NOTICE OF LAND DEVELOPMENT APPLICATION

[redacted]

Dear Sir / Madam

APPLICATION FOR REZONING AND AMENDMENT OF CONDITION OF APPROVAL RELATED TO THE SITE DEVELOPMENT PLAN: REMAINDER PORTION 128 OF FARM NO 468 (WELMOED) / STELLENBOSCH DIVISION

The following land use application in terms of the Stellenbosch Land Use Planning By-law, 2023 refers:

Application Property Address: Baden Powell Drive, Stellenbosch
Application Property Number: Remainder Portion 128 of Farm No 468 (Welmoed)/ Stellenbosch Division
Applicant: Claus Mischker / Headland Planners (Pty) Ltd / claus@headland.co.za / 0837859258
Owner: Nimble Investments (Pty) Ltd
Application Reference: TP1323/2025

Description of land development proposal:

Applications are being made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following:

- In terms of Section 15(2)(a) of the By-Law, the **rezoning** of ±4450m^2 consisting of 3 buildings from Agriculture and Rural Zone to Industrial Zone (for a winery brewery and distillery) and the existing ±451m^2 tourist facility from Agriculture and Rural Zone to Mixed Use Zone for offices.

- In terms of Section 15(2)(h) of the By-Law, the **amendment of a condition of approval** to enable the amendment and replacement of the approved site development plan.

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: Headland Planners (Pty) Ltd (claus@headland.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 **21 March 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 0837859258 during normal office hours.

Yours faithfully

HEADLAND PLANNERS

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

[redacted]

Geagte Meneer / Mevrou

AANSOEK OM HERSONERING EN WYSIGING VAN GOEDKEURINGSVOORWAARDES MET BETREKKING TOT DIE TERREINONTWIKKELINGSPLAN: RESTGEDEELTE 128 VAN PLAAS NR. 468 (WELMOED) / STELLENBOSCH-AFDELING

Die volgende grondgebruiksaansoek ingevolge die Stellenbosch Grondgebruikbeplanningsverordening, 2023, verwys na:

Aansoek Eiendom Adres: Baden Powell Rylaan, Stellenbosch
Aansoek Eiendom Nommer: Resterende Gedeelte 128 van Plaas Nr 468 (Welmoed)
Aansoeker: Claus Mischker / Headland Planners (Pty) Ltd / claus@headland.co.za / 0837859258
Eienaar: Nimble Investments (Pty) Ltd
Aansoek Verwysing: TP1323/2025

Besonderhede van die grondgebruiksaansoek:

Aansoeke word ingevolge Artikel 15 (2) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir die volgende ingedien.

- Ingevolge Artikel 15(2)(a) van die Verordening, die **hersonering** van ±4450m2 bestaande uit 3 geboue van Landbou en Landelike Sone na Industriële Sone (vir 'n wynmakerybrouery en distilleerdery) en die bestaande ±451m2 toeristefasiliteit van Landbou en Landelike Sone na Gemengde Gebruiksone vir kantore..

- Ingevolge Artikel 15(2)(h) van die Verordening, **die wysiging van 'n voorwaarde vir goedkeuring** om die wysiging en vervanging van die goedgekeurde terreinontwikkelingsplan moontlik te maak.

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 tydsduur 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 toeganglik 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: Headland Planners (Pty) Ltd

(claus@headland.co.za). Deur 'n beswaar, kommentaar of vertoë 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 **21 Maart 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 0837859258 gedurende normale kantoor ure.

Die uwe

HEADLAND PLANNERS

EXECUTIVE SUMMARY

Remainder portion 128 of the farm Welmoed No 468 (Stellenbosch Agri-Park) accommodates a range of consent uses for service trade and tourist facilities that were originally approved on 10/07/2017. All the rights are controlled by an approved Site Development Plan, which was first approved on 16/1/2020, and then amended on 16/8/2023.

