



17 October 2023

To whom it may concern:

ZONING SCHEME EXTRACT
City of Cape Town Municipal Planning By-Law, 2015

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

Property description	Erf 22933-RE, Parow Industria
Physical address	67 Junction Street
Base Zoning (this erf has a split zoning)	General Industrial 1
Sub zone (if any)	None
Overlay zoning (if applicable)	None
Primary land uses permitted	Industry, Restaurant, Service Station, Motor Repair Garage, Funeral Parlour, Scrap Yard, Authority Use, Utility Service, Crematorium, Rooftop Base Telecommunication Station, Freestanding Base Telecommunication Station, Transport Use, Multiple Parking Garage, Agricultural Industry, Private Road, Open Space, Additional Use Rights, Veterinary Practice And Filming ADDITIONAL USE RIGHTS Factory Shop And Adult Shop
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 above 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**