



File ref: 15/3/4-8/Erf 5515, 13055
15/3/8-8/Erf 5515, 13055
15/3/10-8/Erf 5515, 13055

Enquiries:
A. de Jager

20 August 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

via e-mail: planning1@rumboll.co.za

Sir / Madam

PROPOSED CONSENT USE, DEPARTURE FROM DEVELOPMENT PARAMETERS AND REGISTRATION OF A SERVITUDE ON ERF 5515 AND ERF 13055, MALMESBURY

Your application with reference number MAL/15092/MV, dated 9 April 2026, on behalf of Blackspace Property Fund (Pty) Ltd., regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), application for the consent use of a hotel on Erf 5515, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use authorises a hotel, consisting of three buildings that contain a total of 17 x guest units/suites in accordance with the preliminary Site Development Plan DD_001, dated 24 March 2026, and presented in the application;
- b) The guest units/suites be approved for occupation by a maximum of 41 paying guests at any time;
- c) A minimum of eight (8) on-site parking bays be provided and the bays be clearly marked and finished in a permanent dust free surface, whether it be tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
- d) Building plans for the hotel be submitted to the Senior Manager: Development Management for consideration and approval;
- e) A final site development plan, clearly indicating the development, including the hotels, parking layout, manoeuvring space, demolitions, landscaping details and any other required information be submitted to the Senior Manager: Development Management at building plan stage for consideration and approval;
- f) A contact number of the owner be displayed conspicuously on the premises at all times for emergency and/or complaint purposes;
- g) A code of conduct for guests be submitted to the Senior Manager: Development Management, for consideration and approval;
- h) The owner/developer be responsible for enforcing the code of conduct to the satisfaction of the Division: Law Enforcement;
- i) A register of guests be kept and completed when rooms are let, and the register be produced for inspection on request by a municipal official at any time;
- j) Guest units/suites be restricted to the use of transient guest accommodation and that no unit be converted to, or used as separate dwelling;
- k) Application be made to the Senior Manager: Development Management for the right to display any signage;
- l) A Certificate of Compliance be obtained from the West Coast District Municipality for the operation of the hotel;
- m) A trade licence be obtained from Swartland Municipality for the operation of the hotel;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- n) No off-site parking be allowed;
- o) Should the applicant fail to take effective steps to the satisfaction of the Senior Manager: Development Management, to ensure proper compliance with the provisions of the approved code of conduct, or should unauthorised land uses on the property occur, the approval for the consent use may be withdrawn after following due process;

2. WATER

- a) Each erf be provided with a separate water connection of suitable size;

3. SEWERAGE

- a) That each erf be provided with a separate sewerage connection of suitable size;
- b) The existing sewerage pipe that crosses Erf 13055 be relocated to the erf boundary and be protected within a 2m wide servitude. The relocation of said sewer pipe be designed by an engineer appropriately registered in terms of the provisions of the Engineering Profession Act, Act 46 of 2000 and the design be submitted to the Director: Civil Engineering Services for consideration and approval;
- c) The approved design be installed under the supervision of the appropriately registered engineer;

4. ROADS AND STORM WATER

- a) The proposed parking lot and accesses, as well as the storm water drainage system be designed by an engineer appropriately registered in terms of the provisions of the Engineering Profession Act, Act 46 of 2000 and the design be submitted to the Director: Civil Engineering Services for consideration and approval;
- b) The services be installed in accordance with the approved design under the supervision of the suitable registered engineer;

5. PROTECTION SERVICES

- a) Fire safety requirements be addressed and submitted to the Director: Protection Services at building plan stage for consideration and approval;

6. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R77 021,84 and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-176-9195);
- b) The development charge towards water reticulation amounts to R43 266,06 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-174-9195);
- c) The development charge towards sewerage amounts to R29 573,30 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/240-184-9195);
- d) The development charge towards waste water treatment amounts to R14 426,88 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/240-183-9195);
- e) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and can be revised thereafter;

- B.** By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), application for the registration of a servitude on Erf 13055, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the registration of a right-of-way and parking servitude area (1073m² in extent) over Erf 13055, in accordance with Servitude Plan MAL/15092/MV, dated March 2026, as presented in the application;
 - b) The parking servitude be registered in favour of Erf 5515, for the purpose of providing access and a minimum of 21 parking bays with manoeuvre space, as presented in the application;
 - c) The owner/developer submits the servitude plan to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the servitude registration, containing the conditions of approval;
 - ii) The approved servitude plan;
 - d) The parking servitude be registered in the title deeds of both Erf 5515 and Erf 13055;
- C. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), application for the departure from development parameters Erf 5515, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

