



File ref: 15/3/6-8/Erf\_11241,11242,11245  
15/3/7-9/Erf\_11241,11242,11245  
15/3/8-8/Erf\_11241,11242,11245  
15/3/12-8/Erf\_11241,11242,11245

Enquiries:  
Mr AJ Burger

11 March 2026

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By registered mail**

Dear Sir/Madam

**PROPOSED CLOSURE OF PUBLIC PLACE, SUBDIVISION, CONSOLIDATION AND REGISTRATION OF SERVITUDE ON ERVEN 11241, 11242 AND 11245, MALMESBURY**

Your application with reference MAL/14907/MV, dated 3 December 2025, on behalf of Malmesbury Property Developers and Swarthland Municipality, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the closure of a public place (street) on erf 11245, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.
- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of erven 11241, 11242 and 11245, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.
- C. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of portions A of erven 11241, 11242 and 11245, Malmesbury, is hereby approved in terms of Section 70 of the By-Law. A consolidated erf of 4507m<sup>2</sup> extent is created.
- D. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the registration of servitudes on the consolidated erven, is hereby approved in terms of Section 70 of the By-Law, as follows:
  1. A public right of way and services servitude (4507m<sup>2</sup> in extent), be registered, as indicated on the *Subdivision, Consolidation and Servitude Plan – Erven 11241, 11242 and 11245, Malmesbury, reference #14573/MC, dated August 2025.*

**Decisions A, B and C are subject to the following conditions:**

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) A portion of erf 11245 (2835m<sup>2</sup> in extent) be closed as a public street. See the closure plan – “*Portion of Erf 11238, Malmesbury to be closed*”, attached;
- (b) Erven 11241, 11242 and 11245 be subdivided, as indicated on the *Subdivision, Consolidation and Servitude Plan – Erven 11241, 11242 and 11245, Malmesbury, reference #14573/MC, dated August 2025*, as follows:
  - i. Erf 11241 (4567m<sup>2</sup> in extent) into a remainder (3679m<sup>2</sup> in extent) and portion A (888m<sup>2</sup> in extent);
  - ii. Erf 11242 (5605m<sup>2</sup> in extent) into a remainder (4821m<sup>2</sup> in extent) and portion A (784m<sup>2</sup> in extent);
  - iii. Erf 11245 (7861m<sup>2</sup> in extent) into a remainder (5026m<sup>2</sup> in extent) and portion A (2835m<sup>2</sup> in extent);
- (c) Portions A of erven 11241, 11242 and 11245 be consolidated to form a consolidated erf of 4507m<sup>2</sup> extent as indicated on the *Subdivision, Consolidation and Servitude Plan – Erven 11241, 11242 and 11245, Malmesbury, reference #14573/MC, dated August 2025*;
- (d) The Municipality and the public have an interest in the future maintenance of the structures to be erected within the servitude and also the restriction or not of free access across the servitude. In order to ensure future sustainability, operational and maintenance arrangements be entered into in an agreement between the Municipality and the owner/developer of erf 11245 as part of the Engineering Services Contract.

