

# 6 Legal Context

FIGUUR	ERF No.	L.G. No.	TRANSPC	
1. AapFA	Gekons. Erf 15 <sup>1474</sup>	A 1936/50	25687/15	EDUCATIONAL
2. abnoa	Erf No. 18	<del>A 272/89</del>	3271/18	
3. bcklb	<del>Ged. B Erf 19</del>	<del>A 293/21</del>	1725/18	
4. ckjkc	Ged. 2 Erf 19	A 293/21	2090/19	GENERAL BUSINESS
5. dBred	Ged. 2 Erf 20	A 998/96	3093/18	
6. ersfe	Ged. 3 Erf 20	1248/96	4145/18	EXISTING STREET
7. fsCgf	Ged. 4 Erf 20	2045/96	6052/1896	
8. gCDhg	Ged. 5 Erf 20	A 3716/26	11387/1926	
9. hDCmh	Restant Erf 20	769/94	1914/1888	
10. EFGHq.ljm	Gekons. Erf 25 <sup>1474</sup>	A 1347/39	11617/1939	
11. onqpo	Erf no. 24	<del>272/89</del>	3272/1890	

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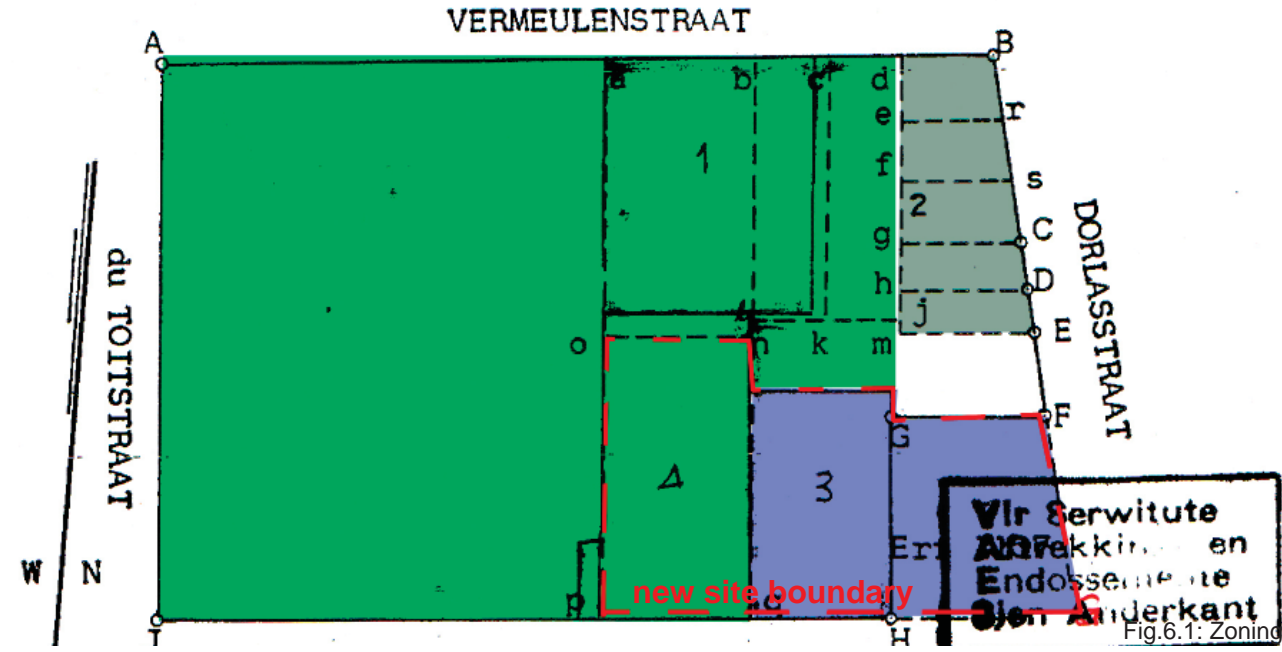
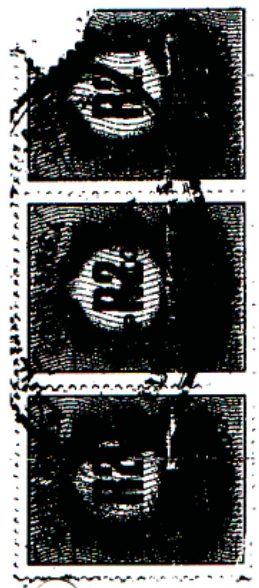


Fig.6.1: Zoning Diagram

Any new construction work must comply with the **SABS 0400** Building Regulations and all aspects thereof.

Refer to fig.6.1:

The city block comprises five erven zoned as an existing street, general business and educational. The Title Deeds (see Appendix D) give specific requirements for the properties and any future or planned development will call for the consolidation and possible rezoning of the properties.

The properties owned by Jeka Foams and Carburettor City will have to be purchased for the development of the city block.

An interview with Mrs Esta Prins (Prins, personal communication, 2006), the town planner for the area at the City of Tshwane, revealed that the rezoning of the site will be readily considered by the City of Tshwane as they would like to encourage development similar to the new building for the Department of Trade and Industry, located on the corner of Schoeman Street and Nelson Mandela Boulevard, within the Mandela Corridor Precinct. Mrs Prins also revealed that if no parking was to be taken away, no additional parking would be necessary as the site falls within the area zoned for limited parking in the inner city of Tshwane.

The maximum floor space ratio has been reached for the city block and any new development would require the demolition of existing structures (see Appendix E). The South African Heritage Resources Agency is to be consulted if any structures of historical or architectural importance are to be changed, added to or demolished. Buildings older than 60 years fall under the protection of the National Heritage Resources Act of 1999 and should be treated in accordance thereof.

Time must be allowed for the approval of the consolidation of properties and demolition of existing buildings as this process will take several months.

