any building work.
- 6.2. No pipes used in connection with the supply for water from the Council's mains on private property shall be laid in foundations. Where however, this is unavoidable, the pipes shall be passed through suitable ducts or sleeves.
- 6.3. Attention is drawn to the requirements of The Water By Law and The Waste Water By Law PG 6378 promulgated on 1st September 2006.
- 6.4. Water Installations: Installations shall conform to SANS 1052/1 and SANS 1054.
- 6.5. Maximum Flow Rates: The maximum permissible flow rate for shower heads used in any water installation is 10 litres per minute. The maximum permissible flow rate for basin taps used in any water installation is 6 litres per minute.
- 6.6. A vacuum breaker is to be installed in the inlet pipe at a minimum height of 300mm above the unit or the highest draw off point for bidets, laboratory taps, fonts, washing machines or dishwashers where installed.
- 6.7. Water Storage Tanks:
  - 6.7.1. Storage tanks for WCs; urinals, and production processes to be provided for in accordance with the City's Water By Law.
  - 6.7.2. Storage Tanks from which water may be drawn for food preparation or drinking purposes or medical treatment or practical use in medical facilities shall be contamination proof, all inspection panels (min dia 600mm) shall be located in the side wall of the tank. All vents and overflow pipes shall be adequately screened against the ingress of vermin and grit.
- 6.8. Automatic sprinkler installations for fire-fighting purposes to be in accordance with SANS 10287. A separate application is to be made for a connection for automatic sprinkler installations; the consulting engineer to determine the required size.
- 6.9. The Water supply to the Fire Installation must conform to the requirements of the City Water Manager and SANS 10252-1:2004 and SANS 10287:2000.

### **7. ROADS ENGINEER**

- 7.1. Permits are required for storage/hoarding on Council property/footways.

### **8. FUEL PUMPS**

- 8.1. The approval of this plan (unless it is a plan for a petrol pump installation only) does not include the right to erect any fuel pumps or install any tanks upon the premises or site to which the plans refers.

### **9. ELECTRICAL SUPPLIER'S REQUIREMENTS**

- 9.1. Before building work is commenced either the owner or his legal representative shall consult the City's Electrical Director regarding:
  - 9.1.1. The position and type of accommodation to be provided for the electricity supply equipment.
  - 9.1.2. The position and length of a suitable cable entry duct or pipe which shall be provided, installed and maintained by the owner of the building; and
  - 9.1.3. Whether in the case of a private dwelling the proposed building will be in an area where joint electricity/any other service provider service will apply. In such a case an approved two sectioned connector box with lid and a 25mm diameter plastic conduit duct for the electricity supply cable.
- 9.2. Any alteration to the existing service connection/s rendered necessary by these works shall be done by the Council at the owner's expense.

- 9.3. **WARNING:** The owner or his legal representative are hereby warned that electric cables whether above or below ground are dangerous, and should they be likely to interfere with the new construction or addition nor to workmen employed thereon, application in writing shall be made to the City's Electrical Director, to have the cables moved to another and safer position, the cost of such work to be borne by the owner. Such application shall be made at least seven days before it is required that the cables be removed.
- 9.4. Unless specifically granted permission in writing by the Department of Manpower or the City's Electrical Director, no persons shall provide, alter or extend an electrical installation without being registered with the Electricity Department as electrical contractors who must receive authority in writing from the City Electrical Engineer before any installation work is connected to the supply mains.

## **10. NAMING AND NUMBERING OF BUILDINGS**

- 10.1. Every dwelling is to be provided with a street number.
- 10.2. All other buildings must be named and units numbered. All lettering minimum 150mm high and name sign must be illuminated.

## **11. MISCELLANEOUS:**

- 11.1. No trees on Council property may be removed without written permission from Council.
- 11.2. Attention is drawn to the By Law Relating to Streets, Public Places and the Prevention of Noise Nuisances, PG 6469 promulgated on 28th September 2007.
- 11.3. All drainage to be constructed so as to prevent storm water from entering the sewerage system.
- 11.4. The development of the property shall be such that there shall be no danger of storm water (from whatever source) flooding any surrounding property. Council will not be liable for any flooding, damage or additional costs if this condition is not complied with.
- 11.5. 11.2.3 Actual position and depth of sewerage and underground storm water connections to be ascertained on site before commencing private sewerage and storm water drains.
- 11.6. 11.2.4 The overflow level of any trapped gully to be not less than 150mm above the surrounding finished ground level.
- 11.7. No work may commence on site until the requirements of the Occupational Health and Safety Act (Act 85 of 1993) and Section 141(1) of the Municipal Ordinance have been complied with.

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## **RESOURCES**

### **12. WATER**

Cape Town has experienced serious water shortages in the recent past due to insufficient rainfall and fast declining dam levels. With the co-operation of many Capetonians we were able to avoid Day Zero. This has been a cumulative effort of reassessing and readjusting attitudes towards this precious resource and impacts individuals and business at all levels.

Development Management has a legal responsibility to process development applications as and when they are submitted. It is equally committed to promoting and facilitating sustainable development. During this time of crisis this means ensuring the responsible use of a dwindling resource. Water is a critical component in the development process, whether you are installing a swimming pool, extending your living space, or

designing a large scale development, water is a resource you will undoubtedly need access to.

There is a host of information available on the City of Cape Town's website that is helping to preserve and extend access to this resource. In light of your recent application approval and to support all water saving efforts, please find information on alternative water sources below.

***Building plans with swimming pools:***

Your recent application may have included the approval of a swimming pool. You are reminded that this approval is valid for a period of 12 months and you may apply for an extension of a further 12 months if you do not commence with building work during the first approval period. Alternative water sources for construction are discussed later on.

Should you proceed with the construction of your swimming pool, you are reminded to consult with Water By-Law that regulates permissions in affect at the time and how this will impact on the filling of swimming pools during the various levels of restriction.

Currently, filling of, or topping up swimming pools with municipal water is not allowed, and alternative water sources must be used. Sensible management of a swimming pool includes minimizing evaporation, re-use of cleaned backwash and topping up from alternative sources.

***Treated Effluent:***

The construction industry is currently the biggest user of treated effluent in the City. Research has been conducted to verify the use of treated effluent from Potsdam Waste Water Treatment Works that is currently also suitable for structural concrete. Water quality testing in conjunction with concrete cube strength tests are recommended to ascertain potential applications of treated effluent.

Whilst this effluent or municipal wastewater is treated to a safe standard, it is not potable, and therefore not fit for human consumption. It is however recognized as a suitable alternative for business and industry, but you must apply for access.

Please find information relating to the collection points for treated effluent or recycled water [here](#).

For more information on accessing treated effluent, please see this [link](#).

**13. ENERGY**

13.1. Please refer to City of Cape Town website for additional information.