



DE WIJNLANDEN
RESIDENTIAL ESTATE

NEWSLETTER

Autumn Edition 2026

Harvest Season. Slower Moments. Stronger Community.



As the vineyards shift into their autumn palette and the pace of the estate begins to soften, this season offers a moment to reflect, reconnect, and prepare for the months ahead.

This edition focuses on key estate updates and important information to keep you informed and prepared for the season ahead.

At a glance this season:

1. EDITORIAL
2. ENVIRONMENT & SUSTAINABILITY
3. ESTATE LIVING
4. SECURITY & SAFETY
5. BUILDING & COMPLIANCE
6. DE WIJNLANDEN KIDS





Dear Residents,

As we move into the heart of autumn, De Wijnlanden Estate continues to look particularly beautiful. The changing colours and cooler evenings bring a welcome shift in season, although we are also reminded by the pressing need for good winter rains following a notably dry period. Water remains a shared responsibility, and I encourage all residents to continue using it wisely as we head into the winter months.

It has been encouraging to see the level of engagement from owners in the recent HOA poll on safeguarding our reserve funds. The strong response reflects a community that understands the importance of protecting and growing what is, for most of us, our most significant investment. This collective commitment places the estate on a solid footing for the future and is something we can all take confidence in.

There is further positive news on the property front, with a recent sale producing a new record of >R12 million. This is a clear indicator of the continued desirability of houses within De Wijnlanden Estate and should be reassuring to all homeowners in terms of long-term value and investment stability. I am of the opinion that the positive growth in property values on the estate is, in part, a result of being more disciplined about what we allow, and what we do not allow, to take place within our community. The HOA regularly receives requests from residents to deviate from established estate rules. These include matters such as encroaching on building lines, operating businesses from residential properties such as Airbnb rentals, or keeping exotic animals without legal permits, etc. While we understand that such requests are often driven by practical or personal considerations, the Trustees are obliged to apply and enforce the estate rules consistently and in the best interests of all owners. In most instances, the Trustees do not have the discretion to grant exceptions that fall outside of these rules, unless specific provision is made for such approvals. More substantive deviations would require a formal amendment to the rules, approved by the broader body of owners in terms of the HOA's governance framework. We therefore kindly ask residents to consider the impact of such requests on their neighbours and the community as a whole. The estate's rules are in place to ensure fairness, preserve the character of the estate, and ultimately protect and enhance property values for everyone.

Behind the scenes, a great deal of work has been underway to prepare the estate for winter. The estate continues to evolve steadily under the guidance of our excellent and dedicated Estate Manager, Laetitia van Waesberghe. Lower dam levels have provided an opportunity to clear reeds and improve capacity, ensuring that we are well positioned to capture as much rainfall as possible when it arrives. At the same time, we have reduced our reliance on borehole water to retain maximum storage capacity. These practical steps are important in maintaining the sustainability of our water resources. The vineyard project reaches an important milestone this month with the final bond payment, while soil improvement and winter cover crops remain part of the longer-term vision for this area. In addition, our first small-batch olive harvest has yielded a promising result, a small but meaningful example of the value that can be created through careful, incremental development. On a lighter note, the estate's natural environment continues to thrive, with new additions to the springbok herd and the ongoing management of our shared spaces and wildlife. These elements remain a defining part of what makes De Wijnlanden such a special place to live.

Thank you, as always, for your continued support, engagement, and care for De Wijnlanden Estate.

Kind regards,

Conrad Matthee
Chairperson DWHOA





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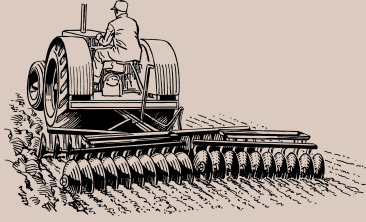
We believe in balanced excellence with high standards, strong relationships and meaningful opportunities that allow each child to discover their strengths and grow with confidence.



If you are new to the area, or simply exploring the next step in your child's education, we invite you to book a campus tour. We look forward to welcoming you for a visit.

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Vineyard Update

The current tritcale crop will soon be harvested and returned to the soil as part of our ongoing efforts to improve soil health in the vineyard area. This will be followed by the planting of a winter cover crop, continuing our longer-term focus on restoring and enriching this part of the estate.

We are also pleased to share that the final instalment of the vineyard bond will be paid later this month - an important milestone for the project. With this now complete, we look forward to continuing the gradual development of the area in line with the estate's broader master plan, progressing step by step as resources allow.



Our beloved pair of blue cranes, spending their days in the vineyard and returning to Meerlust each evening to roost.

Photo credit: Barry Theron



Spur winged geese in the vineyard.

Photo credit: Barry Theron

Water & Dam Management

Maximising capacity ahead of winter rains

With autumn underway, we've been making the most of lower dam levels to prepare for the winter rainfall season.

Residents may have noticed that water has recently been pumped from Kingfisher Dams 1 and 2 into Goose Lake for irrigation purposes. This has allowed us access to the dam beds, where we've been clearing reeds to improve overall capacity.