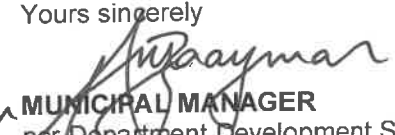
1. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the provision of 8 parking bays on Erf 5515, in lieu of the required 37 parking bays;
- b) Taking into account that the additional 21 parking bays are provided on the parking servitude area approved on Erf 13055, a total of 29 parking bays be provided in favour of the development;

2. GENERAL

- a) The approval will not cause exemption from complying with any other legal procedures, applications and/or approvals related to the intended land use.
- b) Should the expansion of the existing services be necessary, in order to provide service connections to the development, the costs will be for the account of the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 500,00 in order 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
Adl/ds

Copies:

Department: Financial Services
Department: Civil Engineering Services
Building Control Officer
Department: Protection Services
Blackspace Property Fund (Pty) Ltd., Unit G3, Victoria Junction, 57 Prestwich Street, De Waterkant, Cape Town, 8001. justin@blackspace.co.za

SERVITUDE PLAN: ERF 13055, MALMESBURY

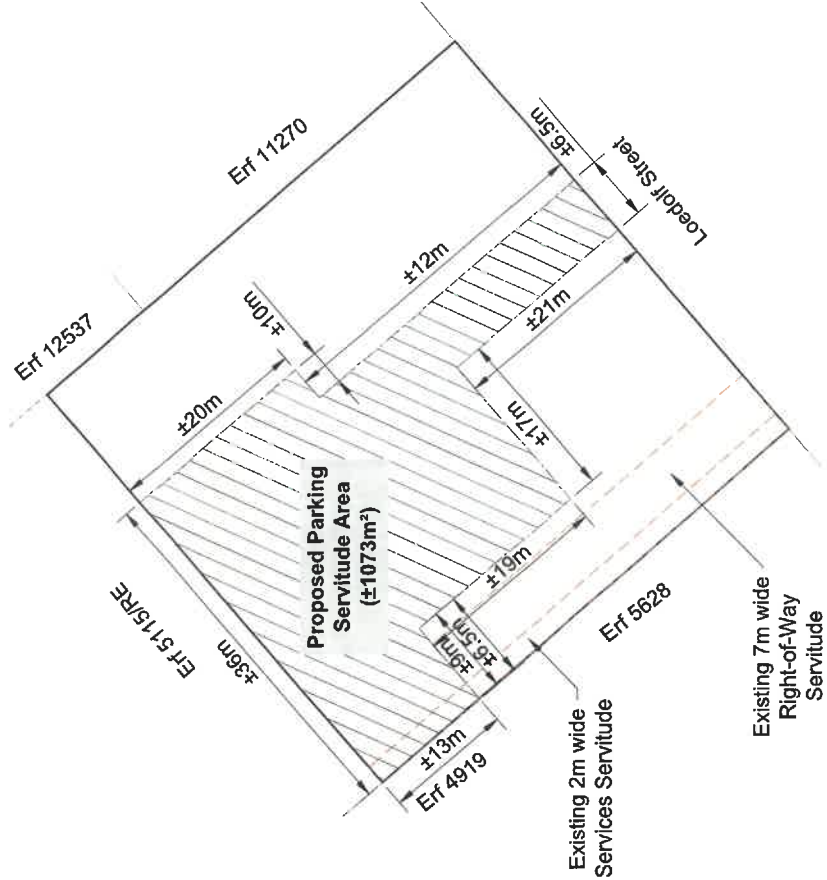


LEGEND:

- Existing Servitudes
- Proposed Servitude

NOTES

This diagram illustrates a proposed parking servitude area on Erf 13055, Malmesbury.



