

NOTICE OF LAND DEVELOPMENT APPLICATION
APPLICATION FOR CONSOLIDATION AND SUBDIVISION OF THE REMAINDER PORTIONS 13, 22 AND 43 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Farm Welmoed Estate, Stellenbosch

Application Property Number: Remainder of Portions 13, 22 and 43 of Farm 468

Applicant: Friedlaender, Burger and Volkmann - M.B. Straughan, Tel: 021 886 4004, Email: mark@fbvsurvey.co.za

Owner: La Serena Trust

Application Reference: TP1436/2025

Description of land development proposal:

Application is made in terms of Section 15(2)(d) and Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 for the subdivision and consolidation of land. The proposal entails:

- i. The consolidation of Remainder Portion 13 (51.2221 ha) and Remainder Portion 22 (75.1741 ha) to create Portion A (± 126.3962 ha);
- ii. The subdivision of Portion A into Portion B (± 63 ha), Portion C (± 44 ha) and a Remainder (± 13 ha);
- iii. The consolidation of the Remainder of Portion A with Remainder Portion 43 (33.8228 ha) to create a consolidated portion of ± 47 ha.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Friedlaender, Burger and Volkmann - M.B. Straughan, mark@fbvsurvey.co.za and charne@fbvsurvey.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **4 May 2026**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 886 4004 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM KONSOLIDASIE EN ONDERVERDELING VAN DIE RESTANT VAN GEDEELTES 13, 22 EN 43 VAN PLAAS WELMOED ESTATE NR. 468, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Plaas Welmoed Estate, Stellenbosch

Aansoek eiendom beskrywing: Restant van Gedeeltes 13, 22 en 43 van Plaas 468

Aansoeker: Friedlaender, Burger and Volkmann - M.B. Straughan, Tel: 021 886 4004, Email: mark@fbvsurvey.co.za

Eienaar: La Serena Trust

Aansoek Verwysing: TP1436/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(d) en Artikel 15(2)(e) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2015 vir die onderverdeling en konsolidasie van grond. Die voorstel behels:

- i. Die konsolidasie van Restant Gedeelte 13 (51.2221 ha) en Restant Gedeelte 22 (75.1741 ha) om Gedeelte A ($\pm$ 126.3962 ha) te skep;
- ii. Die onderverdeling van Gedeelte A in Gedeelte B ($\pm$ 63 ha), Gedeelte C ($\pm$ 44 ha), en 'n Restant ($\pm$ 13 ha);
- iii. Die konsolidasie van die Restant van Gedeelte A met Restant Gedeelte 43 (33.8228 ha) om 'n gekonsolideerde gedeelte van $\pm$ 47 ha te skep.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Friedlaender, Burger en Volkmann - M.B. Straughan, mark@fbvsurvey.co.za en charne@fbvsurvey.co.za. Deur 'n beswaar, kommentaar of verdoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **4 Mei 2026**. Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 886 4004 gedurende normale kantoor ure.

Motivation Report

Remainders of Portions 13, 22 and 43 of the Farm Welmoed Estate, No.468,
Stellenbosch Administrative District, Western Cape Province

Proposed consolidation of the Remainders of Portions 13 and 22 into Portion A;
Subdivision of Portion A into Portions B, C and Remainder Portion A; and
Consolidation of Remainder of Portion A with Remainder Portion 43

Prepared by: Friedlaender, Burger and Volkmann
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1. Application summary

The properties	Remainder Portion 13 of the Farm Welmoed Estate, No. 468, Stellenbosch	51.2221 hectares
	Remainder Portion 22 of the Farm Welmoed Estate, No. 468, Stellenbosch	75.1741 hectares
	Remainder Portion 43 of the Farm Welmoed Estate, No. 468, Stellenbosch	33.8228 hectares
Owner	La Serena Trust	T75469/1997
Mortgage bond	Yes	Nedbank
Restrictive title deed conditions	None	
Proposal	Consolidation of Portions 13 and 22 to create Portion A	126.3962 hectares
	Subdivision of Portion B from Portion A	±63 hectares
	Subdivision of Portion C from Portion A	±44 hectares
	Remainder Portion A	±13 hectares
	Consolidation Remainder Portion A and Portion 43	±47 hectares