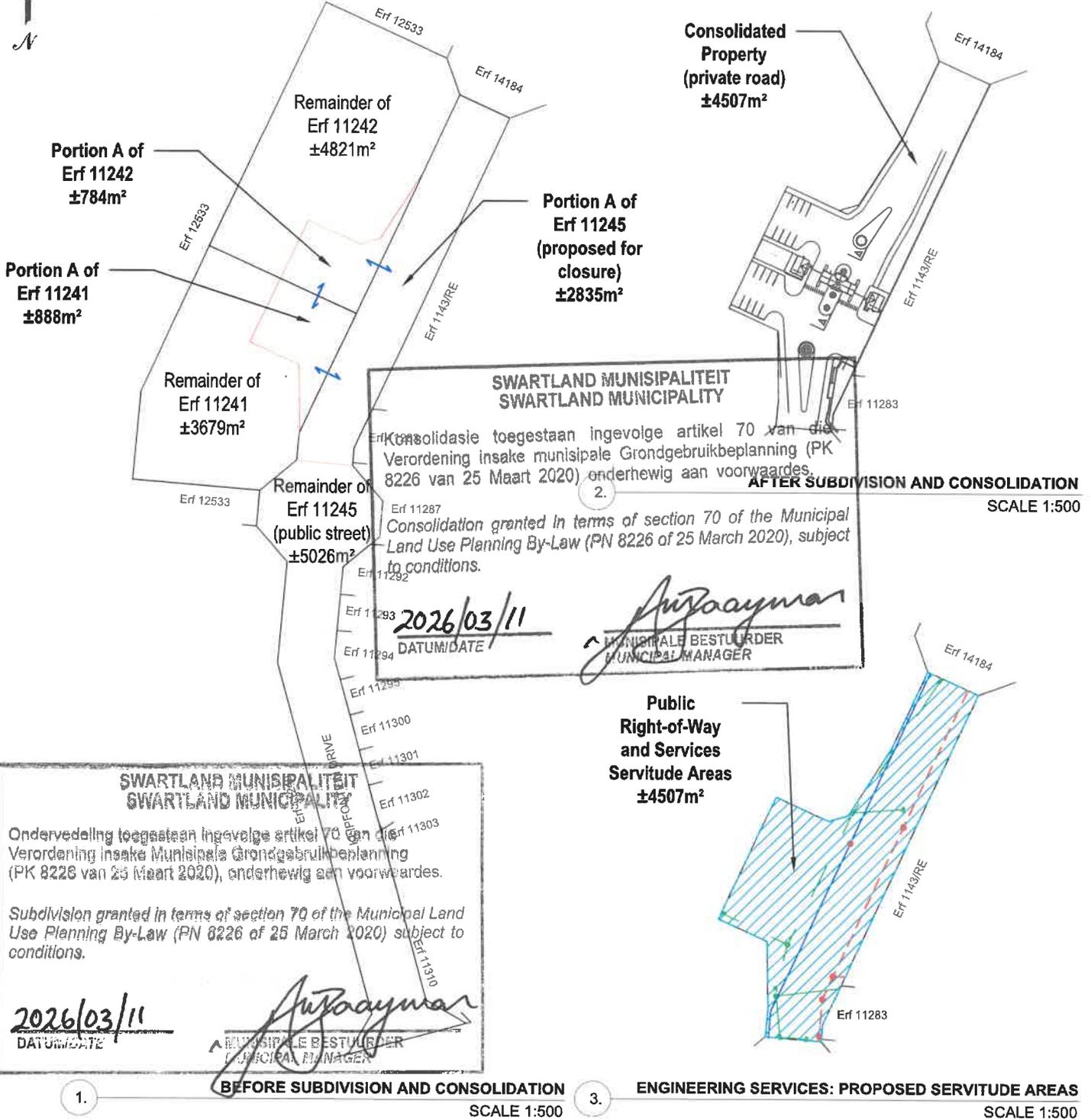
**E. GENERAL**

1. The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
2. If any existing services need to be extended in order to provide the proposed development with services connections, the cost thereof will be for the owner/developer;
3. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
*Director: Civil Engineering Services*  
*Director: Financial Services*  
*Building Control Officer*  
*Malmesbury Property Developers Email: [johannest@stockcapital.co.za](mailto:johannest@stockcapital.co.za)*



1.

3.

**LEGEND:**

- Cadastral Boundaries
- Subject Property
- Proposed Subdivision Lines
- Proposed Consolidation
- Proposed Stormwater Pipes
- Proposed Water Pipes
- Proposed Sewer Pipes
- Proposed Servitude Area

**NOTES:**

This diagram illustrates the subdivision of Erven 11241, 11242, and 11245, Malmesbury, each into one portion and a remainder; and the consolidation of the proposed Portions A to accommodate a gatehouse and associated facilities.

A portion of the public street on Erf 11245, namely Portion A, is proposed for closure to accommodate a private road.

A public right-of-way servitude area and Municipal services servitude area are proposed over the private road portion.



**CK RUMBOLL & PARTNERS**  
 16 Rainier Street Malmesbury  
 T: 022 482 1845  
 E: planning1@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**SUBDIVISION, CONSOLIDATION, AND SERVITUDE PLAN - ERVEN 11241, 11242, AND 11245, MALMESBURY**

PAPER SIZE: A4

REF: #14573/MC DATE: AUGUST 2025

Portion of Erf 11238 Malmesbury  
to be closed.

Extract of Dgnr of  
Erf 11238 Malmesbury

Munisipaliteit Swartland Municipality  
11 MAR 2026  
*J. Bayman*

ERF 11245 (Straat), gedeelte van Erf 11238 MALMESBURY

L.G. No.

3898/2011

Goedgekeur

*B. Kuyper*

nms.  
LANDMETER-  
GENERAAL

2012.01.12

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VELLE