Municipaliteit Swartland Municipality
20 AUG 2026
[Signature]

DRAWING: SERVITUDE PLAN	
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
	
C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871851 Email: planning@rumboll.co.za	
DATE: SEPTEMBER 2026	AUTHORITY: SWARTLAND MUNICIPALITY
SCALE: 1:2000 (A4)	REF: MAL/15092/MV



Precinct
Not to scale

ERF RE/5515- Project parameters

AREA NAME	MEASURED AREA	NOTE:
Total First Storey: L0	0.0	THE DWELLING COMPLIES WITH ALL REGULATIONS AND DOES NOT TRIGGER ANY DEPARTURES/CONSENT/ APPROVAL OR TITLE CONDITIONS.
Total Floor Area	n/a	
Total Floor Area Ratio	n/a	

Town Planning Requirements

DESCRIPTION	REQUIRED	ACTUAL PROVIDED
ZONING	BZ1 (Business Zone 1) - Hotel	BZ1 (Business Zone 1) - Hotel
HEIGHT RESTRICTIONS	6 Storeys	2 Storeys (EDG)
COVERAGE	100% max	100%
F.A.R (FLOOR FACTOR)	x.x	x.x
STAND AREA	Erf Size: 1357 m ²	
ERF NO	RE/5515	
STREET BOUNDARY	5m	
COMMON BOUNDARY	3m from Residential Zone	
PARKING REQUIREMENT	1 bay per bedroom + 20	ERF 5515/05: Provides 8 parking bays on site against requirement of 40 bays ERF 13055 Parking servitude: Provides 21 Parking bays (NOT AVAILABLE for use by Deli/Butchery customers) Total bays provided: 29
OCCUPANCY	H1 - Hotel	

ERF 13055 - Project parameters

AREA NAME	MEASURED AREA	NOTE:
Total New coverage: L0	211 m ²	THE DWELLING COMPLIES WITH ALL REGULATIONS AND DOES NOT TRIGGER ANY DEPARTURES/CONSENT/ APPROVAL OR TITLE CONDITIONS.
Total Floor Area Ratio	0.08	

Town Planning Requirements

DESCRIPTION	REQUIRED	ACTUAL PROVIDED
ZONING	BZ1 - Business Zone 1	BZ1 - Business Zone 1
HEIGHT RESTRICTIONS	6 Storeys	1 Storey
COVERAGE	100% max	12.57%
F.A.R (FLOOR FACTOR)	3.0	0.1
PARKING REQUIREMENT	1 bay per 25m ² 1 loading bay for 0 - 2500m ² 21m ² /25m ² = 8.44 = 9 bays	9 bays 1 loading bay
ERF SIZE	2541 m ²	
ERF NO	13055	
STREET BOUNDARY	5m	
COMMON BOUNDARY	3m from Residential Zone	
OCCUPANCY	F2 (<250m ²)	

ERF RE/5515

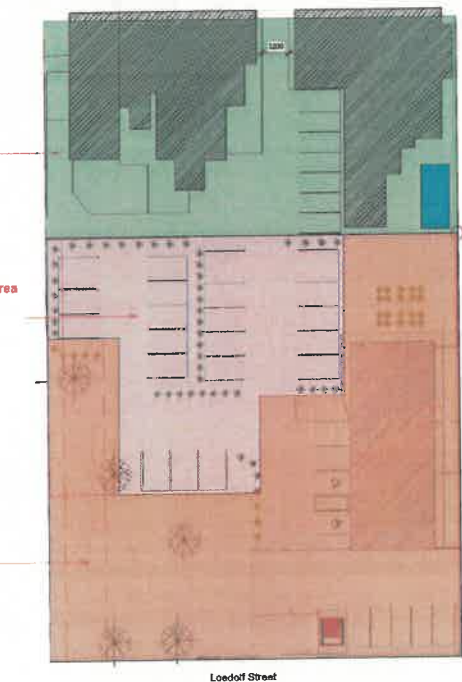
Total parking bays provided: 8 against requirement of 40

