

P.O. Box 851
Robertson
6705

Peter G. Mons - Pr. Pln

Professional Town Planning
and Development Consultant

Tel/Fax: 023 626 3480
Cell phone: 082 826 4000
E-mail: petergm@telkomsa.net

My Ref: St 53 15/12

**The Municipal Manager
Stellenbosch Municipality
P. O. Box 17
Stellenbosch.
7599.**

21 November 2012.

Sir

**Application for the Subdivision and Consolidation of the Farms
No 53, 55 105 and 108 Stellenbosch**

Attached please find the following with regard to the above-mentioned application:

(a) 7 Copies of the relevant application form together with the required Planning Report and supporting documents;

(b) Proof of payment of the required fees of **R4560.00** to the Stellenbosch Municipality being the application fee for Subdivision (R1945.00 X 2) and the fee for serving of notices (11 to 25 letters) (R670.00).

(c) Copies of Letters addressed to:

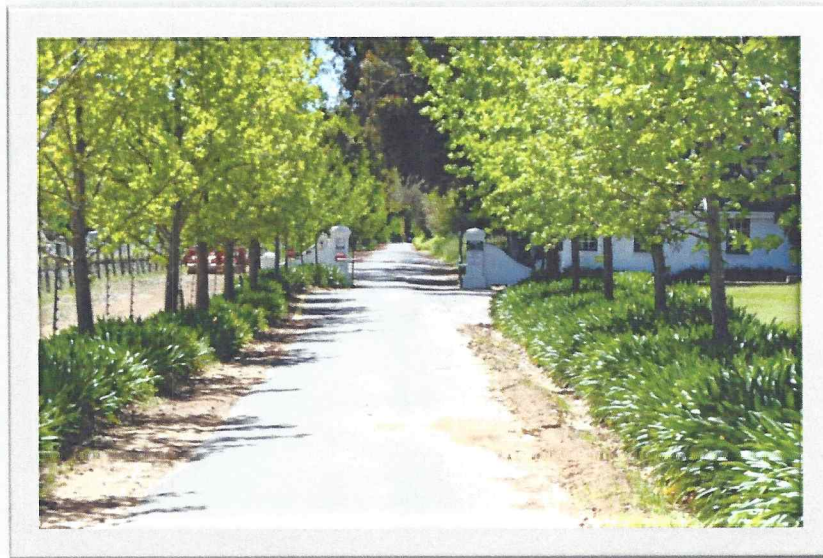
- Department of Agriculture, WCG
- Department of Agriculture, Forestry and Fisheries
- Department of Transport and Public Works, WCG

An appeal is made to you to expedite the processing of the application at your earliest convenience. Should you require any further information or clarity with regard to any aspects of the application please contact the writer.

Yours faithfully,

Peter. G .Mons – Pr. Pln

**Application for the Subdivision and
Consolidation of Remainders of the Farms
Rustenburg No 53, 55 105 and 108 Stellenbosch**



Contents:

- ❖ Completed Application Form for Subdivision.
 - ❖ Plan of Subdivision (Plan No 21 – Rev 1)
 - ❖ Locality Plan
 - ❖ Planning Report
 - ❖ Water Rights Certificates
 - ❖ Copy of Deed of Transfer T 4554/1967
 - ❖ SG Diagrams
 - ❖ Conveyancer's Certificate
 - ❖ Power of Attorney
 - ❖ Company Resolution
-



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MUNICIPALITY • UMASIPALA • MUNISIALITEIT
Department: Planning and Development

LAND DEVELOPMENT APPLICATION FORM

APPLICATION REFERENCE NUMBER (To be completed by an official) _____

SECTION A: APPLICANT / AGENT'S DETAILS

Applicant: Peter G Mons Planning and Development Consultant _____
Postal Address: P O Box 851 _____
Robertson _____
Postal Code: 6705 _____ Email: petergm@telkomsa.net _____
Tel: 023 626 3480 _____ Fax: 023 626 3480 _____ Cell: 082 826 4000 _____

SECTION B: PROPERT Y DETAILS

Remainder Farm No. 53,55,105 & 108 _____ Portion no. (of farm) _____ Allotment area Stellenbosch _____
Street Address: Rustenburg Divisional Road No 1078 _____
Suburb: Ida's Valley _____

(To be completed by an official)

Relevant Zoning Scheme: _____ Extent _____ m²/ha
Current Zoning: _____ Title deed no: T _____
Approximately age of existing buildings: _____
Any restrictive title deed conditions? _____ If yes, please specify: _____

Is the Property encumbered by a bond?* No _____ *if **yes** please attach bondholders consent.

SECTION C: OWNER DETAILS (If different from Section A above)

Registered Owner: Rustenschoon Properties (Pty) Ltd _____
Postal Address: C/o Mr. Simon Barlow, Rustenberg Wines, P O Box 33, Stellenbosch. _____
Postal Code: 7599 _____ Email: _____
Tel: 021 809 1200 _____ Fax: 021 809 1219 _____ Cell: _____



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 Department: Planning and Development

SECTION D: TYPE OF APPLICATION BEING SUBMITTED

Please indicate by means of an "X" in the appropriate box on the right, which of the following applications is/are being applied for:

TYPES OF APPLICATIONS	"X"	FEES PAID
REZONING: Section 17(1) of Ordinance 15 of 1985 From..... To in order to	<input type="checkbox"/>	
SPECIAL /CONSENT USE: Section _____ of Zoning scheme Regulations* complete section E of the application form.	<input type="checkbox"/>	
TEMPORARY LAND USE DEPARTURE: Section 15(1)(a)(ii) of Ordinance 15 of 1985	<input type="checkbox"/>	
DEPARTURE: Section 15(1)(a)(i) of Ordinance 15 of 1985 (Building lines, coverage, bulk, height, number of storey's) * complete section E of the application form.	<input type="checkbox"/>	
SUBDIVISION: Section 24(1) of Ordinance 15 of 1985.	X	R3890.00
SUBDIVISION EXEMPTION: Section 23(1) of Ordinance 15 of 1985	<input type="checkbox"/>	
AMENDMENT / CANCELLATION OF PLAN OF SUBDIVISION : Section 30(1) of Ordinance 15 of 1985	<input type="checkbox"/>	
AMENDMENT / WAIVEING OF CONDITIONS OF APPROVAL / SCHEDULE CONDITIONS & AMENDMENT OF SITE DEVELOPMENT PLAN : Sections 42(3)(a) of Ordinance 15 of 1985	<input type="checkbox"/>	
EXTENSION OF VALIDITY PERIOD OF LUPO APPROVAL: In terms of Section 15(5) for Departure Applications and 27(1) for Subdivision Applications and 16(2)(a)(i) for Rezoning Applications in terms of Ordinance 15 of 1985. (Draw a line across which ever is <i>Not</i> applicable.)	<input type="checkbox"/>	
APPROVAL OF SITE DEVELOPMENT PLAN: Section 15(1)(a)(i) of Ordinance 15 of 1985	<input type="checkbox"/>	
SPECIAL DEVELOPMENT : complete section E of the application form.	<input type="checkbox"/>	
REMOVAL / RELAXATION / AMENDMENT OF TITLE DEED CONDITIONS: Section 3(1) of Removal of Restrictions Act 84 of 1967 : <i>Note: In case of Removal of restrictions application, there is also a separate additional application form to be filled out</i>	<input type="checkbox"/>	
APPLICATION IN TERMS OF ANY OTHER LEGISLATION (specify) Note: In case of Removal of restrictions application, there is also a separate additional application form to be filled out	<input type="checkbox"/>	
IF REQUIRED, HAS APPLICATION FOR EIA / HIA / TIA / TIS / BEEN MADE? (YES / NO) –Complexity Fee	<input type="checkbox"/>	
Advertising / Notification fee	<input checked="" type="checkbox"/>	R670.00
TOTAL Application fee		R4560.00



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 Department: Planning and Development

SECTION E: TYPE & DETAIL OF APPLICATION BEING SUBMITTED (continued)

DEPARTURE / CONSENT / SPECIAL DEVELOPMENT (REQUIRED)

Please indicate by means of an "X" in the appropriate box on the left, which of the following applications is/are being applied for

Building line encroachment	Street	From	m	To	m
	Street	From	m	To	m
	Side	From	m	To	m
	Side	From	m	To	m
	Aggregate side	From	m	To	m
	Rear	From	m	To	m
Exceeding permissible site coverage		From	%	To	%
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To	
Exceeding height restriction		From	m	To	m
Exceeding maximum storey height		From	m	To	m
Consent/Conditional Use/Special Development					
Toof the..... Zoning Scheme Regulations					
in terms of Section.....of the..... Zoning Scheme Regulations					
Other (please specify)					

Brief description of application: The owner of the Farms Remainder No 53, Remainder No 55, Remainder No 105 and Remainder No 108 Stellenbosch which form part of the Rustenberg Estate in Ida's Valley wishes to obtain approval to consolidate the four properties and to remodel them into three new cadastral land units. The extent and physical shape of the new land units created will be more regular and desirable than those of the existing land units. Servitudes are to be registered to accommodate access to the new units.

Motivation : (in the event of complex applications, a separate and detailed motivation should be attached)

___ See Planning Report



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Department: Planning and Development

SECTION F: LIST OF ATTACHMENTS AND SUPPORTING INFORMATION REQUIRED / SUBMITTED

Please indicate by means of an "X" in the appropriate box, which of the following supporting documentation accompanies your application.

• Power of attorney / Company Resolution (Company owned property)	X	• Site Development Plan consisting of the following: Site layout / Sketch plan (& elevations) illustrating proposal (A4 or A3 format only)*	
• Bondholder's consent / Mortgagee's consent		• Landscaping plan (A3)	
• Copy of Title deed*	X	• Copy of EIA/HIA/TIA / TIS/ MHIA or ROD	
• Conveyancer's certificate	X	• Completed abutting owner's consent forms	
• List of Title deed conditions to be removed / amended		• Home Owner's Association consent in writing & stamp of approval on all plan pages	
• Motivation report / letter*	X	• Application fee / receipt	X
• Land Use Map*	X	• Required no of documentation copies (min 4) / to be confirmed at Council prior to submission of application	X
• Locality plan*	X	• Other	
• Proposed Plan of Subdivision, Building plans or Site plan.	X	_____	

***NB: REQUIRED FOR ALL LAND USE (REZONING, TEMPORARY DEPARTURE, CONSENT/CONDITIONAL USE) DEVELOPMENT APPLICATIONS**

SECTION G : DECLARATION

NOTE: If application made by person other than owner, power of attorney is required. If property is owned by more than one person, signature of each owner is required. Where owned by company / trust / other juristic person, certified copy of board of directors / trustees resolution is required.

