



Wednesday, November 20, 2024

To whom it may concern:

ZONING SCHEME EXTRACT
City of Cape Town Municipal Planning By-Law, 2016

On the date reflected above, Council's records indicated the property (ies) listed below to be zoned for the following purposes:

Property description	Erf 34103 Bellville
Physical address	183 Mornay - East Street Transnet Marshalling Yard
Zoning category	Transport Zoning
Sub zone (if any)	TR 1: Transport use
Primary land uses permitted	Transport use, multiple parking garage, utility service, shop, restaurant, service trade, office, warehouse, rooftop base telecommunication station, minor freestanding base telecommunication station, minor rooftop base telecommunication station and container site
Other previously approved use rights (if any)	none
Road widening / new road schemes (if any)	none

The following must be noted when reading the zoning extract:

- The zone is subject to various development parameters and land use restrictions which are contained in the applicable zoning scheme regulations, a copy of which is either attached or available on request at your nearest district planning office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals. The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the zoning scheme regulations or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zone does not exempt the owner/occupier from compliance with any other legal or statutory requirement which may affect the property.

Yours faithfully

for **DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