ERF 13055 parking servitude area

Total parking bays provided: 21 NOT AVAILABLE for use by Deli/Butcher customers

ERF 13055

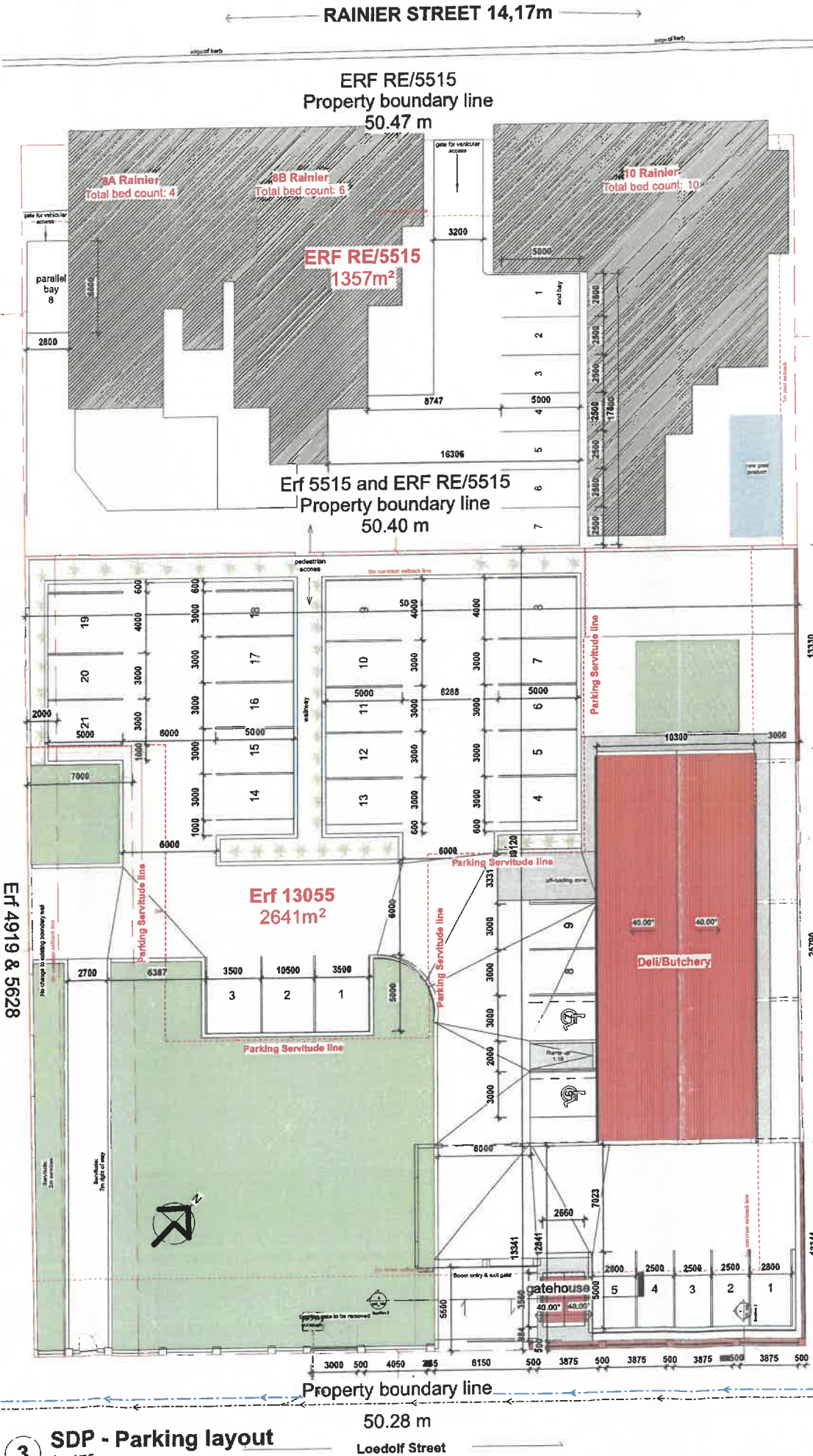
Total parking bays provided: 9



2 Parking servitude area
1:450

ERF RE/5515
Property boundary line
26.88 m

Erf 4919 & 5628
Property boundary line
52.46 m



3 SDP - Parking layout
1:175

General Notes
• All work, including mechanical and electrical work, is to be done in accordance with the National Building Regulations.
• All materials and workmanship are to comply with the relevant SANS codes.
• This drawing is to be deemed to include all that is required for and consistent with good building practice regardless of any specific conditions.
• This drawing is not to be scaled. Figure dimensions are to be used. All dimensions are in millimetres unless otherwise stated.
• This drawing must be read in conjunction with all relevant drawings and specifications.
• All dimensions and levels must be checked on site by the Contractor before putting any work in hand.
• Any discrepancies on the drawings are to be brought to the Architect's attention by the Contractor before putting any work in hand.
• The contractor must obtain the architect's written confirmation of any instructions which involve a variation to the contract before putting work in hand.
• All voids, suspended ceilings and partitions to be noted/proofed in accordance with the Government rodent-proofing regulations.
• The architects retain copyright of this drawing.
• Contractors and sub-contractors are to ensure the structural stability of all components of their work, and to ascertain that the main structure is capable of supporting all loads applied thereto.

