



06 November 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	Erven 32604-RE, SILVERTOWN
Physical address	43 CORNFLOWER STREET
Base Zoning	Transport 2 : Public Road and Public Parking
Subzoning	OS2
Overlay zoning (if applicable)	None
Primary land uses permitted	See Attached
Other previously approved use rights (if any)	See Attached Final Notification + Conditions 22 June 2023
Road widening / new road schemes (if any)	N/A

The following must be noted when reading the zoning extract:

- The above zoning is subject to various development parameters and land use restrictions which are contained in the Development Management Scheme, 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 previous zoning scheme regulations or current development management scheme 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 zoning does not exempt the owner/occupier from compliance with any other legal or statutory requirement affecting the property.

Yours faithfully

(CHAD NEWMAN)

for **DIRECTOR: DEVELOPMENT MANAGEMENT**

CAPE FLATS DISTRICT. LEDGER HOUSE

CNR OF ADEN AVENUE AND GEORGE STREET, ATHLONE, 7764. PO BOX 283 ATHLONE, 7760