2. List of annexures

Annexure	Description
1	Locality plan
2A	Plan of subdivision and consolidation - with image
2B	Plan of subdivision and consolidation
3	Title deed - T75469/1997
4	Power of attorney and trust resolution
5	SG diagrams
6	Pre-Application Scrutiny Feedback

3. Background

Friedlaender, Burger and Volkmann has been appointed by the La Serena Trust to make applications for subdivisions and consolidations of 3 farm portions located approximately 10km to the southwest of Stellenbosch.

A locality plan is included as Annexure 1.

The applications are pursuant to the re-alignment of the existing land units to enhance the commercial agricultural activities on the land and further investment in farming operations.

A plan of proposed subdivisions and consolidations is included as Annexure 2.

No additional land units are created, no change in land use is proposed and no rezoning is proposed.

4. The properties

The subject properties are

- Remainder Portion 13 of the Farm Welmoed Estate, No. 468, Stellenbosch
- Remainder Portion 22 of the Farm Welmoed Estate, No. 468, Stellenbosch
- Remainder Portion 43 of the Farm Welmoed Estate, No. 468, Stellenbosch

5. Ownership

The properties are owned by La Serena Trust. A copy of the title deed T75469/1997 is included as Annexure 3.

6. Authority to apply

The owner's power of attorney and trust resolution are included as Annexure 4.

7. Mortgage Bond

The properties are subject to a mortgage bond in favour of Nedbank. The bondholder's consent will be obtained by the owner prior to registration of the new land units.

8. Restrictive title deed conditions

There are no restrictive title deed conditions obstructing the proposal. Prior to submission of an associated application in terms of the Stellenbosch Municipality Land Use Planning By-law, 2023 (SPBL), a conveyancer's certificate will be obtained to confirm this fact.

9. The properties

The farms are adjacent to each other and are actively farmed. Currently the main crop is vineyard for wine production.

All three properties, Portions 13, 22, and 43, have access from the Vlaeberg Road.

There are farmhouses on Portions 13 and 22 and staff housing on Portion 43.

The properties are zoned Agricultural and Rural in terms of the Stellenbosch Municipality Zoning Scheme By-law, 2019 and are agricultural land. The proposal

It is proposed that

- i. Portion 13, 51.2221 hectares in extent, and Portion 22, 75.1741 hectares in extent, are consolidated to create Portion A, 126.3692 hectares in extent;
- ii. Portion B, in extent ± 69 hectares, and Portion C, in extent ± 44 hectares, are subdivided from Portion A, leaving Remainder Portion A, in extent ± 13 hectares;
- iii. The remainder of Portion A is consolidated with Portion 43, to create a consolidated portion ± 47 hectares in extent;
- iv. No additional land units are created;
- v. No change in land use is proposed;
- vi. No change in zoning is proposed;
- vii. Access to Portion B, Portion C and the proposed consolidation of the remainder of Portion A and Portion will be from the Vlaeberg Road.

10. Related applications

The properties are within 95 metres of the centre lines of building restriction roads.

Application has been made to the Western Cape Government (Provincial Department of Infrastructure) for permission for the proposal in terms of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940).

Simultaneously, application has been made to the National Department of Agriculture, Land Reform and Rural Development in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).

A pre-application scrutiny has been submitted to the Stellenbosch Municipality, and the corresponding feedback has been attached as Annexure 6.

11. Motivation

11.1 Purpose of the proposal

The owner is an experienced large scale commercial farmer and one of the most successful in the southwestern Cape.

The owner wishes to alienate two cadastral units to parties wishing to re-capitalise the farming operations on these and wishes to retain one portion for further investment in very intensive agriculture.