Description Of Previous Numbers:
1,2,3 Pre-construction issue
A,B,C Construction issue

REVISED	Rev	Date	Description
2	2025-03-24	2	Parking servitude area

Municipaliteit Swartland Municipality
20 AUG 2026
J. J. J. J.

INFORMATION

Client
Blackspace
Client Signature
Architect
Bruce Wilson
082 533 8575
bruce@wilson.co.za

Rev	Date	Description
2	2025-03-24	Parking servitude area

Client Name
Blackspace
Project
SDP - Parking
Site Number & Location
Erf 13055
Project Address
Loedolf Street, Malmesbury
Drawing Sheet Name
Proposed SDP - Parking servitude
Project Status
Council
Sheet Size
A1
Scale
As Indicated
Author
Author
Date
2025-03-24
Checked
Checker
Drawing No.
DD_001
Revision
2

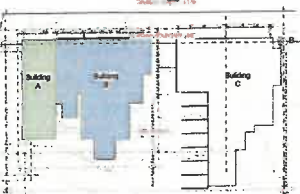
General Notes

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Description Of Previous Numbers:

1,2,3	Pre-construction Issue
A,B,C	Construction Issue

REVISIONS		
Rev	Date	Description



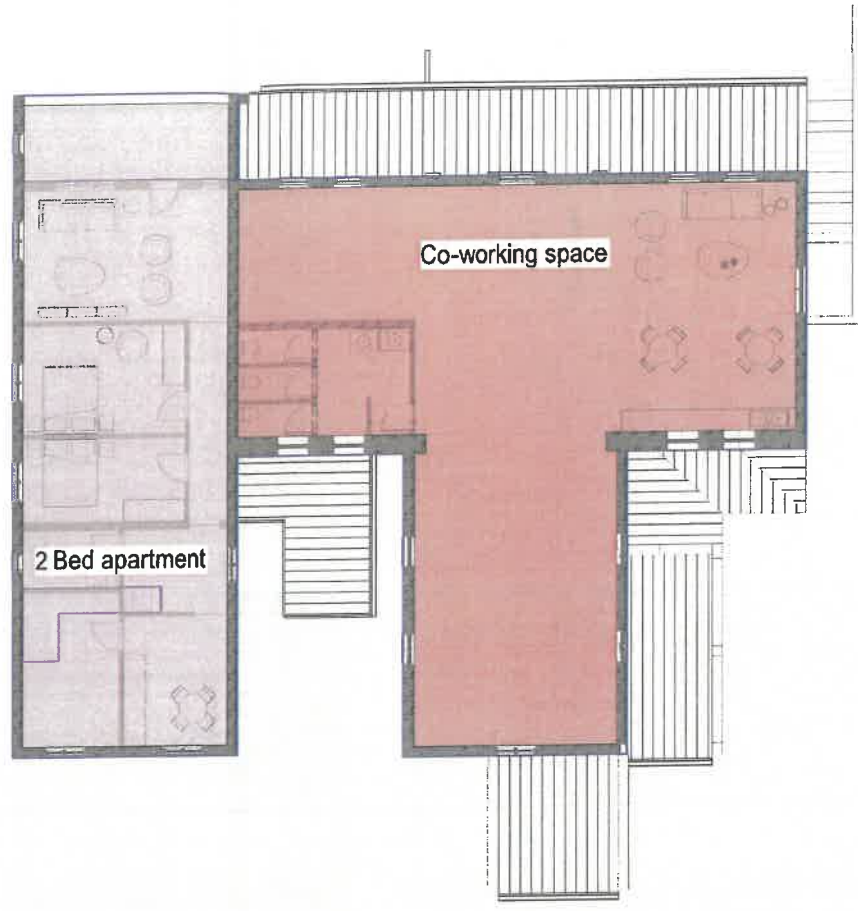
Municipality of Swartland Municipality
20 AUG 2026
[Signature]

INFORMATION

Client Blackspace	
Client Signature	
Architect Bruce Wilson 082 553 8575 bruce@wilson.co.za	
Architect Signature	
Rev	Date
Client Name Blackspace	
Project Rainier Hotel	
Erf Number & Location ERF RE/5515	
Project Address 8 Rainier Street	
Project Name Rainier Hotel 8A and 8B Rainier - Bedroom count	
Project Status Information	Sheet Size A1
Author Author	Scale 1 : 100
Drawing No. DD_002	Checked Checker
	Revision



