STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1436/2025
Our File Reference Number: Farm 468/13,22 & 43, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir /Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION ON FARM 468/13,22 & 43, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Land Use Planning Bylaw 2023 on Farm 468/13, 22 & 43 Stellenbosch Division, namely the:

i. **Consolidation** in terms of Section 15(2)(e) of the said Bylaw, to consolidate portion 13 (±51,2221 ha in extent) and portion 22 (±75,1741 ha in extent) of Farm 468 to create one portion namely portion A with extent of ±126 3962 ha.

ii. **Subdivision** in terms of Section 15 (2) (d) of the said By-law, to subdivide the newly created Portion A into three portions namely;

   a) Portion B (±69 ha in extent)
   b) Portion C (±44 ha in extent)
   c) Remainder of Portion A (±13 ha in extent).

iii. **Consolidation** in terms of Section 15 (2) (d) of the said By-law of the Remainder Portion A with Portion 43 of Farm 468 to create a consolidated portion of ±47 ha in extent.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.2.1. The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

2.2.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed consolidation and subdivision.

2.2.3. The consolidation and subdivision be implemented in accordance with the endorsed Consolidation and Subdivision plan referenced as Drawing: PROP_SUB-REV5, Ref: SA468-13, dated 11 July 2025, drawn by fbv Consultants attached as **Annexure A**.

2.2.4. The consolidation of Remainder Portion A with Portion 43 of Farm 468 be registered simultaneously with the subdivision of Portion C and Portion B.

2.2.5. An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:

aa) Newly allocated farm numbers
bb) Co-ordinates
cc) Survey dimensions;

Proof of such e-mail transmission to the GIS Manager to accompany any application for a Section 28 Transfer Certificate.

2.2.6. The conditions relating to road planning imposed by the WCG Department of Infrastructure contained in the memorandum dated 30 July 2026, and attached as Annexure B, be complied with to the satisfaction of the said department.

2.3. The **reasons** for the above decision are as follows:

2.3.1. The proposal will rationalise cadastral boundaries to improve farm efficiency and support intensive viticulture with no change in land use being proposed.

2.3.2. The proposed subdivision size is not out of character with the current surrounding properties sizes and no additional land units are created.

2.3.3. Sufficient services and safe access can be provided to the proposed subdivided units, and the proposal is a more efficient arrangement for agricultural operations with traffic safety benefits as Portion 22 of Farm 468 currently straddles the Vlaeberg road.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

12/10/2021.

