

Legislative context

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3.1
Legislative context

Summary of zoning certificate

The Panagos Building is built on erf 102/4 and erf 102/R, which are zoned for general business and have a 2,5 floor space ratio limit. The maximum height allowed is 25 m and the coverage may not exceed 60%. The building line from the street is 3,5 m, but no restrictions have been enforced

The buildings may be used for the following purposes:

- Business buildings
- Government buildings
- Parking garages
- Places of instruction
- Places of public worship
- Places of refreshment
- Residential buildings
- Restricted industries
- Retail industries
- Shops
- Social halls
- Vehicle sales

Consent from the council is required for the following purposes:

- Dwelling house
- Filling station
- Institutions
- Motor workshops
- Places of amusement
- Public garage
- Restricted industries
- Special buildings
- Sports grounds
- Warehouses

Purposes for which buildings maynot be used:

- Panel-beating
- Spray-painting



Figure 3.16: Site map.

3.2
Legislative context

Activities and zoning

The Panagos Building is currently being used for retail, residential, refreshment and public worship purposes. From this list of activities, residential and public worship will be discontinued and a place of instruction will be added.

All the activities will be controlled and specialised, conforming to the genre of craft.

All the above activities conform to the City of Tshwane's zoning for the area; therefore, no application for rezoning is necessary.