CK RUMBOLL &
PARTNERS INC.

PROFESSIONELE LANDMETERS ~ ENGINEERING SURVEYORS ~ STAD- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Date: 04/06/2026
Our Ref: 14785/ZN

Sir/Madam,

APPLICATION FOR REZONING AND CONSENT USES:
REMAINDER FARM 214, STELLENBOSCH RD

Application Property Address:	Groenland Wines, Bottelary Road
Application Property Number:	Farm RE/214, Stellenbosch RD
Applicant:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, tel. 022 482 1845
Owner:	J H J Steenkamp Trust, Groenland Wines, Bottelary Road, Stellenbosch
Application Reference:	TP1397/2025

Description of land development proposal:
Application is made on Farm 214, Stellenbosch RD, for **1)** Rezoning of a portion (±9038m²) from Agriculture and Rural Zone to Local Business Zone in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023; **2)** Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 in order to accommodate a filling station on a portion of the proposed rezoned area; **3)** Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 in order to accommodate renewable energy structures on a portion of the rezoned area.

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: CK Rumboll and Partners: Roeben Pienaar at planning9@rumboll.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 **30 November 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 076 721 1725 during normal office hours.
Yours faithfully

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

IN DIE STELLENBOSCH MUNISIPALE AREA

Meneer / Mevrou/ Mejuffrou,

AANSOEK OM HERSONERING EN VERGUNNINGS GEBRUIKE OP PLAAS 214, STELLENBOSCH RD

Adres van aansoek eiendom:	Groenland Wyne, Bottelary pad
Aansoek eiendom beskrywing:	Plaas RE/214, Stellenbosch Afdeling
Aansoeker:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845
Eienaar:	J H J Steenkamp Trust, Groenland Wyne, Bottelary Pad, Stellenbosch
Aansoek Verwysing:	TP1397/2025

Besonderhede van die grondgebruiksaansoek:
Aansoek word gedoen ten opsigte van Plaas 214, Stellenbosch RD, vir **1)** die hersonering van 'n gedeelte (±9 038 m²) vanaf Landbou- en Landelike Sone na Plaaslike Besigheidsones ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023; **2)** 'n Vergunningsgebruik ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, ten einde 'n vulstasie op 'n gedeelte van die voorgestelde gehersoneerde area te akkommodeer; en **3)** 'n Vergunningsgebruik ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, ten einde hernubare-energiestrukture op 'n gedeelte van die gehersoneerde area te akkommodeer.

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: CK Rumboll and Partners: Roeben Pienaar op planning9@rumboll.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 **30 November 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 076 721 1725 gedurende normale kantoor ure.