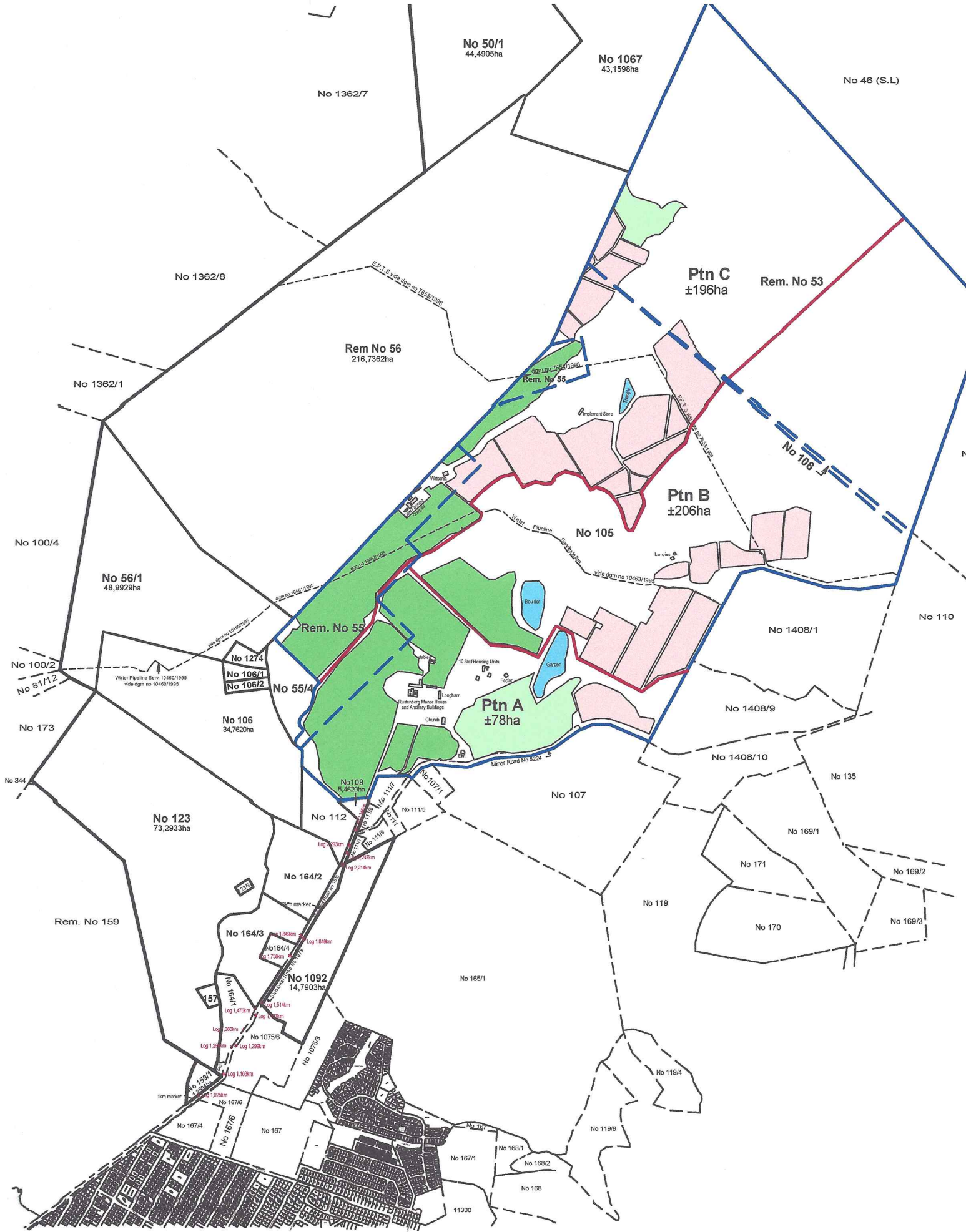
I hereby certify that the information supplied in this application form is correct and that I am properly authorized to make this application.

Applicant's signature: _____

Date: 21 November 2012

Full name:

Peter Garnet Mons



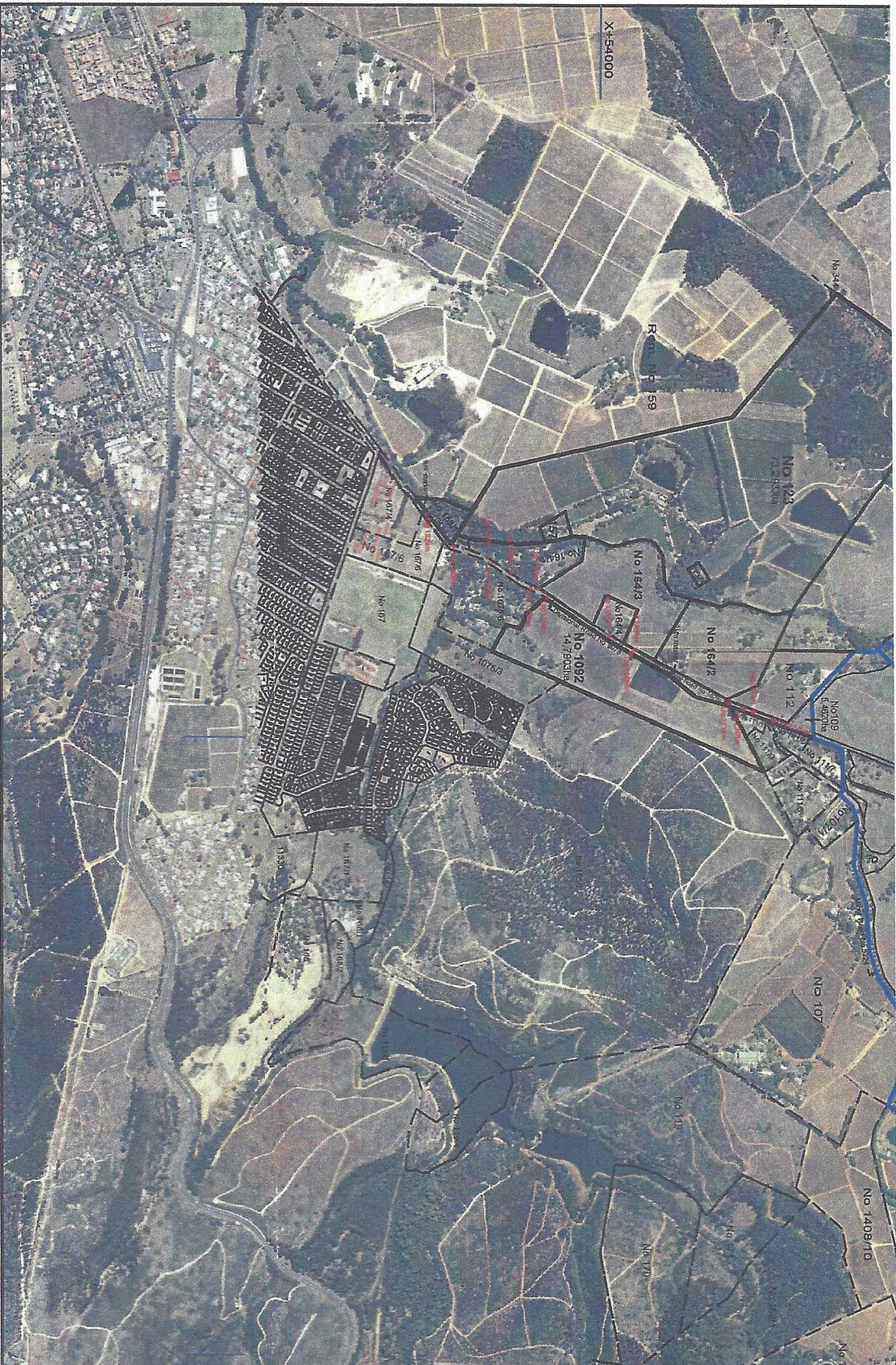


Table of Existing Land Units

Farm No	Registered Extent (ha)	Approximate Re-Surveyed Extent (ha)	V (ha)	O (ha)	L (ha)	P (ha)	Dams	Volume of Water (m ³)
53	175,8904	±182,6	4,2		4,0			
55	18,2859	± 36,9	0,6			27,4		
105	252,4870	±258,6	59,2		12,0	41,3	Boulder Garden Triangle	73153
108	2,3069	± 2,5						60000
TOTAL	448,7502	±479,6	64		16,0	68,7		

Table of Remodelled Land Units

Part No	Extent (ha)	V (ha)	O (ha)	L (ha)	P (ha)	Dams	Volume of Water (m ³)
A	±78	3,7		12,0	33,3	Garden	60000
B	±206	23,7			9,2	Boulder	73153
C	±198	36,6		4,0	26,2	Triangle	

Infrastructure

Rustenberg Manor House and Auxiliary Buildings; Elm Cottage; Poplar Cottage; Church; Longham; 10 Staff Housing Units; Lamps Cottage

Ref: 1) Co-ordinate System WGS 84
 2) S. G. Noling 3766, 3778, 3780,
 6931, 6932, 6937, 6938, 6947

dh & e
 david helling & abrahamse
 professional land surveyors
 258 Main Street
 PAARL 7646

Telephone: 021-8722056 web site: www.dh&e.co.za
 Tel/Fax: 021-8722676 email: dhelling@dh&e.co.za

Project
PLAN OF SUBDIVISION
Farms No 53, 55, 105
& 108 Stellenbosch

Scale	1 / 20000 @
Date	November 2
File No	S255/07(A1)
Plan No	21P-Rev1



No 50/1
44,490ha

No 1067
43,159ha

No 46 (S.L.)