On 17/2/2020 a 5-year temporary land use departure was granted for 4,450m^2 of the approved bulk to be used for wineries, distilleries and breweries in three existing lawful buildings (which has now lapsed). Lastly, approval for subdivision of the R310 and the western part of the property was included. For noting, an approval in terms of the Subdivision of Agricultural Land Act, No 70 of 1970 was granted on 20/11/2020. This subdivision has been acted on.

The tourist facilities were identified as the conversion of the existing dilapidated manor house into a restaurant with a total GLA of 465m^2. There has been no response in the market for a restaurant since the approval, and the purpose of this application is to ensure buildings are not left without economically sustainable usage, and therefore a spot rezoning to permit office use is suggested.

In addition, the 3 temporary departure buildings require a spot rezoning to Industrial, as a new temporary land use departure cannot be applied for, and it would be unreasonable and illogical to force a closure of 3 functioning and employment generating businesses.

APPLICATIONS

The following applications are required in terms of the Stellenbosch Municipality Land Use Planning By-law, 2023 ("the LUPBL"):

- Application for **spot rezoning** of (a) 4450m^2 GLA (in 3 buildings) to General Industrial and (b) 451m^2 GLA (in the old manor house) to Mixed Use (offices only) in terms of Section **15(2)(a)** of the By-Law**.**

- Arising out of necessity from the spot rezoning application, an application to **amend the approved Site Development Plan** in terms of Section **15(2)(h)** of the By-Law.

PROPERTY DETAIL

Farm Portion	Remainder Portion 128 of farm Welmoed 468
Title Deed	T28090/2008 (Appendix A)
Title Deed Conditions	None preventing use as proposed (Appendix B)
Extent	9.3465ha
Registered Owners	Nimble Investments (Pty) Ltd (*Note that the title deed still reflects the company's previous name : Old Abland (Pty) Ltd; however, there is a name change endorsement on the title deed, as the company registration number has not changed)*
Servitudes	* Servitude pipeline 3m vide dgm no 1490/1998 * 1037m^2 servitude area for private graveyard vide dgm no 1484/1998 *access servitude vide dgm 1716/2014
Applicant	Headland Planners (Pty) Ltd (Company resolution attached as appendix C)
Current Zoning	• Agricultural I, with consent for service trade for agricultural warehousing, packaging, repairs, agricultural research facilities and ancillary sales outlets amounting to ca 13,886m^2 of GLA; • Of which temporary departure (5 years) to utilise 4,450m^2 in 3 existing buildings for wineries, distilleries and breweries (lapsed in February 2025); • Consent for ca 465m^2 of tourist facilities (restaurant, admin and information centre) in the existing historic farm house.
Compliance with Approval conditions	The service trade approval only has the following conditions:

	• That a revised site development plan indicating the approved activities be submitted to Council – COMPLIED WITH • That building plans be submitted to Council for consideration and approval prior to commencing with the activity - COMPLIED WITH; • That all applicable licences be obtained from the Health Department - COMPLIED WITH
Current Access	Access is directly off the R310, as a 4-legged intersection with stop controls on the side roads. Note that access to the eastern portion is shared with the adjacent farm (Welmoed), by means of reciprocal servitudes. This access has been in place for a few years.
Previous Approval	Consent use for Service Trade, Tourist Facilities and temporary & Permanent Departures (LU/2657). Temporary land use departure, permanent departure, SDP and subdivision (LU/8636)
Current Land Use	Service Trade for agricultural warehousing, packaging, repairs, agricultural research facilities and ancillary sales outlets
Subject to NEMA	EA is entrenched for the rights. Site being developed in line with approval.
Subject to SAHRA/PHRA	Heritage approval granted. This current proposal does not alter the site's use rights in terms of the heritage triggers.