The reorganisation of the three existing cadastral units, Remainders of Portions 13, 22 and 43 of the farm Welmoed Estate, No.468 into the proposed new portions B, C and consolidation of remainder of Portion A and remainder Portion 43 aligns with the investment plans for the land and the owner's future use of the land for intensive agricultural.

11.2 Vlaeberg Road

Currently Remainder Farm 468/22 straddles the Vlaeberg road which is to some degree impractical. The proposal resolves this as two proposed portions, B and C, will lie entirely to the northeast of the road and the third portion entirely to the southwest.

This is a more efficient arrangement for agricultural operations as currently vehicles and personnel cross the road regularly. The proposal renders this unnecessary and has both operational and traffic safety benefits.

11.3 Arable land

According to the 2021 cultivated land records provided by Cape Farm Mapper, the cultivated lands on the three existing portions are

Rem. Farm 468/13: 42.54 hectares

Rem. Farm 468/22: 57.42 hectares

Rem. Farm 468/43: 26.08 hectares

Total: 126.04 hectares

Of these areas, nearly all are under irrigated viticulture except for two blocks on Rem. Farm 468/43 which are irrigated, planted pasture, in total 7.20 hectares.

As the three farms are fully cultivated, the above figures serve as an accurate estimate of arable land on each property.

The Western Cape Department of Agriculture recommends in the Western Cape Land Use Planning Guidelines, Rural Areas, March 2019 (the Guidelines); that farms with land suited to, inter alia viticulture, have a minimum of 40 hectares of arable land.

Of the three properties above only 468/43 has less than 40 hectares.

The proposed three cadastral units after the proposed subdivisions and consolidation are

Portion B: 62.28 hectares

Portion C: 33.22 hectares

Consolidation Rem. Portion A and Rem Farm 468/43: 30.54 hectares

Total: 126.04 hectares

Regarding the division of arable land, the proposed consolidated portion and proposed Portion C, are less than the recommended 40 hectares in the Guidelines whereas Portion B is well over the guideline.

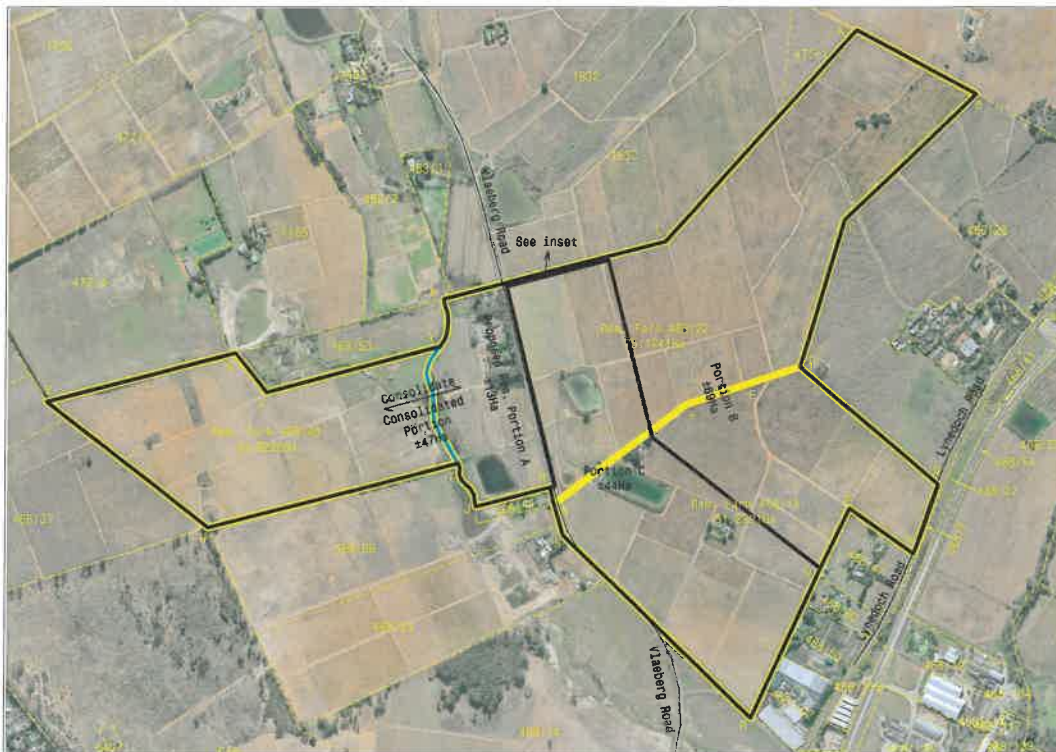
Bearing in mind that the Guideline 40 hectares is a recommendation, along with the fact that the land use remains agricultural and taking into account the purpose of the proposal which is to meet the owner's needs to invest further in the agricultural operations and to make land available to other investors with similar plans, the fact that two portions are below 40 hectares is not problematic.

