

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR TEMPORARY DEPARTURE ON ERF 6367, IDASVALLEY, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 27 Moffat Street, Idas Valley, Stellenbosch

Application Property Number: Erf number 6367

Applicant: Abe Vermeulen 072 126 2298

Owner: Abe Vermeulen 072 126 2298

Application Reference: LU/TP 1654/2026

Description of land development proposal:

Application has been made in terms of **Section 15(2)(x) and (y) of the applicable Municipal Planning By-law** for temporary departure/approval to permit a home-based business involving the repair and maintenance of small motor vehicles on the subject property.

The application seeks temporary approval to operate a small-scale vehicle repair business from the residential premises, limited to minor mechanical repairs and servicing of small passenger vehicles. The proposed activity will be conducted on a small scale and will be managed in a manner that minimises any impact on surrounding residential properties.

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: Abe Vermeulen Email address lvinv@reutech.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 **(13-09-2026)** 30 days' notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if

the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

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 073 762 3102 during normal office hours.

Yours faithfully

APPLICANT'S NAME

Abe Vermeulen

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM TYDELIKE VERTREK OP ERF 6367, IDASVALLEY, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 27 Moffat Street, Idas Valley, Stellenbosch

Aansoek eiendom beskrywing: 6367

Aansoeker: Abe Vermeulen 072 126 2298

Eienaar: Abe Vermeulen 072 126 2298

Aansoek Verwysing: LU/TP1654/2026

Besonderhede van die grondgebruiksaansoek:

Die aansoek is ingevolge Artikel 15(2)(x) en (y) van die toepaslike Munisipale Beplanningsverordening ingedien vir tydelike afwyking/goedkeuring om 'n tuisgebaseerde onderneming vir die herstel en instandhouding van klein motorvoertuie op die betrokke eiendom toe te laat.

Die aansoek behels tydelike goedkeuring om 'n kleinskaalse voertuighersteldiens vanaf die residensiële perseel te bedryf, beperk tot geringe meganiese herstelwerk en dienswerk aan klein passasiersvoertuie. Die voorgestelde aktiviteit sal op 'n beperkte skaal bedryf word en sal op so 'n wyse bestuur word dat enige moontlike impak op die omliggende residensiële eiendomme tot die minimum beperk word.

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 toeganklik 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 die 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: (Abe Vermeulen epos Irvinv@reutech.co.za) Deur 'n beswaar, kommentaar of verhoë 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 (13-09-2026) die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

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 **073 762 3102** gedurende normale kantoor ure **(of voorsien ure van toepassing)**.

Die uwe

NAAM VAN AANSOEKER

Abe Vermeulen

Motivation to Operate a Small Vehicle Repair Workshop from a Residential Property

Abe Vermeulen
27 Moffat Street
Idas Valley
Stellenbosch
7600
072 126 2298

15 May 2026

To:
The Municipal Manager / Town Planning Department
Stellenbosch Municipality

Subject

Motivation to Operate a Small Vehicle Repair Workshop from a Residential Property

Dear Sir/Madam,

I respectfully submit this motivation in support of my application to operate a small-scale vehicle repair workshop from my residential property situated at 27 Moffat Street, Idas Valley, Stellenbosch.

The purpose of this home-based business is to provide affordable vehicle maintenance and repair services to members of the local community. Services will be limited to minor mechanical repairs, diagnostics, routine servicing, and general vehicle maintenance.

As the sole breadwinner of my household, this business represents an important opportunity to earn a sustainable income while providing a valuable service to the community. The workshop will enable me to support my family, contribute to the local economy.

I fully understand the importance of maintaining the residential character of the neighbourhood and undertake to operate the business responsibly and in accordance with all applicable municipal requirements. In particular, I confirm that:

- No structural alterations will be made to the property without the necessary municipal approvals.
- The business will operate on a small scale during reasonable business hours, limited to Monday to Friday from 09:00 to 16:00. No business activities will take place on

Saturdays or Sundays, thereby ensuring minimal impact on the surrounding residential neighbourhood.

- Noise levels will be kept to an absolute minimum.
- The property will be maintained in a clean, safe, and orderly condition at all times.
- Waste oils, used parts, and any hazardous materials will be stored and disposed of in accordance with all applicable environmental and municipal regulations.
- The operation will not create a nuisance or disturbance to neighbouring properties.
- No customer or workshop vehicles will be parked on public roads or sidewalks.
- All vehicles associated with the business will be accommodated within the property boundaries behind secure gates.
- The number of customer vehicles on the premises will be limited to ensure safe and orderly operations.
- No spray painting will be conducted on the premises.
- I will comply with all applicable zoning, health, safety, environmental, and municipal by-laws governing the operation of a home-based business.

I believe this application strikes a balance between supporting local economic development and preserving the residential character of the area. The workshop will provide an essential service to the community while operating in a responsible manner that minimises any impact on neighbouring properties.

I respectfully request that the Municipality give favourable consideration to my application. I am committed to complying with any reasonable conditions that may be imposed as part of the approval process and will cooperate fully with the Municipality to ensure continued compliance.

Thank you for your time and consideration. I look forward to your favourable response.

Yours faithfully,

Abe Vermeulen



Stellenbosch GIS Map

SCALE

1:564

Legend

- Ground/Approved Urban Edge
- Rivers
- Neighborhood
- Small Cities
- Medium Cities
- Big Cities
- Wards
- District Boundary
- Railway
- Street
- Artikels
- Sectional Schemes
- Even (Registered / Deeds Office)
- Street Address
- Imagery 2024 (10cm GSD)
- RGB
- Red: Band 1
- Green: Band 2
- Blue: Band 3



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS
Date: 2026/06/23



Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plain Street, Stellenbosch, 7800
Tel: 021 808 8855

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