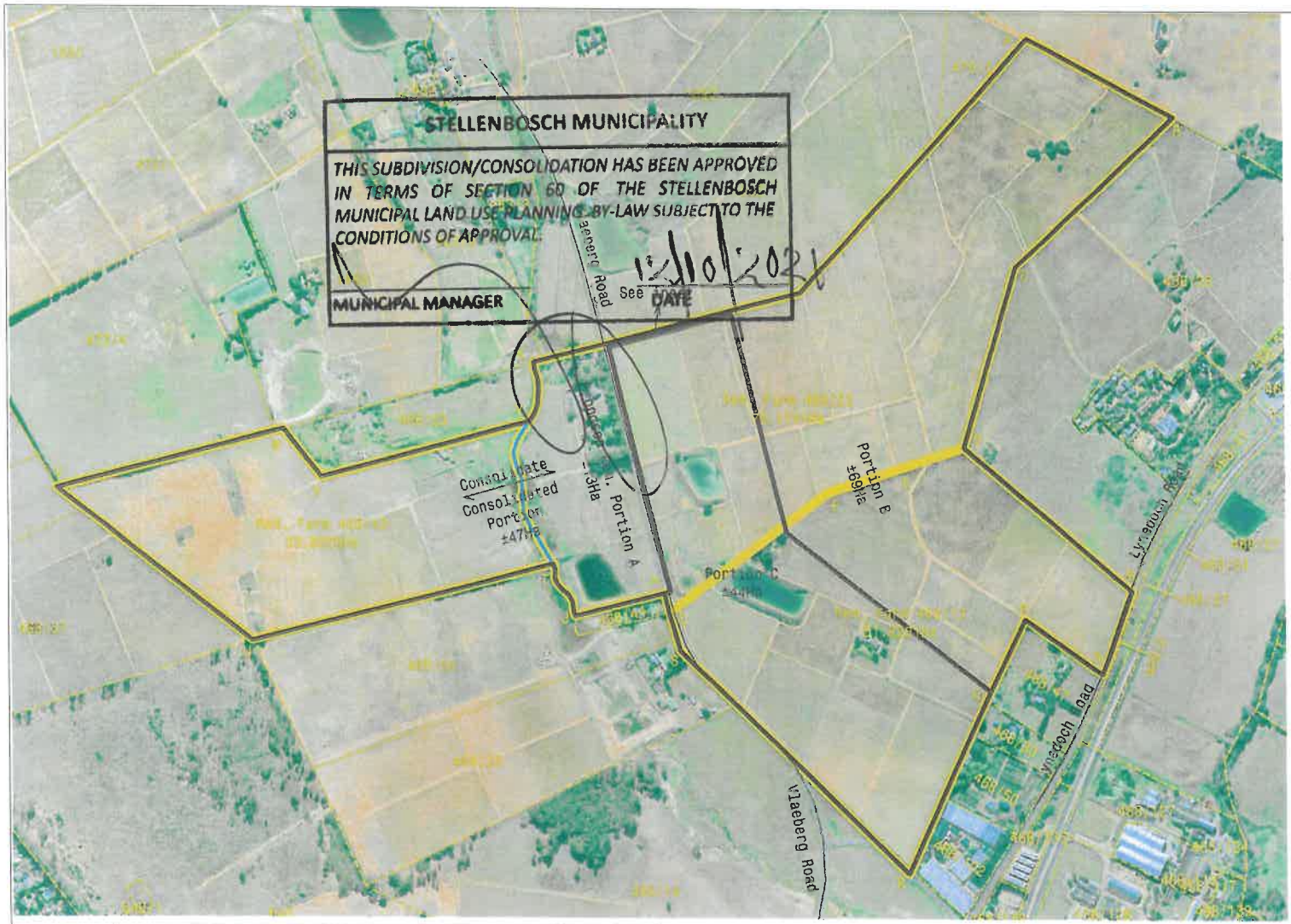
DATE

[redacted]

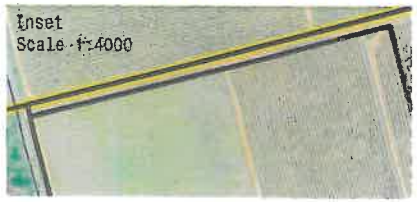
ANNEXURE A

CONSOLIDATION + SUBDIVISION PLAN

Annexure 2A



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

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 DMNPQRSGFE 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 TUVWXY 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, 126.3692 hectares in extent.
4. 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.
5. The remainder of Portion A is consolidated with the Remainder of Farm 468/43, to create a consolidated portion ±47 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 visional and will be finalised at of subdivision survey.
levels are to be confirmed o construction.

[redacted]