No 1362/7

No 1362/8

Ptn C
±196ha

Rem. No 53

Rem. No 56
218,736ha

Rem. No 55

No 1362/1

No 108

No 100/4

No 56/1
48,892ha

Ptn B
±206ha

No 105

No 11

Rem. No 55

No 1408/1

No 100/2

No 127/4

No 106/1

No 109/2

No 55/4

Ptn A
±78ha

No 1408/9

No 51/12

No 106

24,362ha

No 173

No 109

5,488ha

No 107

No 1409/10

No 344

No 123

73,093ha

No 112

1,112ha

No 135

No 169/1

No 164/2

No 119

No 169/2

Rem. No 159

No 164/3

No 170

No 169/3

No 1092

14,790ha

No 167/6

No 167/5

No 167/4

No 167/3

No 167/2

No 167/1

No 167

No 167/1

No 167/2

No 167/3

No 167/4

No 167/5

No 167/6

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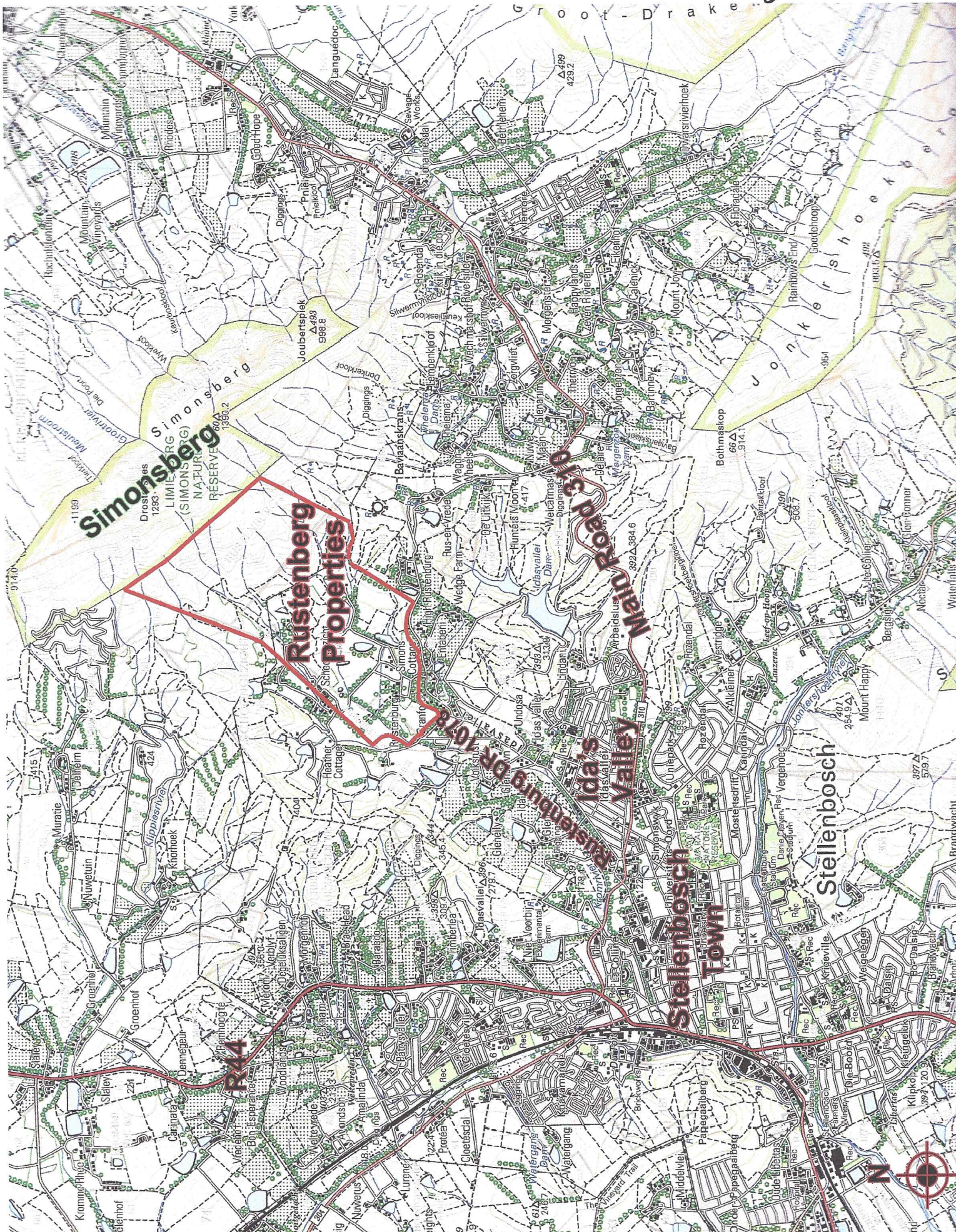
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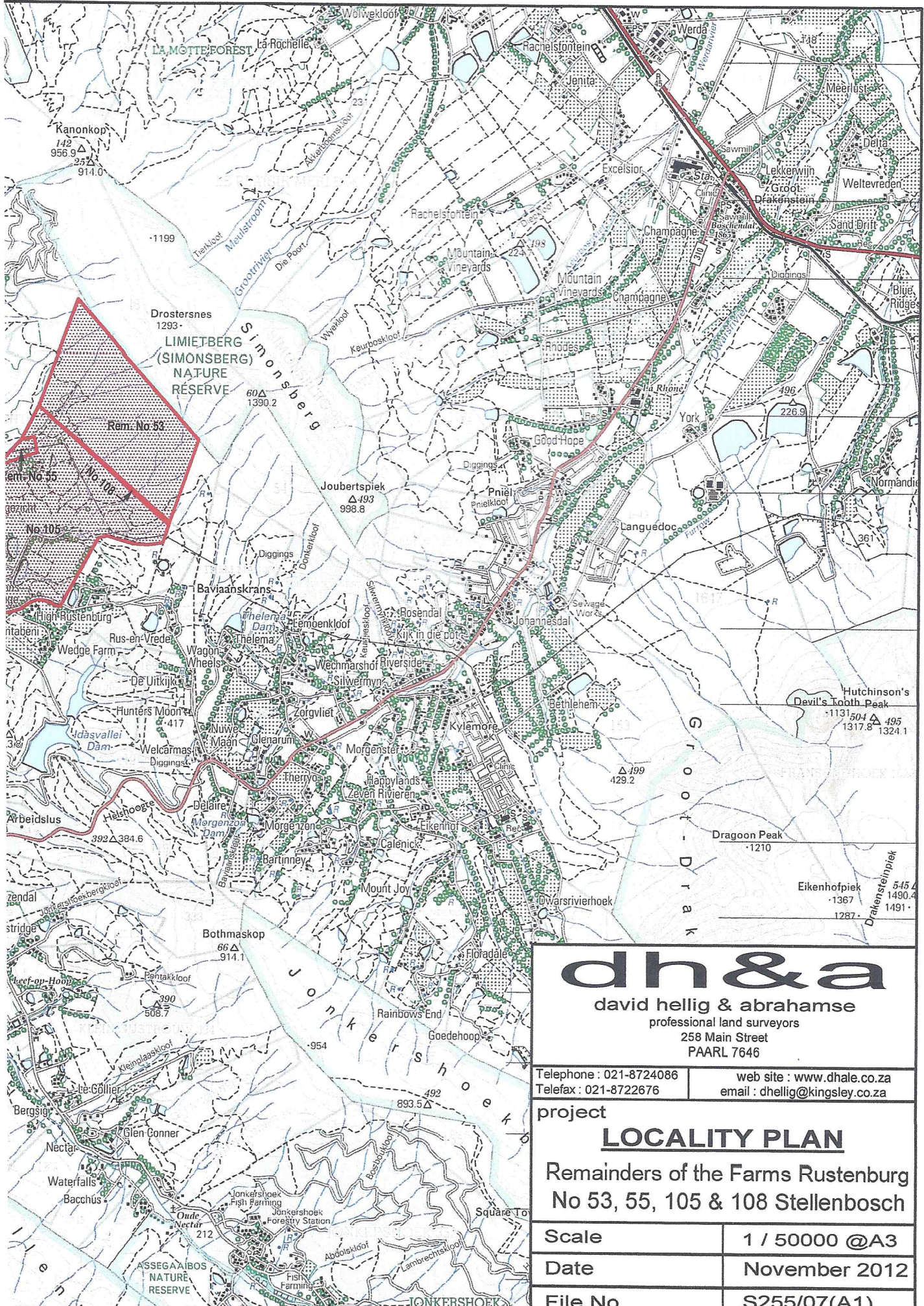
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No 167/234

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Locality Plan





dh&a
 david hellig & abrahamse
 professional land surveyors
 258 Main Street
 PAARL 7646

Telephone : 021-8724086	web site : www.dhale.co.za
Telefax : 021-8722676	email : dhellig@kingsley.co.za
project	
<u>LOCALITY PLAN</u>	
Remainders of the Farms Rustenburg No 53, 55, 105 & 108 Stellenbosch	
Scale	1 / 50000 @A3
Date	November 2012
File No	S255/07(A1)