The total yield from all three farms will not be reduced and if the intended investments are successful it will increase.

12. Conclusion

The proposal has no negative impact on agricultural land, does not cause fragmentation of agricultural land to un-economic sizes and is likely to have a beneficial impact on job creation and productive output.

No reason for refusal of the application can be identified.



Farm	Area (Ha)
Rem. Farm 468/13	51.2221
Rem. Farm 468/22	75.1741
Rem. Farm 468/43	33.8228
Proposed Portion A: consolidation Rem. Farm 468/13 and Rem. Farm 468/22	126.3962
Proposed Portion B	±69
Proposed Portion C	±44
Proposed Rem. Portion A (to be included in consolidation)	±13
Proposed Consolidation Rem. Portion A and Rem. Farm 468/43	±47



Proposal

- The figure ABCDEFGHJ middle of Vlagge Berg River KL represents 75.1741 hectares of land being the Remainder of Portion 22 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/22).
- The figure DMNPORSQFE represents 51.2221 hectares of land being the Remainder of Portion 13 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/13).
- The figure TUVWXYZ middle of the Vlagge Berg River represents 33.8228 hectares of land being the Remainder of Portion 43 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/43).
- Farm 468/13 and Farm 468/22 are consolidated to create Portion A, 126.3962 hectares in extent.
- Portion B, in extent ±69 hectares, and Portion C, in extent ±44 hectares, are subdivided from Portion A Leaving Remainder Portion A, in extent ±13 hectares.
- The remainder of Portion A is consolidated with the Remainder of Farm 468/43, to create a consolidated portion ±47 hectares in extent.
- No additional land units are created.
- No change in land use is proposed.
- No change in zoning is proposed.

Notes



Caveat

- Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
- All levels are to be confirmed prior to construction.