DEVELOPMENT PROPOSAL

Site Development Plan Amendment

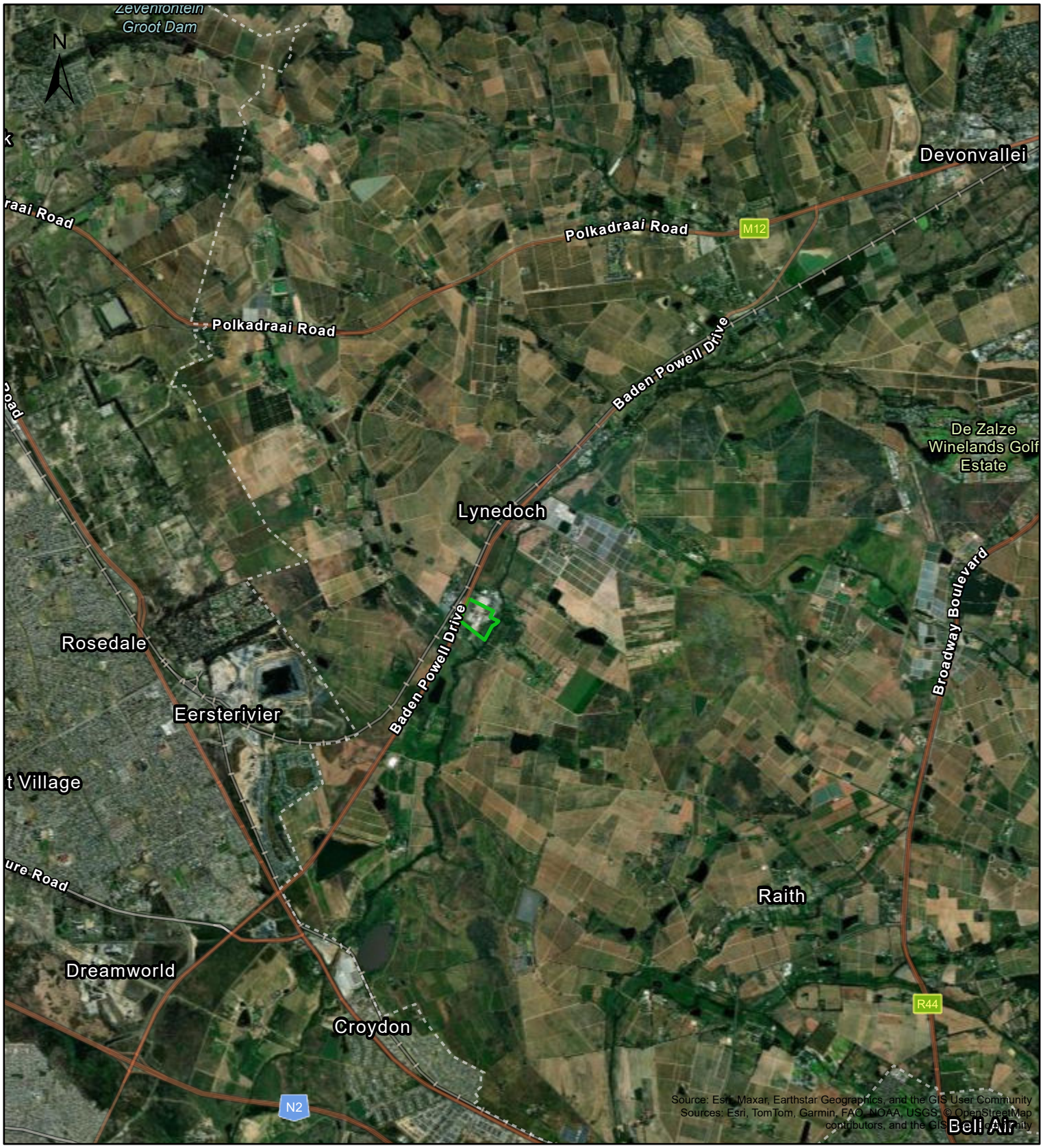
The amendment does not cause any change to the plan, apart from describing 4 buildings differently. From an impact point of view, there is none as nothing physically changes on site. At worst, the current building H3 (the tourism facility) changes its use, the other 3 remain unchanged as they are to be converted from temporary rights to permanent rights. The development detail and land use descriptions on the SDP are amended accordingly.

Spot Rezoning Areas

Buildings E2, F2 and G2 are to be spot rezoned Industrial Use, and amount to an area of 4,450m^2.
Building H3 is to be spot rezoned Mixed Use (for offices only), and amounts to GLA of 451m^2.