Application for the Subdivision and Consolidation of the Remainders of the Farms Rustenburg No 53, 55, 105 and 108 Stellenbosch

Planning Report

Contents

- 1) Purpose of the Application
- 2) Property Details
- 3) Property Owner
- 4) Applicant
- 5) Background
- 6) Desired Action and Statutory Requirements
- 7) Statutory Application
- 8) Detail Description of the Proposal
- 9) Ida's Valley National Heritage Site
- 10) Motivation
- 11) Concluding Summary

1) Purpose of the Application

The owner of the Remainders of the Farms Rustenburg No 53, No 55, No 105 and No 108 Stellenbosch which form part of the Rustenberg Estate in Ida's Valley wishes to obtain approval to consolidate the four land units and to remodel them into three new cadastral units. The extent and physical shape of the new land units created will be more regular and desirable than those of the existing land units. Servitudes are to be registered to accommodate access to the new land units.

2) Property Details

2.1 Description

The Remainders of the Farms Rustenburg No 53, No 55, No 105 and No 108 Stellenbosch, in the Municipality and Administrative District of Stellenbosch, Province of the Western Cape.

2.2 Location

The land units are situated in the Ida's Valley on the north eastern edge of Stellenbosch Town on the southern slopes of the Simonsberg Mountain where they gain access off the Rustenburg Divisional Road No 1078 (see Locality Plan).

2.3 Extents and Title Deeds

- Remainder of the Farm Rustenburg No 53 Stellenbosch measures 175,6904 ha held under Title Deed T 4554/1967
- Remainder of the Farm Rustenburg No 55 Stellenbosch measures 18,2659 ha held under Title Deed T 4554/1967
- Remainder of the Farm Rustenburg No 105 Stellenbosch measures 252,4870 ha held under Title Deed T 4554/1967
- Remainder of the Farm Rustenburg No 108 Stellenbosch measures 2,3069 ha held under Title Deed T 4554/1967

Due to the date of the original diagrams dating back to 1699 and the steep gradients which prevail, initial resurvey has revealed significant differences between the registered and actual extents which are as follows:

- Remainder Farm No 53 – ± 182.6 ha
- Remainder Farm No 55 – ± 35.9 ha
- Remainder Farm No 105 – ± 258.6 ha
- Remainder Farm No 108 – ± 2.5 ha

2.4 Current Zonings

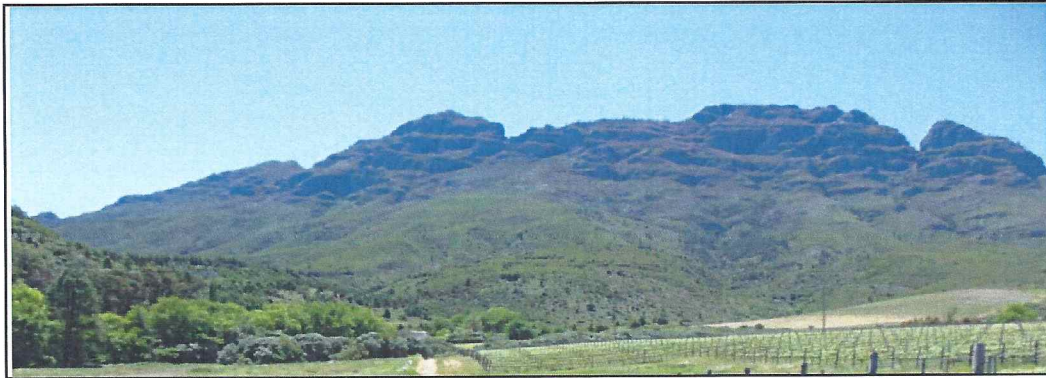
- Remainder Farm No 53 Stellenbosch – Agricultural Zone I
- Remainder Farm No 55 Stellenbosch – Agricultural Zone I
- Remainder Farm No 105 Stellenbosch – Agricultural Zone I
- Remainder Farm No 108 Stellenbosch – Agricultural Zone I

2.5 Current Utilization and Infrastructure

- Remainder Farm No 53 Stellenbosch

This portion forms part of the historic farm known as the Rustenberg Wine Estate which is actively farmed with extensively planted vines of different

varieties. It consists mainly of natural veld on the steep southern slopes of the Simonsberg but also contains ± 4.2 ha of vineyards and ± 4 ha of lands on the lower slopes in the south west corner of the property. The property currently contains no dams. Its southern boundary borders on Remainder Farm No 108.



A view of the southern slopes of Simonsberg on which Farm No 53 is located

- Remainder Farm No 55 Stellenbosch

This property which is a split remainder consisting of two parts located on the lower slopes, contains the Rustenberg dairy farming complex as well as a cottage known as Watsonia Cottage. It also contains a small section of vineyards (0.6ha) and ± 27.4 hectares of irrigated pastures. The boundaries with the exception of the north west boundary do not relate to the physical features on the ground.



Part of the Rustenberg Dairy Complex

- Remainder Farm No 105 Stellenbosch

This land unit of just over 258 hectares is farmed with a variety of high quality vines measuring ± 59.2 ha. In addition there are ± 12 ha of lands and ± 41.3 ha

of irrigated pastures. It also contains the Rustenberg Manor house and ancillary buildings, three cottages (Elm, Poplar and Lampies), Longbarn, a church, 10 staff housing units and an implement store. It also contains three substantial dams known as Triangle, Garden and Boulder all used for irrigation.



Garden dam



The Longbarn



Poplar Cottage



Part of the extensive vineyards

- Remainder Farm No 108 Stellenbosch

This property of only ± 2.5 ha is triangular in shape and stretches across the slopes of Simonsberg in an east west direction. It does not contain any infrastructure and passes through two sections of vineyards.