Die uwe

Roeben Pienaar
Vir CK Rumboll en Vennote

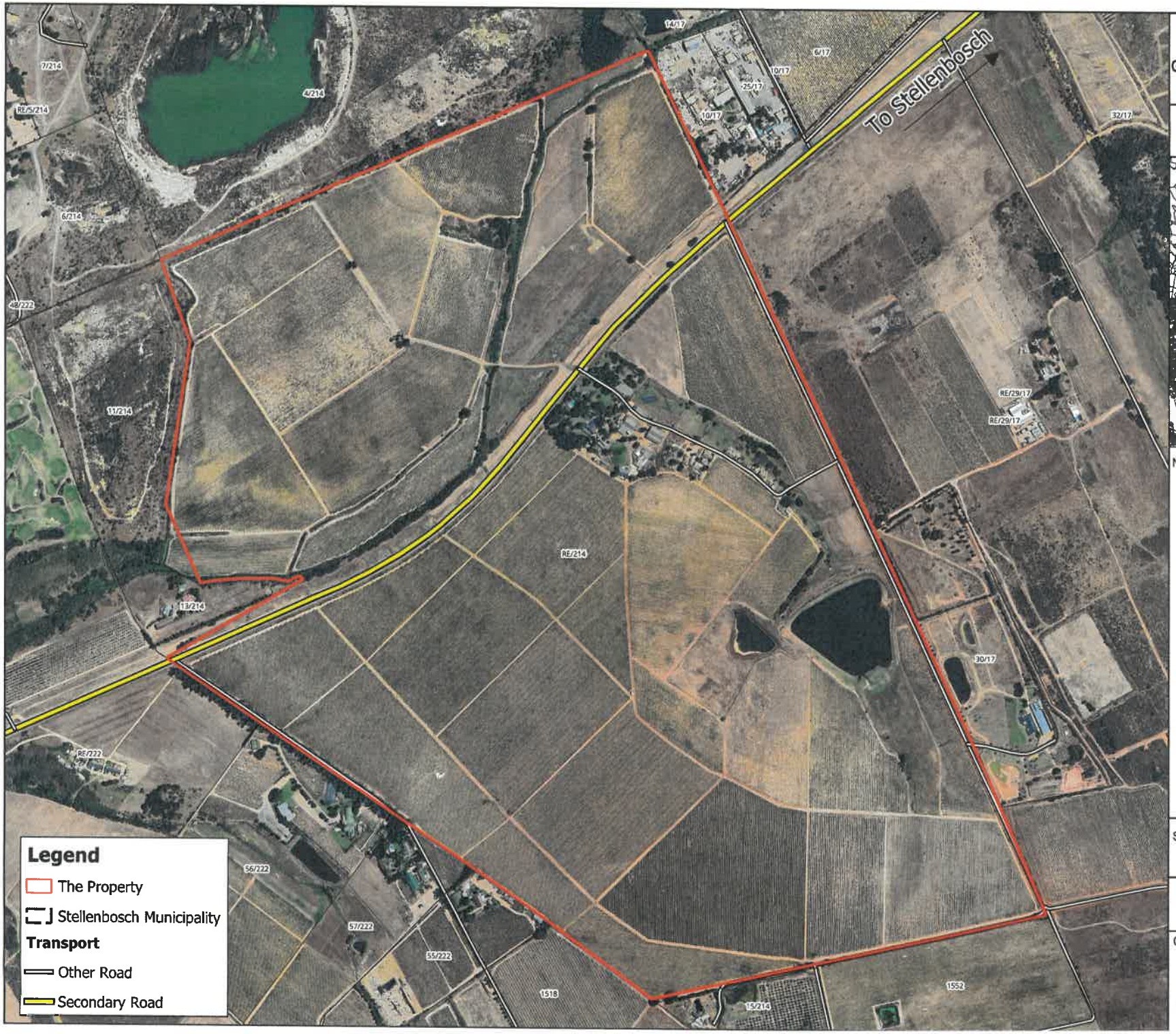
Executive Summary

Application is hereby made for the rezoning of a portion (±9,038 m^2) of the Remainder of Farm Groenland No. 214, Stellenbosch Registration Division (hereinafter referred to as "the Property"), from Agriculture and Rural Zone to Local Business Zone, to accommodate a filling station and renewable energy structures on the proposed rezoned area.

The proposed development entails the establishment of a modern electric vehicle (EV) charging facility powered exclusively by renewable energy. The facility will comprise six (6) EV charging bays equipped with advanced charging infrastructure designed to meet applicable safety and accessibility standards, of which four (4) will be covered by a canopy. A convenience store will complement the charging facility, providing EV users and other visitors with convenient access to essential retail amenities while their vehicles are being charged.

The proposed shop will incorporate elements of a convenience store, farm stall and tourist facility, catering to the diverse needs of visitors to the area. In addition to providing essential amenities, the facility is intended to support and promote tourism in the surrounding area, while contributing to the provision of sustainable transport infrastructure through the use of renewable energy.

The proposed development will therefore combine renewable-energy-powered EV charging infrastructure with complementary retail and tourism-related facilities, offering a convenient service to road users and visitors while supporting the transition towards more sustainable transport solutions.