As part of this process, we also keep a careful eye out for fish, which are safely relocated to fuller dams. Our team has approached this task with great enthusiasm - no small feat given the dense vegetation at the bottom of the dams!

Reed clearing is an ongoing process and remains an important part of maintaining healthy dams, increasing water storage capacity, and ensuring we are well positioned to capture as much winter rainfall as possible.

We are also currently relying less on borehole water than usual, allowing us to retain maximum capacity in anticipation of incoming rain.



Terence showing off one of the carp carefully relocated to Goose Lake as part of our ongoing dam maintenance
Photo credit: Jaco van Lille

Attempting to catch & relocate fish among the dense grass at bottom of Kingfisher dam
Photo credit: Jaco van Lille



Water Awareness



Following a dry winter in 2025, a dry summer, and predictions of below-average rainfall this winter, it is important that we all remain mindful of water consumption and continue to use this precious resource sparingly.

Residents are also encouraged to stay alert to any potential water leaks, which can result in unnecessary water loss and costly bills. Early detection makes a significant difference.

Please see the [City of Cape Town's helpful guide](#) on how to identify and address leaks.

You can also keep track of your own water usage by taking monthly meter readings and submitting them directly to the City. This is simple to do:

- Locate your water meter
- Read only the black numbers from left to right (ignore the red numbers)
- Take a clear photo of the reading
- Submit via the City's e-Services portal, or by sending your account number, meter number, reading and photo to 060 018 1505

If you are unsure whether a leak is on private or municipal property, it is recommended that you first follow basic troubleshooting steps using the guide provided. If uncertainty remains, a qualified private plumber can assist with verification and further assessment.

The logo for Helderplumb Maintenance Specialist features three circular icons: a wrench, a water droplet, and a power drill. Below the icons, the text 'HELDERPLUMB' is in large, bold, blue letters, and 'Maintenance Specialist' is in smaller, blue letters. To the right of the text is a collection of plumbing tools including a wrench, pliers, a pressure gauge, and various pipes and fittings.

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PAID ADVERTISEMENT

The advertisement for Revival Plumbing Co. features a photograph of a plumber in blue overalls working on a sink. Below the photo is the company logo, which consists of a red house icon with a white water drop and the text 'REVIVAL PLUMBING CO.'. The main heading 'PLUMBING REPAIR & SERVICE' is in large, bold, red letters. Below this, the text 'Our Service:' is followed by a list of services. At the bottom, there is a contact section with a phone number, an email address, and a red 'CONTACT US' button.

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Olive Harvest



We recently completed a successful olive harvest in the olive grove. Our olive consultant confirmed that the yield was of sufficient quality to proceed with pressing.

We are pleased to share that we have produced approximately 60 litres of small-batch, hand-picked extra virgin olive oil, which will soon be made available to residents for purchase at R100 per 500ml.

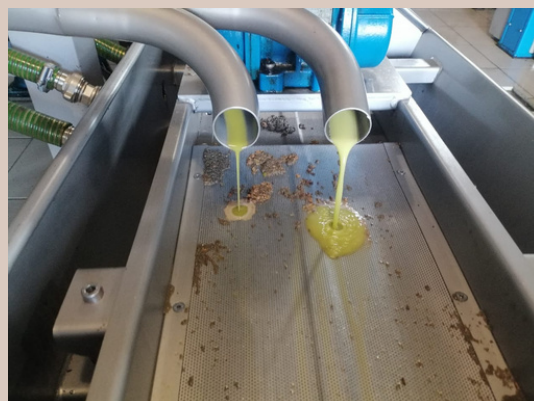
The oil has a fresh, characterful profile, with a blend of ripe and green olives resulting in a slightly peppery finish and gentle bitterness.

It is well suited to general cooking and finishing dishes, and can also be enjoyed with lemon juice, vinegar, or other preferred flavourings.

We are very pleased with this first pressing. We continue to focus on improving tree health across the groves and look forward to building on this success in future harvests.



Left: Olive harvest in progress
Below: A bountiful harvest



Olives being processed and pressed at
Croydon's olive facility.
Photos: Jaco van Lille

Springbok Update

We are pleased to announce the addition of two new lambs to the herd. The first, sired by our new ram, was introduced in February, with the second born just last week.

The ram has been actively establishing his dominance within the herd and has successfully encouraged the competing rams to form a bachelor group of three. He still makes the occasional visit to check on them and reassert his presence. One of these encounters may have left him slightly worse for wear last week, with a mild limp observed; fortunately, he appears to be recovering well and remains as active as ever.

The bachelor herd is often seen moving through gardens around the amphitheatre area, where they have developed a particular fondness for the Ludwig family's flower beds and plantings. Residents are kindly asked to remain alert when driving in the vicinity, as the herd is very comfortable navigating the roads and does not always show the road awareness we would prefer.