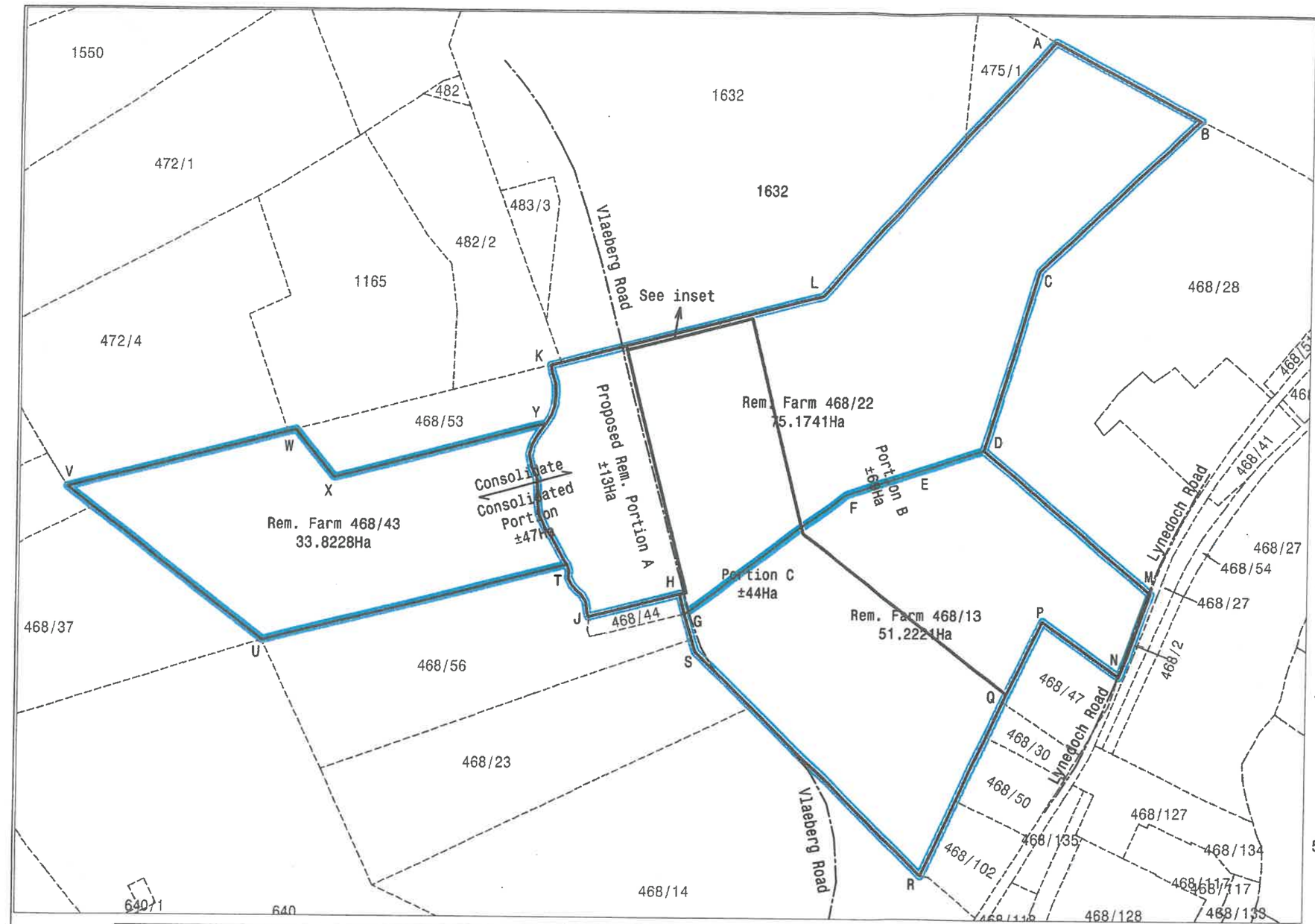
Scale 1:10000 @ A3 | Date: 11 July 2025 | System: WG 19

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

fbv
friedlaender, burger & volkmann

Annexure 2B



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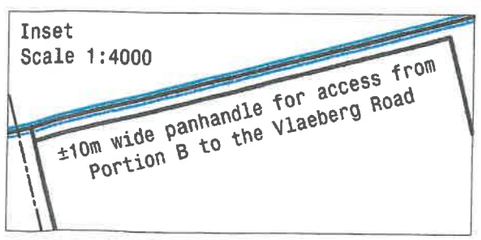
Rem. Farm 468/43	33.8228
Proposed Portion A: consolidation Rem. Farm 468/13 and Rem. Farm 468/22	126.3962
Proposed Portion B	±69
Proposed Portion C	±44
Proposed Rem. Portion A (to be included in consolidation)	±13
Proposed Consolidation Rem. Portion A and Rem. Farm 468/43	±47

Inset
Scale 1:4000



Proposal

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2. The figure DMNPQRSGFE 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 TUVWXY 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, 126.3692 hectares in extent.
4. 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.
5. The remainder of Portion A is consolidated with the Remainder of Farm 468/43, to create a consolidated portion ±47 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

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER — DATE 12/10/2025.

