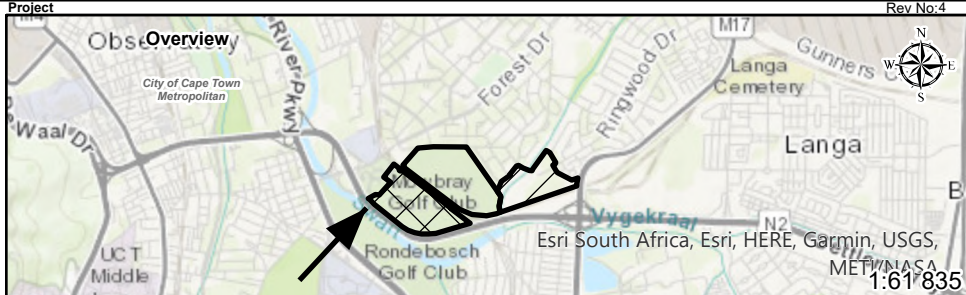


DRAFT PROPERTY DISPOSAL  
MOWBRAY GOLF COURSE DEVELOPMENT  
OF PORTION A, B & C  
2H LINKS DRIVE, MOWBRAY

PROPERTY INFORMATION

| No. | Disposal Portion | Land Parcel Key | Property Description                           | Allotment Name | Zoning Description                                                                                                                                                                | Owner Name                                    | Tile Deed Number |
|-----|------------------|-----------------|------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------|
| 1   | Portion A        | 206408          | A portion of registered remainder of Erf 29458 | CAPE TOWN      | Zoning Certificate Required.                                                                                                                                                      | MUN CAPE TOWN                                 | T6495/1922       |
| 2   | Portion A        | 329509          | A portion of registered remainder Erf 32716    | CAPE TOWN      | Open Space 3: Special Open Space                                                                                                                                                  | MUN CAPE TOWN                                 | T6495/1922       |
| 3   | Portion A and B  | 21076           | A portion of registered remainder of Erf 29453 | CAPE TOWN      | Community 1 : Local,Open Space 3: Special Open Space,Transport 2 : Public Road and Public Parking                                                                                 | METROPOLITAANSE OORGANGSUBSTRUKTUUR CAPE TOWN | T605/1925        |
| 4   | Portion B        | 21075           | A portion of registered remainder of Erf 29449 | CAPE TOWN      | Community 1 : Local, Community 2 : Regional, Open Space 2 : Public Open Space and Transport 2 : Public Road and Public Parking                                                    | MUN CAPE TOWN                                 | T13073/1936      |
| 5   | Portion B        | 206405          | A portion of registered remainder of Erf 29454 | CAPE TOWN      | Community 1 : Local, Open Space 2 : Public Open Space and Utility                                                                                                                 | MUN CAPE TOWN                                 | T605/1925        |
| 6   | Portion B        | 206406          | A portion of registered Erf 29455              | CAPE TOWN      | Community 1 : Local,Community 1 : Local,Transport 2 : Public Road and Public Parking                                                                                              | MUN CAPE TOWN                                 | T7607/1922       |
| 7   | Portion A and B  | 206407          | A portion of registered remainder of Erf 29456 | CAPE TOWN      | Community 1 : Local,Open Space 2 : Public Open Space,Open Space 3: Special Open Space. Zoning Certificate required for confirmation of split zoning values attached to Erf 29456. | MUN CAPE TOWN                                 | T6495/1922       |
| 8   | Portion B        | 206409          | A portion of registered remainder of Erf 29459 | CAPE TOWN      | Community 1 : Local and Open Space 2 : Public Open Space                                                                                                                          | MUN CAPE TOWN                                 | T6495/1922       |
| 9   | Portion B        | 213126          | A portion of registered Erf 145065             | CAPE TOWN      | Transport 2 : Public Road and Public Parking                                                                                                                                      | METROPOLITAANSE OORGANGSUBSTRUKTUUR CAPE TOWN | T30875/1995      |
| 10  | Portion C        | 226182          | Registered remainder of Erf 2907               | PINELANDS      | Open Space 2 : Public Open Space                                                                                                                                                  | MUN PINELANDS                                 | T1032/1958       |
| 11  | Portion C        | 226393          | Registered remainder of Erf 3248               | PINELANDS      | Open Space 2 : Public Open Space                                                                                                                                                  | MUN PINELANDS                                 | T25539/1978      |
| 12  | Portion C        | 226473          | Registered Erf 3352                            | PINELANDS      | Open Space 2 : Public Open Space                                                                                                                                                  | MUN PINELANDS                                 | T29267/1968      |
| 13  | Portion C        | 226845          | Registered remainder of Erf 3914               | PINELANDS      | Open Space 2 : Public Open Space and Single Residential 1 : Conventional Housing                                                                                                  | MUN PINELANDS                                 | T21563/1965      |
| 14  | Portion C        | 957154          | A portion of registered remainder of Erf 2917  | PINELANDS      | Transport 2 : Public Road and Public Parking                                                                                                                                      | CITY OF CAPE TOWN                             | T67083/2004      |
| 15  | Portion C        | 30452429        | Registered Erf 3556                            | PINELANDS      | Open Space 3: Special Open Space                                                                                                                                                  | THE MUNICIPALITY OF PINELANDS                 | T33138/1981      |
| 16  | Portion C        | 43813479        | Registered Erf 3557                            | PINELANDS      | Open Space 3: Special Open Space                                                                                                                                                  | THE MUNICIPALITY OF PINELANDS                 | T33138/1981      |
| 17  | Portion B        | 106534          | A portion of registered Erf 145064             | CAPE TOWN      | Transport 2 : Public Road and Public Parking                                                                                                                                      | METROPOLITAANSE OORGANGSUBSTRUKTUUR CAPE TOWN | T30875/1995      |