The following details relate to the **provision of services** to the land units:

- **Electricity** – Eskom is the supplier of electricity with a sufficient supply for all current needs.
- **Storm water** – All storm water is disposed of by means of natural runoff into streams and dams.
- **Solid waste removal** – All solid waste is removed from the properties by the owners.
- **Sewerage disposal** – The majority of the properties are served by existing soak away systems. The winery makes use of a conservancy tank which is serviced by a tanker on a regular basis.
- **Potable water** - An artesian well as well as a number of boreholes provide a sufficient supply of potable water. The current system of supply will not be disrupted by the remodeling of the land units.

The current arrangement for domestic services to the infrastructure on Rustenberg Farm will not be disrupted by the remodeling proposed.

3) Property Owners

The registered owner of the properties is:

Rustenschoon Prop (Pty) Ltd (Reg. No. 66/11306/07)
Contact person: Mr. Simon Barlow
C/o Rustenberg Wines
Phone No 021 809 1200
Fax No 021 809 1219
Address: P O Box 33, Stellenbosch. 7599.

4) Applicant

David Hellig & Abrahamse Professional Land Surveyors *in association with*
Peter Mons-Professional Planning and Development Consultant.

Tel No	: 021 – 872 4086	: 082 826 4000
Fax No	: 021 – 872 2676	: 023 – 626 3480
e-mail	: dhellig@kingsley.co.za	: petergm@telkomsa.net
Address	: P. O. Box 18 Paarl.7622	: P. O. Box 851 Robertson.6705

5) Background

The four subject land units form part of the well known Rustenberg Estate situated in the Ida's Valley area of Stellenbosch. Rustenberg and the abutting Schoongezicht farm have been farmed since the 17th century and the current cellar on Rustenberg has been producing wine continuously since 1892. The Barlow family has owned Rustenburg since 1941. (Source: Rustenberg Wines website:www.rustenberg.co.za). The owners now wish to consolidate four of the land units which make up Rustenberg Estate and to create three new rational land units.

6) Desired Action and Statutory Requirements

As indicated on the Plan of Subdivision the owner of the land units involved wishes to consolidate Remainder Farm No 53, Remainder Farm No 55, Remainder Farm No 105 and Remainder Farm No 108 together totaling ±479.6 ha and to resubdivide the consolidated property into Portion A of ±78 ha, Portion B of ±206 ha and Portion C of ±196 ha. This will require an application

for subdivision in terms of Section 24 of the Land Use Planning Ordinance No 15 of 1985.

Servitudes are to be registered to serve the access and services needs of the newly created portions.

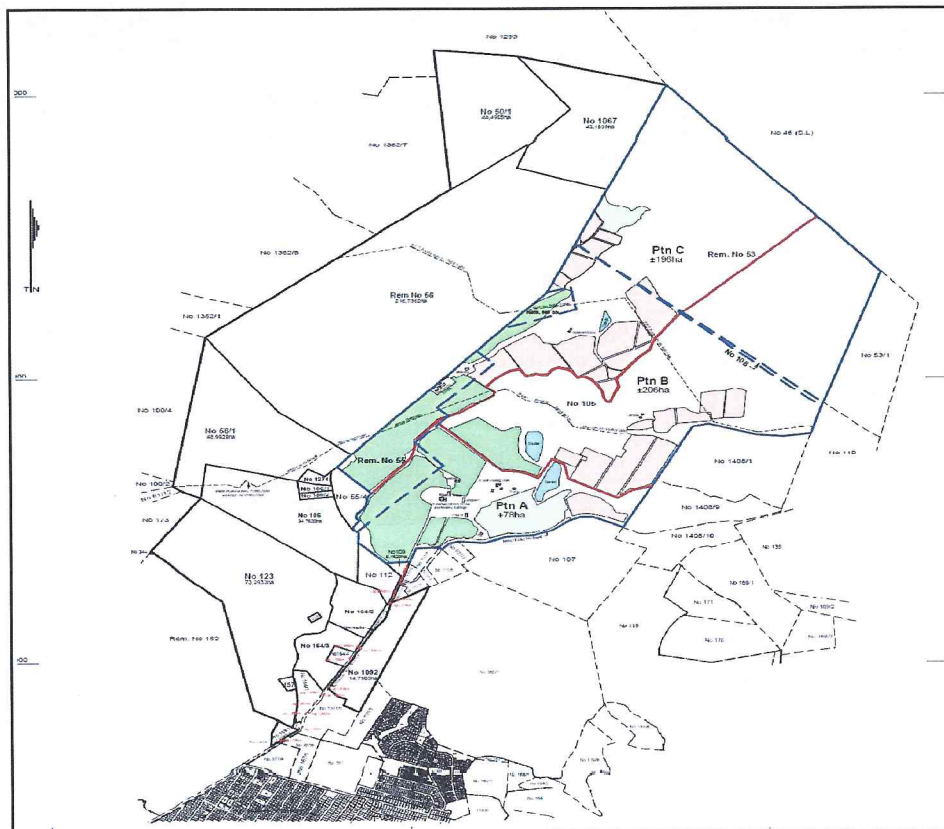
No removal of any restrictive Title Deed conditions is required in terms of the Removal of Restrictions Act, Act 84 of 1967 (see attached Conveyancers Certificate).

Applications in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970 and Advertising on Roads and Ribbon Development Act, Act 21 of 1940 will be submitted simultaneously to the relevant departments for approval.

The properties fall within the Ida's Valley National Heritage Site and the required application to the applicable heritage authority will be lodged by a heritage consultant.

7) Statutory Application

Application is made in terms of Section 24 (1) of the Land Use Planning Ordinance No 15 of 1985 to consolidate the Remains of the Farm Rustenburg No 53, No 55, No 105 and No 108 Stellenbosch and to resubdivide the consolidated property into Portion A of ± 78 ha, Portion B of ± 206 ha and Portion C of ± 196 ha as shown on the Plan of Subdivision.



Extract from the Plan of Subdivision

8) Detail Description of the Proposal

The proposal entails the consolidation and remodeling of four existing land units into three new land units. Remainder Farm No 53, Remainder Farm No 55, Remainder Farm No 105 and Remainder Farm No 108 are to be consolidated and to be resubdivided into Portion A of ± 78 ha, Portion B of ± 206 ha and Portion C of ± 196 ha.