Figure 1: Extract from Zoning Plan

Locality plan



km
0 0.55 1.1 1.7 2.2 2.8

Map Center: Lon: 18°46'20.4"E
Lat: 33°59'19.2"S

Scale: 1:72,224

Date created: August 14, 2025

Western Cape Government
FOR YOU

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE APPLICATION

PLEASE CONSULT THE PLANNING PORTAL ON THE MUNICIPAL WEBSITE FOR FURTHER DETAILS www.stellenbosch.gov.za

Application Reference: TP1323/2025

REMAINDER PORTION 128 OF FARM NO 468 (WELMOED) / STELLENBOSCH DIVISION

ADVERTISING PERIOD: 19 February 2026 – 21 March 2026

ENQUIRIES: HEADLAND PLANNERS (PTY) LTD (claus@headland.co.za)

NOTICE

Application on **Remainder Portion 128 of Farm No 468 (Welmoed) / Stellenbosch Division**, is being made in terms of Section 15 (2) of the **Stellenbosch Municipal Land Use Planning By-Law, 2023** for the following:

In terms of **Section 15(2)(a)** of the By-Law, the **rezoning** of ±4450m² consisting of 3 buildings from Agriculture and Rural Zone to Industrial Zone (for a winery brewery and distillery) and the existing ±451m² tourist facility from Agriculture and Rural Zone to Mixed Use Zone for offices.

In terms of **Section 15(2)(h)** of the By-Law, the **amendment of a condition of approval** to enable the amendment and replacement of the approved site development plan.

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468/125

Access Servitude Area vide DGM 1715/2014

Access Servitude Area vide DGM 1716/2014

PROPOSED ACCESS

CADASTRAL BOUNDARY

STELLENBOSCH VINEYARDS

STELLENBOSCH ARBORETUM

Existing Road

ex bellmouth

30m BUILDING LINE

R310 - Baden Powell Dr (ca 44m wide)

Main Road No 168

MUIZENBERG

8,5m BUILDING LINE

Roof Over Pumps

Existing shut off valve

Landscaping

Oak Tree

Willow Tree

TREE

existing ditch

LIMIT OF CONSTRUCTION LINE

Existing Road To Be Removed

New Interlocked Pavers to specification

Existing water reservoir

Proposed new road to building

Existing storm water line

Bamboo Forest To Be Removed

Existing sewer line

existing wall

Servitude Area 1037m² vide DGM 1484/1998

49220

Existing Graveyard

Existing Cold Store

VISIBILITY LINE PERPENDICULAR TO CENTRE OF EXISTING HERITAGE BUILDING

servitude pipeline 3m vide dgm no 1490/1998

SERVITUDE PIPELINE 3M VIDE DGM NO 1490/1998

Existing Interlocked Pavers

Existing Landscaping

Existing Loading area

Roof For Structure for Storage

2.4m High Latte Fence

3 x 10,000 Lt Irrigation Water Tanks

Tenant Workers Storage Tents

Grassed Public Area

Existing Concrete Surface Bed

To Landscaper's Detail

EXTENSION

Roof For Structure for Deliveries

Planting

Existing Irrigation Pavers

Irrigation to be installed

Olive Grove

1m Opening in 'Werf' wall.

Existing Reservoir

Future pump equipment

DRAIN TYPE 1

DRAIN TYPE 2

BERM TYPE 1

Existing Sewer Inspection Plant

Existing Parking Area Pavers

SERVICE ROAD

Remainder ca 9.3 Ha

DETENTION POND NGL=21.70 IL=19.10

30m BUILDING LINE

servitude pipeline 3m vide dgm no 1490/1998

100 Year Floor Line

WETLAND DEPRESSION NGL=20.45 IL=18.65 1000m³ STORAGE CAPACITY

100m Right River Bank Setback

DISCHARGE SWALE EFFLUENT

30m BUILDING LINE

Right Bank of Eerste River

middle of river

servitude pipeline 2m vide dgm no 1491/1998

61165

A 1 | B 1 | C 1 | D 1 | E 2 | F 2 | G 2 | H 3 | J 4 | K 2

NOTES

1. THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
2. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH SANS 10400 AND LOCAL AUTHORITY BYE-LAWS.
3. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING OFF DRAWINGS.
4. ALL RELEVANT DETAILS, LEVELS & DIMENSIONS TO BE CHECKED BEFORE ANY WORK COMMENCES. ANY OMISSIONS OR DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
5. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWING.
6. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