Please note this is an A3 map. To view the map print out in scale it must be printed on an A3 page.



Notes:

1.) The figure **ABCDEa<sup>2</sup>b<sup>2</sup>g<sup>1</sup>h<sup>1</sup>j<sup>1</sup>k<sup>1</sup>m<sup>1</sup>n<sup>1</sup>p<sup>1</sup>q<sup>1</sup>r<sup>1</sup>s<sup>1</sup>t<sup>1</sup>** represents **Portion A** in extent of approximately 27.2382 ha.  
The figure **u<sup>1</sup>v<sup>1</sup>w<sup>1</sup>x<sup>1</sup>y<sup>1</sup>z<sup>1</sup>a<sup>2</sup>b<sup>2</sup>c<sup>2</sup>d<sup>2</sup>e<sup>2</sup>f<sup>2</sup>g<sup>2</sup>h<sup>2</sup>j<sup>2</sup>k<sup>2</sup>m<sup>2</sup>n<sup>2</sup>p<sup>2</sup>q<sup>2</sup>r<sup>2</sup>** represents **Portion B** in extent of approximately 22.1243 ha. **Technical comments to be obtained for Portion B.**  
The figure **EFGHJKLMNPQRSTUVWXYZa<sup>1</sup>b<sup>1</sup>c<sup>1</sup>d<sup>1</sup>e<sup>1</sup>f<sup>1</sup>g<sup>1</sup>a<sup>2</sup>b<sup>2</sup>** represents **Portion C** in extent of approximately 15.5754 ha.

Together **Portion A, B and C** consists of 17 components listed in the **Property Description table**.  
**The total extent is approximately 64.9379 ha.**

**Please Note** that this disposal area consists of numerous properties many of which are not the full extent of these properties and were surveyed in the 1800s with little to no data therefore the survey team must be consulted to determine the correct proposed dimensions and extent of this disposal area.  
**From the above it can be deduced that a subdivision and subsequent consolidation diagrams are required.**

2.) Please note the internal memorandum (Case ID: Ref No. PDP202301) from Environmental and Heritage Management states on page 3 point 2.1.1. "In terms of the City's Floodplain and River Corridor Management Policy (2009), these flooded areas below the 1:100 year flood zone will mostly need to remain as open space in the interest of maintaining the Green and blue Infrastructure functioning of the river system...."

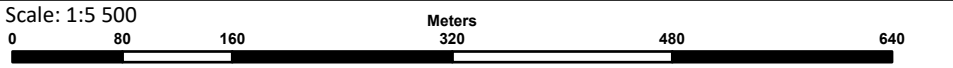
Therefore, the map depicts the area from the 1:100 year flood zone and less shaded in a transparent blue colour called **Floodline Area of 100 yr and Less** in the map legend on page 2. The extent of this area is **approximately 5.7408 ha for Portion A and 6.6839 ha for Portion C**.  
The **Elsieskraal Canal** is situated within the **Flood Zone below 100 year**. **A servitude needs to be created over the canal, the servitude extent is yet to be determined.**

3.) **Please Note** there are 3 active leases within this disposal area shown on the map i.e. **Case Numbers 130002686, 130003034 and 130005375** from the Property Transaction's Cape Town regional office. **A determination still needs to be made on whether the above mentioned leases must be terminated or if the disposal area should exclude these lease areas.**

4.) Servitude needs to be created over Water Mains, Sanitation, Electrical and Stormwater utilities.

5.) **Please Note** there is an associated map series showing the proposed disposal areas in more detail.