[redacted]

Caveat
1. Any areas and dimensions are provisional and will be finalised at ...e of subdivision survey.
...ll levels are to be confirmed ... 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

[redacted]

(11)

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/556 (Application No: 2025-09-0021)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
14 AUG 2026
RECEIVED

Attention: Mr U von Molendorff

Dear Sir

PORTIONS 13, 22 AND 43 OF FARM 468, STELLENBOSCH: DIVISIONAL ROAD 1052: APPLICATION FOR APPROVAL IN TERMS OF ACT 21 OF 1940

FILE NR: F 468/13 S
SCAN NR:
COLLABORATOR NR: 810996

1. The following refer:

1.1. The emails from Friedlaender, Burger and Volkmann Professional Surveyors dated 8 August 2025 and 27 May 2026 requesting approval of the proposed subdivisions and consolidations in terms of Act 21 of 1940;

1.2. The proposed Subdivision and Consolidation Plan, Drawing No. PROP SUB-REV5, Reference: SA468-13, dated 11 July 2025 prepared by Friedlaender, Burger and Volkmann Professional Surveyors; and

1.3. The covering letter to the National Department of Agriculture, Forestry and Fisheries (Ref: SA468-13) dated 18 July 2025; and

1.4. The Motivation Report (Reference: November 2024 O20-100).

2. Divisional Road 1052 (DR1052/Vlaeberg Road) is directly affected by this application, with existing accesses at the following locations serving the three existing affected properties:

2.1. ±km1.01Right hand side (RHS) – Main Access to Homestead;

2.2. ±km1.48RHS - Camp Access;

2.3. ±km1.82RHS - Camp Access;

2.4. ±km1.9LHS - Main Access to Homestead (La Serena);

2.5. ±km2.0LHS - Camp Access (access to be closed as per AMG2020 access spacing requirements);

2.6. ±km2.11LHS - Staff Housing;

2.7. ±km2.11RHS - Camp Access

3. The following accesses have been closed since the original request for approval of the proposed subdivisions and consolidations in terms of Act 21 of 1940.

3.1. ±km1.53RHS - Historic Camp Access;

3.2. ±km1.67LHS - Historic Camp Access; and

3.3. ±km1.70RHS - Historic Camp Access;

4. The application entails the re-alignment of the existing three (3) rural properties requiring the following:

4.1. Consolidation of the Remainders of Portions 13 and 22 of Farm 468 to create Portion A;

4.2. Subdivision of Portion A into Portions B, C and Remainder Portion A; and

4.3. The Consolidation of Remainder of Portion A with Remainder Portion 43 of Farm 468.

5. No additional land units or new accesses off DR1052 will be created and the land use and zoning remain agricultural for the three new properties.

6. The access proposals for the new land units are:

6.1. Access proposal for Portion C:

6.1.1. ±km1.01RHS - Homestead;

6.1.2. ±km1.48RHS - Camp Access;

6.1.3. ±km1.82RHS - Camp Access;

6.2. Access to Portion B:

6.2.1. ±km2.11RHS - Camp Access. This access will be the main and only access for Portion B off DR1052 making use of a ±10m wide panhandle as reflected on the subdivision and consolidation plan.

6.3. Access to Consolidated Remainder of Portion A and Remainder Portion 43 of Farm 468:

6.3.1. ±km1.9LHS - Main Access to Homestead (La Serena); and

6.3.2. ±km2.11LHS - Staff Housing;

7. All the accesses adhere to the minimum safe shoulder sight distances in both directions for the 80km/h posted speed limit.

8. The Branch in terms of Act 21 of 1940 offers no objection to the proposed consolidation of the Remainders of Portions 13 and 22 into Portion A; the subdivision of Portion A into Portions B, C, and the Remainder of Portion A; and the consolidation of the Remainder

of Portion A with the Remainder of Portion 43 of Farm No. 468, subject to the following conditions:

8.1. The existing access at ±km2.0LHS must be permanently closed, and the road reserve and boundary fence reinstated using materials like those currently at this location, to the satisfaction of the District Roads Engineer in Paarl;

8.2. The road reserve at the accesses already closed through the erection of a new fence on the road reserve boundary must be reinstated which includes the removal of all drainage structures to the satisfaction of the District Roads Engineer in Paarl; and

8.3. Where required the existing accesses must be upgrade to the standard required by this Branch in collaboration with the District Road Engineer in Paarl.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 30 JULY 2026