Scale 1:10000 @ A3

Date: 11 July 2025

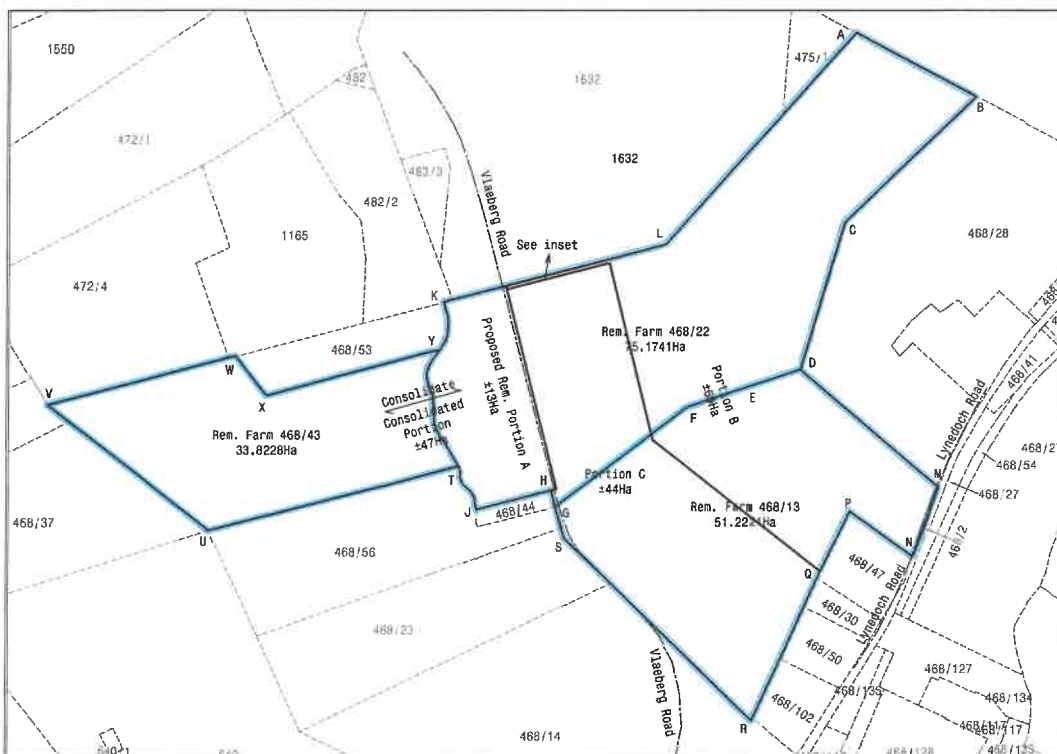
System: WG 19

Consolidation of Portions 13 and 22 of Farm No. 468, re-subdivision, and consolidation with Portion 43, Stellenbosch

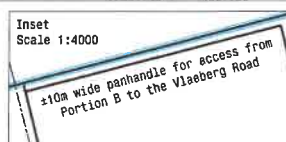
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Dwg:PROP_SUB-REV5

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Farm	Area (Ha)
Rem. Farm 468/13	51.2221
Rem. Farm 468/22	75.1741
Rem. Farm 468/43	33.8228
Proposed Portion A: consolidation Rem. Farm 468/13 and Rem. Farm 468/22	126.3962
Proposed Portion B	165
Proposed Portion C	113
Proposed Rem. Portion A (to be included in consolidation)	113
Proposed Consolidation Rem. Portion A and Rem. Farm 468/43	147



Proposal

1. The figure ABCDEFGHJ middle of Vlagge Berg River KL represents 75.1741 hectares of land being the Remainder of Portion 22 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/22).
2. The figure DMNPQRSBFE represents 51.2221 hectares of land being the Remainder of Portion 13 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/13).
2. The figure TUVWXYZ middle of the Vlagge Berg River represents 33.8228 hectares of land being the Remainder of Portion 43 of the Farm Welmoed Estate, No.468, Stellenbosch (Farm 468/43).
3. Farm 468/13 and Farm 468/22 are consolidated to create Portion A, 126.3962 hectares in extent.
4. Portion B, in extent 169 hectares, and Portion C, in extent 144 hectares, are subdivided from Portion A leaving Remainder Portion A, in extent 113 hectares.
5. The remainder of Portion A is consolidated with the Remainder of Farm 468/43, to create a consolidated portion 147 hectares in extent.
6. No additional land units are created.
7. No change in land use is proposed.
8. No change in zoning is proposed.

Notes		Caveat 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey. 2. All levels are to be confirmed prior to construction.	Scale 1:10000 @ A3	Date: 11 July 2025	System: WG 19
			Consolidation of Portions 13 and 22 of Farm No. 468, re-subdivision, and consolidation with Portion 43, Stellenbosch		
			Ref:SA468-13	Dwg:PROP_SUB-REV5	 friedlaender, burger & volkmann <small>PROFESSIONAL LAND SURVEYORS, ENGINEERS, ARCHITECTS, PLANNING CONSULTANTS</small> <small>Registration No. 124 of 2012 (P.L.C.), 200405, Reg. No. 124 of 2012 (P.L.C.), 200405</small> <small>Postal Address: 10000 Stellenbosch, 7601, 7601</small>