LOCALITY OF REMAINDER OF FARM GROENLAND NO. 214, STELLENBOSCH RD

REF:
STB/13738/RP

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NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

SCALE : 1:7500

Date:
JULY 2024

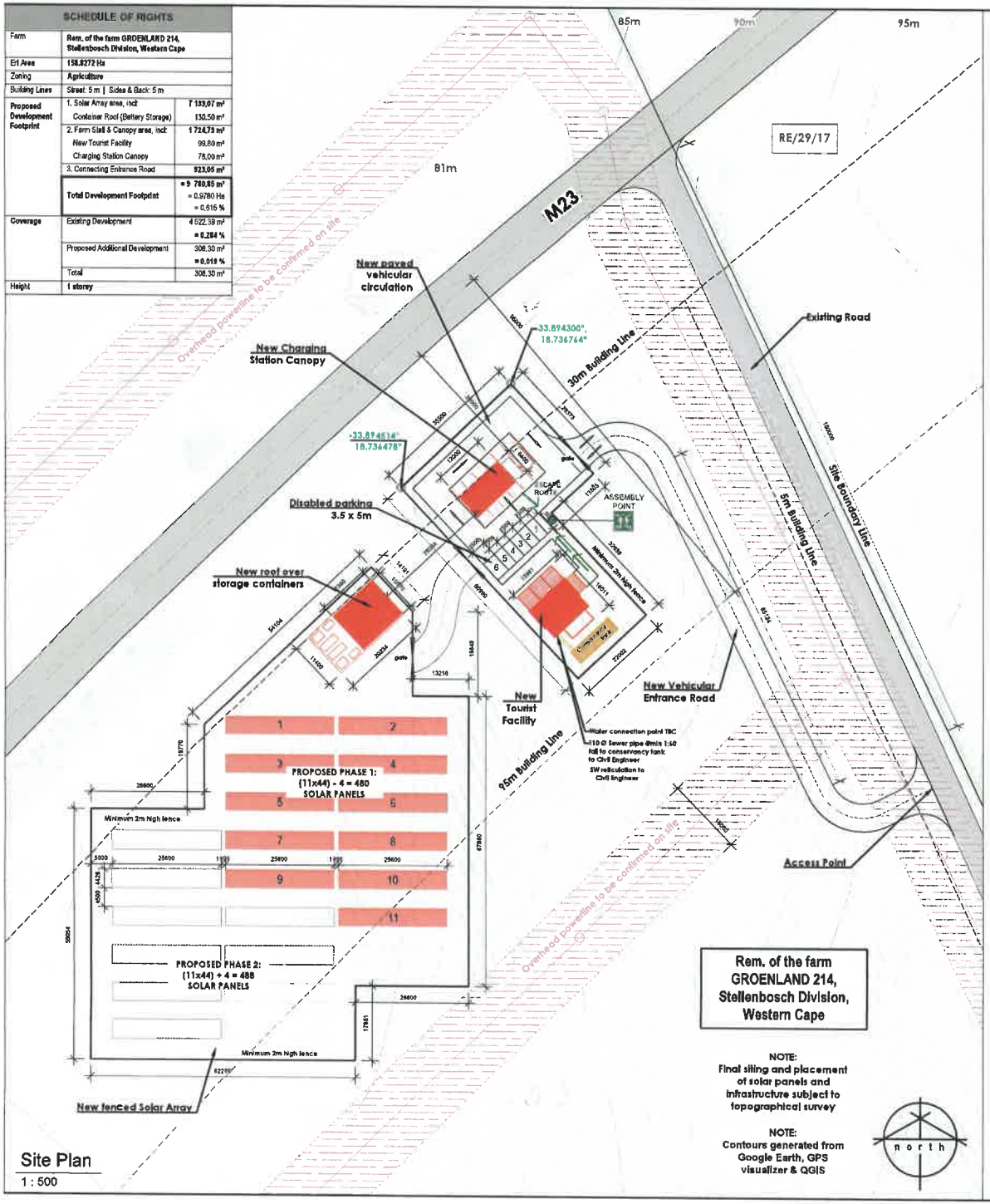
AUTHORITY:
STELLENBOSCH MUNICIPALITY

COMPILED BY:

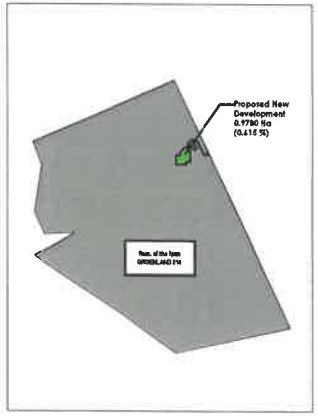
CK RUMBOLL & PARTNERS
16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871651
planning9@rumboll.Co.za

SCHEDULE OF RIGHTS

Farm	Rem. of the farm GROENLAND 214, Stellenbosch Division, Western Cape	
Erf Area	158.8272 Ha	
Zoning	Agriculture	
Building Lines	Street: 5 m | Sides & Back: 5 m	
Proposed Development Footprint	1. Solar Array area, incl:	7 133,07 m²
	Container Roof (Battery Storage)	130,50 m²
	2. Farm Stall & Canopy area, incl:	1 724,75 m²
	New Tourist Facility	99,69 m²
	Charging Station Canopy	78,09 m²
	3. Connecting Entrance Road	923,05 m²
	Total Development Footprint	= 9 780,85 m² = 0,9780 Ha = 0,615 %
Coverage	Existing Development	4 522,39 m² = 0,284 %
	Proposed Additional Development	308,30 m² = 0,019 %
	Total	308,30 m²
Height	1 storey	



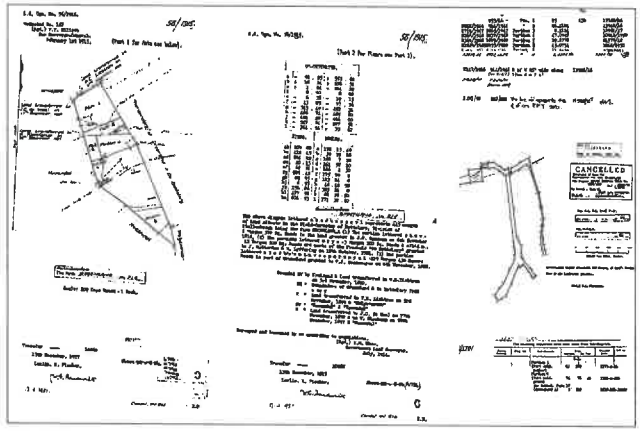
Site Plan
1 : 500



Development Area
NTS



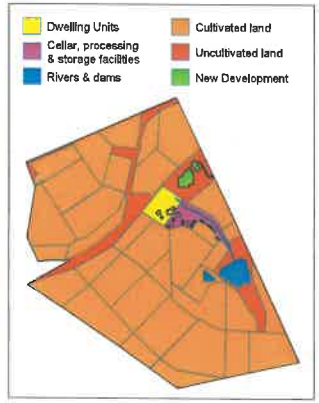
Development Footprint
NTS



SG Diagrams
NTS



Locality Plan
1 : 20 000



Land Uses
NTS

NOTES

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2. DRAWING IS AN INDICATION OF DESIGN INTENT ONLY. CONTRACTOR TO ENSURE THAT THE FINAL PRODUCT ADHERES TO LOCAL STANDARDS & REGULATIONS.
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4. DIMENSIONS ARE INDICATED IN MILLIMETERS.

Revision Schedule

Number	Date	Description	Drawn by
0	2024.03.31	Approved for use	TCR

DRAWING'S STATUS: **FOR INFORMATION**

PROJECT

CHARGE

GROENLAND
SITE DEVELOPMENT PLAN for
ZERO CARBON CHARGE

SIGNATURES	DATE
Client's Signature:	2024.03.18
Checked by: G. Heyns-Lotter | SACAP 7850	2024.03.18
Fire Engineer's Signature:	
Engineer's Signature:	

SWEP INTERIEUR & ARGITEKTUUR

DESCRIPTION
SITE DEVELOPMENT PLAN

SCALE	PAGE SIZE
AS SHOWN	A1
DRAWING NO. C-M023-01-712-210-001	REVISION 0