First Storey 8A and 8B Rainier - Bedroom count
1:100



Second Storey 8A and 8B Rainier - Bedroom count
1:100

BEDROOM CALCULATION: 8A and 8B Rainier

2 Bed suite	x 1	2
1 Bed suite	x 2	2
1 Bed Family suite	x 1	1
2 Bed family suite	x 1	2
1 Bed honeymoon suite	x 1	1
2 Bed apartment	x 1	2

TOTAL BEDS: 10 Beds

General Notes

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Description Of Previous Numbers:	
1,2,3	Pre-construction issue
A,B,C	Construction issue

REVISIONS		
Rev	Date	Description



Municipaliteit Swartland Municipality
20 AUG 2026
Signature

INFORMATION

Client
BlackSpace
Client Signature

Architect
Bruce Wilson | PrArch 20720
082 533 8575
bruce@bwilson.co.za

Architect Signature
Rev Date Description

Client Name
BlackSpace

Project
Rainier Hotel

Site Number & Location
ERF RE/5515

Project Address
8 - 10 Rainier Street, Malmesbury

Drawing Sheet Name
ERF 5515RE - 10 Rainier - Bedroom count

Project Status
Information

Author
Author

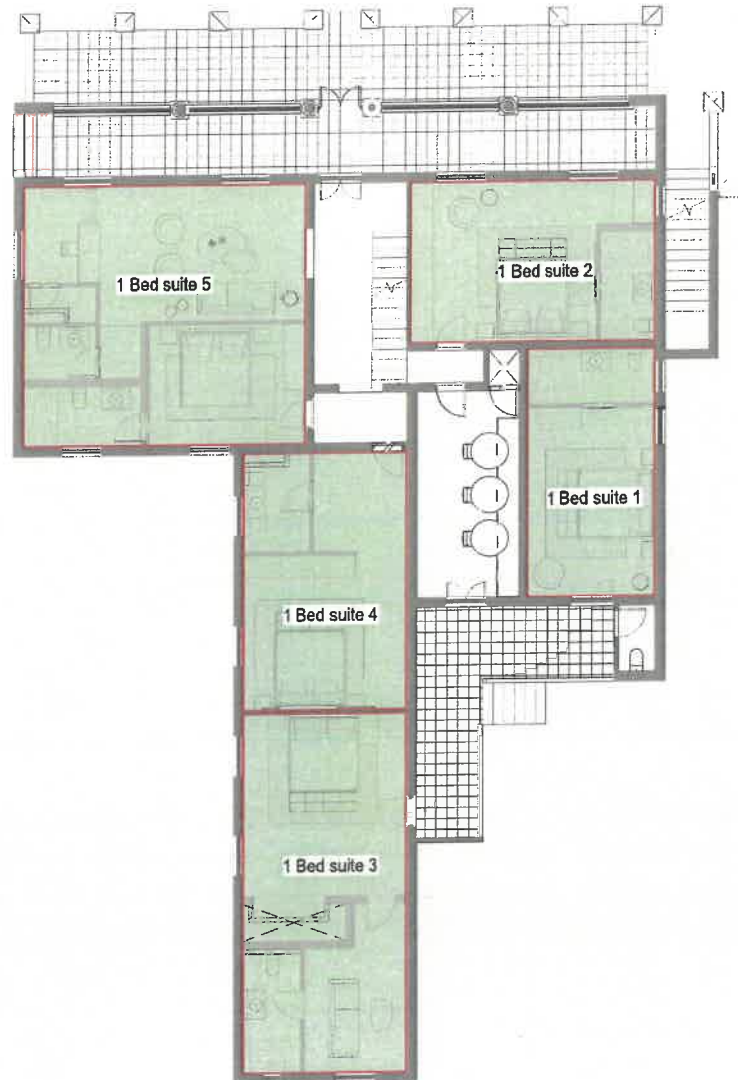
Drawing No.
DD_003 - 10 Rainier

Sheet Size
A1

Scale
1 : 100

Checked
Checked

Revision



First Storey_10 Rainier - Bedroom count
1 : 100



Second Storey_10 Rainier - Bedroom count
1 : 100

BEDROOM CALCULATION:

2 Bed suite	x 0	0
1 Bed suite	x 10	10

TOTAL BEDS: 10 Beds