REV	DATE	DESCRIPTION
A	2024.07.08	SDP
B	2024.09.13	New building areas adjusted
C	2025.01.16	Gatehouse & refuse update
D	2025.05.16	Areas Updated

APPROVED RIGHTS

1. BULK - Consent for service trade (et al)	9 436 m²
2. BULK - Consent for service trade (et al) incl. temporary land use right (5 years) for winery, distillery & brewery	4 450 m²
3. BULK - Consent for tourist facilities (To change to OFFICE)	465 m²
SITE AREA ca 9,3Ha	93 000 m²

AREA SCHEDULE

Remainder	Building	Planning No.	Total GLA	Construction Area
AREA SCHEDULE - SERVICE TRADE				
EXISTING	A	1	2 040 m²	2 040 m²
EXISTING	B	1	978 m²	978 m²
EXISTING	C	1	1 002 m²	1 002 m²
EXISTING	C (Extension)	1	974 m²	974 m²
EXISTING	D	1	1 963 m²	1 963 m²
EXISTING	K	2	200 m²	200 m²
EXISTING	J	4	2 000 m²	2 000 m²
SUB TOTAL				**9 157 m²**
AREA SCHEDULE - MIXED USE (OFFICE)				
EXISTING	H	3	437 m²	437 m²
NEW	H		51 m²	51 m²
DEMOLISHED	H		-37 m²	-37 m²
SUB TOTAL				**451 m²**
AREA SCHEDULE - INDUSTRIAL ZONE				
EXISTING	E	2	1 462 m²	1 462 m²
EXISTING	F	2	2 056 m²	2 056 m²
EXISTING	G	2	925 m²	925 m²
SUB TOTAL				**4 443 m²**
EXISTING	Refuse	5	53 m²	53 m²
			TOTAL	**14 104 m²**

PARKING SCHEDULE

FLOOR AREA	ZONING / CONSENT	PARKING REQUIRED	PROVIDED
9 157 m²	SERVICE TRADE	92 required @ None, Use 1 bays / 100m²	133 Bays
451 m²	MIXED USE (OFFICE)	19 required @ 4 bays / 100m² GLA	25 New Bays
4 443 m²	INDUSTRIAL ZONE	67 required @ 1.5 bays / 100m² GLA	82 Bays
		178 required	240 Bays

QUALITY MANAGEMENT SCHEDULE

		NAME	SIGNATURE	DATE
Drawn By				
Checked By				

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

Client: TADVEST INDUSTRIAL Pty (Ltd)

Project: STELLENBOSCH AGRI-PARK REMAINDER 468/128 STELLENBOSCH

Drawing Title: SITE DEVELOPMENT PLAN FUTURE PHASE BUILDINGS

Drawing No.	Revision
WS.S03-SDP	D

Scale	Drawn	Date
1:500 (A0)	JRH	2025/05/16

MWLF ARCHITECTS
CREATING NEW PERSPECTIVES
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16 Ealing Crescent | Bryanston Corner | Office Park, 2188
62 Van der Sterl St | Stellenbosch | 7600

figure	ST468/128.ZON04	project	Stellenbosch Agri-Park: Remainder Portion 128 of the Farm Welmoed No 468
file	ST468/128		
date	21/02/2025	drawing	ZONING PLAN
scale	1 : 2 000 (A3)	client	Nimble Investments (Pty) Ltd

north

notes / key

Zoning	Consent	Proposed Spot Zonings
-		
Agriculture I	Service Trade 13,886m² (floor area)	Industrial Zone: 4,450m² Mixed Use (Offices): 451m² Floor Area

headland
town planners