

08 March 2024

ZONING SCHEME EXTRACT for:

Erf 21594, 13 Kiaat Road, Kraaifontein Industria.

Council's records indicate that the property (ies) listed below is/are zoned for the following purposes:

Property description	Erf 21594, 13-14 Kiaat Road, Kraaifontein Industria
Physical address	13-14 Kiaat Road, Kraaifontein Industria.
Applicable Zoning scheme	CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME
Zoning category	GENERAL INDUSTRY SUBZONING (GI 2)
Use Rights	(a) Primary uses are 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, filming, veterinary practice and additional use rights as listed in paragraph (b). [Para. (a) substituted by s. 45 of City of Cape Town: Municipal Planning Amendment By-Law, 2016] (b) Additional use rights are factory shop and adult shop, subject to the provisions of items 71 and 72, whichever is applicable. (c) Consent uses are abattoir, place of worship, institution, clinic, place of assembly, adult entertainment business, adult services, aqua-culture, informal trading, shop, office, sale of alcoholic beverages, place of entertainment, helicopter landing pad, wind turbine infrastructure and container site.
Other previously approved use rights	None

- 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: DEVELOPMENT MANAGEMENT