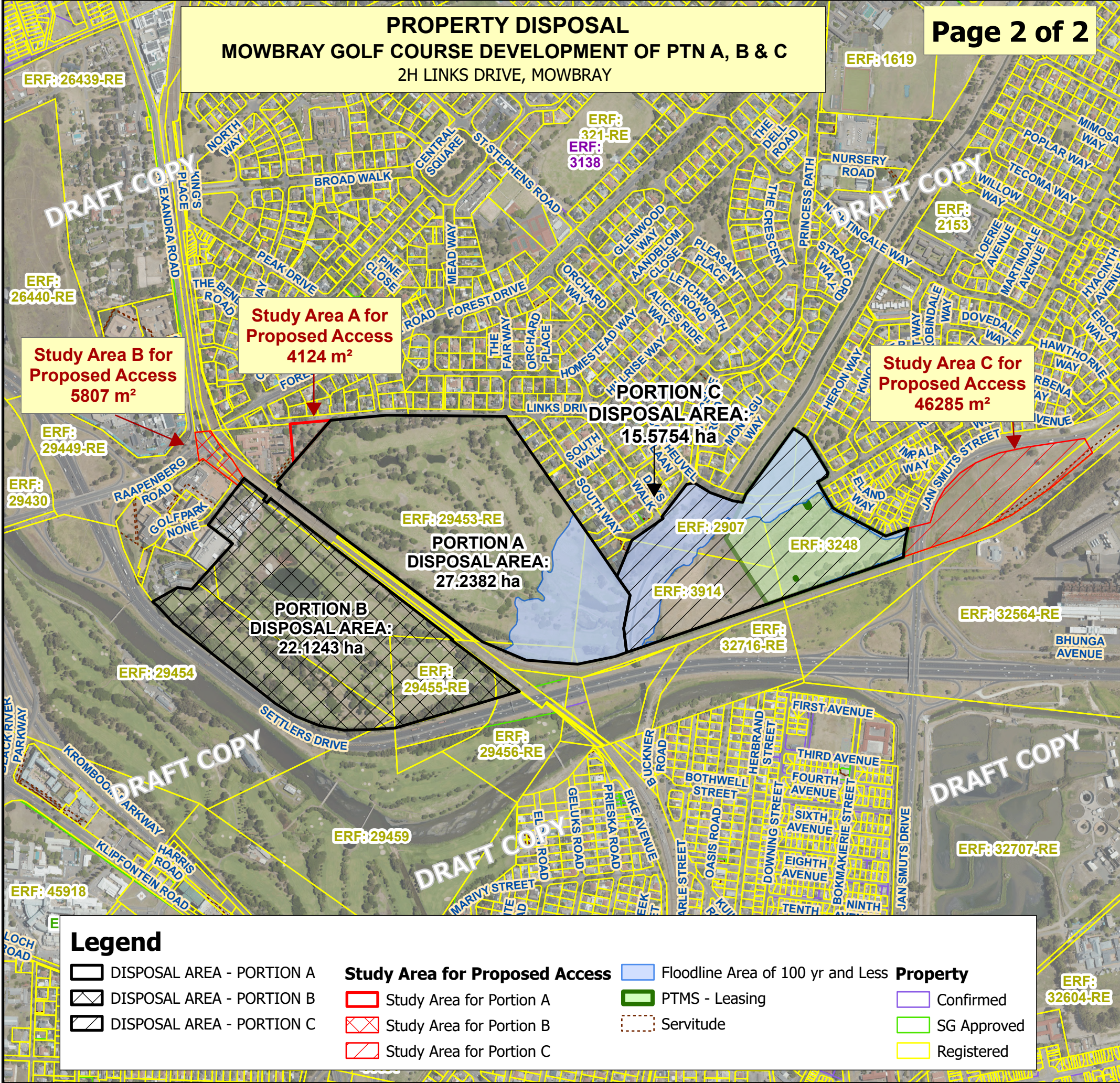
Ward Number: 53, Subcouncil: 15



Drawn By: **GIS & Surveys Section**  
Email: **GIS.SURVEY@capetown.gov.za** Date: **Wednesday, 12 November 2025**

 **City Of Cape Town Metropolitan Municipality**  
**Property Transactions Department**  
**Civic Center**  
**Cape Town**  
**8001**

Project Manager: **SHELTON NHIWATIWA** Email: **Shelton.Nhiwatiwa@capetown.gov.za**  
Plan Number: **LIS3172v4**  
File Reference: **NONE**  
Disclaimer  
City of Cape Town accepts no responsibility for the accuracy or completeness of the data presented on this map and will not be held liable for damages, including loss of profits or consequential damages, arising out of the use of this information.



Overview

City of Cape Town Metropolitan

Esri South Africa, Esri, HERE, Garmin, USGS, METI/NASA, DeLorme

1:60 000

Notes:

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The figure **EFGHJKLMNPQRSTUVWXYZa<sup>1</sup>b<sup>1</sup>c<sup>1</sup>d<sup>1</sup>e<sup>1</sup>f<sup>1</sup>g<sup>1</sup>a<sup>2</sup>b<sup>2</sup>** represents **Portion C** in extent of approximately 15.5754 ha.  
  
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**Ward Number: 53, Subcouncil: 15**  
  
Scale: 1:9 000  
0 130 260 520 780 1 040 Meters  
Drawn By: **GIS & Surveys Section**  
Email: **GIS.SURVEY@capetown.gov.za**  
Date: **Wednesday, 12 November 2025**  

City Of Cape Town Metropolitan Municipality

Property Transactions Department

Civic Center

Cape Town

8001

Project Manager: **SHELTON NHIWATIWA**

Plan Number: **LIS3172v4**

File Reference: **NONE**

Email: **Shelton.Nhiwatiwa@capetown.gov.za**

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