The boundaries of **Portion A** of ± 78 ha at the lowest elevation have been selected so as to coincide with the boundaries of existing pastures and vineyard blocks to create a viable and sensible agricultural entity. This property will keep the Rustenberg historical infrastructure intact which consists of the Rustenberg Manor house and its associated complement of ancillary buildings. Other infrastructure will include 10 staff housing units, two cottages (known as Elm and Poplar), a farm building known as Longbarn and a church. The large Garden dam with a capacity of $60\,000\text{ m}^3$ as well as ± 3.7 ha of vineyards, ± 33.3 ha of irrigated pastures and ± 12 ha of dry lands will also be included. Use will be made of the current access to Rustenberg Estate for access to this portion.



Pastures on Portion A

Portion B which will measure ± 206 ha will be located on the middle and upper section of the properties and will contain ± 23.7 ha of vineyards, ± 9.2 ha of pastures as well as a large section of natural veld on the steeper slopes of the Simonsberg. It will contain the Boulder dam with a capacity of over $73\,000\text{ m}^3$.



Vineyards on Portion B

Portion C of ± 196 ha will stretch from the higher slopes of Simonsberg to the lower flatter section and will contain $\pm 36,6$ ha of vineyards, $\pm 26,2$ ha of pasture and $\pm 4,0$ ha of lands as well as an extensive area of natural veld on the slopes of Simonsberg. The infrastructure includes a dairy farming complex, implement store and Watsonia cottage. Triangle dam is located on the higher slopes.



Vineyards on the upper slopes of the proposed Portion C

9) Ida's Valley National Heritage Site

The properties involved all fall within the Ida's Valley National Heritage Site which consists of 21 farms and smallholdings which was declared a national monument in 1976. A set of 'Draft Guidelines for Conservation and Development' was drawn up in 2011 to assist the Ida's Valley Heritage and Environmental Association in their task to manage change in the valley. The document provides the following guidelines with regard to subdivision within the relative Area 1:

7.6 Guidelines for Subdivision and Consolidation of Land

It may well be that some adjustment to subdivisions to those areas of the National Heritage Site zoned Agricultural Zone I are required from time to time, in the interest of improved agricultural practices.

- In the case of applications for subdivisions/consolidations of farmland, the Department of Agriculture's approval is required in the first instance, prior to any approvals in terms of the NAHRA, where the latter should not be reasonable refused, unless the integrity of the National Heritage Site would clearly be negatively affected.*
- Motivation for, and assessment of the impacts of such subdivision/consolidation are required.*

Comment: The required application in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970 will be lodged with the Department of Agriculture simultaneously with this application. A heritage consultant will also lodge the required application with the heritage authority. Positive responses from both of these authorities are anticipated given the positive nature of the application.

10) Motivation

The primary purpose of the application is to rationalize and remodel historical boundaries of four existing land units to create three new meaningful agricultural entities.

It is considered desirable to rationalize the current 'internal' boundaries of the Rustenberg Estate which are not functional. The triangular Farm No 108 of ± 2.5 ha is not a functional unit and Remainder Farm No 55 consists of two split parts which together only measure ± 35.9 ha. Furthermore the boundaries other than the 'outer' boundaries do not coincide with the physical features on the ground as they run diagonally through vineyard and pasture blocks.

Farm No 53 despite being ± 182.6 ha in size is not a viable agricultural unit due to the fact that it consists almost entirely of the steep mountain slopes of Simonsberg. The construction of a dwelling on this portion would also not be desirable from a visual impact perspective.

The creation of Portions B and C will allow for structures to be built at a lower elevation thereby reducing the potential visual impact.

Furthermore the number of land units will be reduced from four to three and the extents of the new land units will be of such a nature to ensure that they are viable as agricultural farming entities. They will also each contain a large dam which is essential for each entity.

The two current accesses to the estate from Divisional Road No 1078 at logs 1,849 km and 2,346 km will be retained and the necessary servitudes for access to the three portions will be registered.

The proposed new boundaries will not result in any encroachments of the applicable 30 m building line by existing buildings and therefore no departures are required.

The physical nature of the land will not be impacted on and the status of Ida's Valley as a national heritage site will remain intact.

The application should therefore have no physical impact as it will not result in any changes in land use nor will it adversely impact on the agricultural activities or agricultural potential. Due to the fact that the property boundary changes are internal to the estate no other parties will be impacted on. Suitable arrangements are to be made involving the possible registration of servitudes to ensure the continued supply of services to the land units involved.

The application is therefore considered to be **desirable**.

11) Concluding Summary

The proposal to consolidate Remainder Farm No 53, Remainder Farm No 55, Remainder Farm No 105 and Remainder Farm No 108 Stellenbosch and to resubdivide the consolidated property into Portion A of ± 78 ha, Portion B of ± 206 ha and Portion C of ± 196 ha as illustrated on the Plan of Subdivision is considered to be **desirable** for the following reasons:

- The subdivision will rationalize historic boundaries which do not relate to physical features on the ground;
- The subdivision will result in a reduction of the number of land units from four to three.
- The subdivisions will not result in any building line encroachments.
- The three new units are considered to be viable agricultural entities.
- Each of the three new land units will contain a dam which will contribute to their viability.

- The application will not impact negatively on the agricultural activities on the land units involved.
- The creation of Portions B and C will allow for structures to be built at a lower elevation thereby reducing the potential visual impact.
- Suitable arrangements are to be made to ensure the continued supply of services to the land units involved.
- The existing two accesses which currently serve the land units will be retained and the necessary servitudes will be registered.
- The proposed consolidation and subdivision will not impact negatively on the surrounding properties.
- The application will not impact negatively on the Ida's Valley's status as a National Heritage Site.

The application as indicated on the Plan of Subdivision should therefore enjoy the **Council's full support**.

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