Our prize ram
Photo credit: Barry Theron



The latest addition to the herd
Photo credit: Barry Theron

Project Rabbit

Residents are aware of our ongoing initiative to humanely capture, sterilise, and relocate escaped European domestic rabbits on the estate. While they may appear charming, these are domestic animals and an invasive species (Category 1b), requiring control in accordance with environmental legislation. A sincere thank you to the residents who have contributed financially towards this initiative. To date, five rabbits have been successfully captured and sterilised, with the costs fully covered by these contributions. One adopted rabbit has unfortunately returned to roaming behaviour and will be relocated to the bunny sanctuary once recaptured.

This situation highlights the importance of adhering to estate rules when introducing non-native species. Residents are kindly requested to consult with the estate office beforehand to ensure compliance and to prevent unintended consequences for both the animals and the environment.



ESTATE LIVING

Pet Identification

Residents are kindly reminded to ensure their dogs and cats wear collars with their name, a current contact number, and (where possible) a shortened address (e.g. 19 SW for Simons Way).

This greatly assists in quickly reuniting lost pets with their owners. Recently, a De Wijnlanden cat that went missing was found in Stellenbosch Central and safely returned thanks to its collar.

Not everyone will take a pet to be scanned for a microchip - please make it easy for your pet to find its way home.



A Charlie lookalike with the all important collar

SECURITY & SAFETY



Estate Safety: Please Keep Your Eyes on the Road

A gentle reminder that even at 30 km/h, a brief glance at your phone can have serious consequences. Looking away for just 5 seconds means travelling over 40 metres without seeing the road ahead. According to the World Health Organization, using a mobile phone while driving significantly increases the risk of a collision - even at low speeds.

With pedestrians, children, pets, and wildlife regularly moving through our roads, full attention behind the wheel is essential. Please help us keep the estate safe by staying focused whenever you are driving.

Safety Reminder for Motorists: Remain Vigilant



As an additional safety reminder, motorists are encouraged to remain vigilant when leaving the estate. Please ensure that valuables such as laptops, phones and handbags are placed out of sight before departure, and avoid handling items while stationary.

While our armed response vehicle is stationed at the nearest intersection during peak periods and we have not experienced any attempted smash-and-grab incidents since this measure was implemented, it remains a support measure only. Residents are kindly encouraged to stay alert and aware of their surroundings at all times.

Taking these simple precautions can go a long way in helping to ensure your safety.



De Wijnlanden Kids: Ready, set, GO 2026!

What a way to kick off the year! Our Sports Day set the tone for an energetic, joy-filled term at De Wijnlanden Kids – with laughter echoing across De Wijnlanden’s soccer field – proud little faces, and plenty of friendly competition between moms, dads, and children alike. From sack races to tug-of-war, it was a celebration of movement, teamwork, and fun, reminding us that at De Wijnlanden Kids, everyone is a winner.

And just like that... the first term raced by! It has been a truly special few months, filled with fun, laughter, and meaningful, age-appropriate learning. We were also delighted to welcome four new children to our school, and are so pleased to see how beautifully they have settled in, already forming friendships and becoming part of our little community.

This strong sense of connection extends beyond the classroom, linking our school family with the wider estate community we are so fortunate to be part of.

Living in an estate with wide open spaces, where we as a community value and celebrate our wildlife, it was only fitting that a delightful snake craze swept through the school this term. We were fortunate to receive a visit from a real reptile – a beautiful chameleon that captivated everyone. This created a valuable teaching moment, where the children learned more about reptiles, as well as the importance of treating all creatures with kindness and respect, while understanding that they are still wild animals. This sparked curiosity and enthusiasm amongst the learners, with children eagerly bringing books from home and taking great pride in sharing their knowledge with friends, creating a wonderful ripple effect of learning across the class. It has been truly special to witness how a shared interest can ignite such excitement and discovery. It also sparked a dinosaur craze and during outside play times this whole term, dinosaurs ruled the playground and their roaring could be heard all over the estate.

The insects and spiders theme sparked great enthusiasm, as children used magnifying glasses to study small creatures and eagerly pointed them out in the schoolyard, even causing a cheerful “traffic jam” at times.



What started out as a carefully planned nice sensory activity, turned into a super messy paint-my-whole-body day!



“Reading” about snakes before school starts

De Wijnlanden Kids - Ready, set, GO 2026!



Our chameleon visitor at school this term



Dads starting off the sports day with tug-of-war to get everyone in a fun, competitive mood.



The kids' imaginations truly come alive everyday with outside playtime.

While learning about animals in South Africa, the children explored the Big Five and were reminded how fortunate we are to have our national animal living so close to us, with a particularly special moment being watching the feeding of the springbok. Other highlights of the term included our Valentine's Day celebration, with the children eagerly opening the Valentine's mailbox and receiving special cards from their loved ones, teachers, and friends. Little faces lit up as messages were read aloud, and the children felt truly loved and cherished.

Our first-term outing to Vredenheim was an adventure. Although the weather surprised us with heavy downpours, the children still had a wonderful time. They managed to feed the goats before heading indoors, where they explored, climbed, and slid on an amazing jungle gym. During a break in the rain, they were treated to the special experience of seeing two white tigers being fed.

If you would like to learn more about what De Wijnlanden Kids has to offer you are welcome to reach out to the principal, Narda Gerber via dwk.principal@gmail.com.



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