

OUR REFERENCE: J111
YOUR REFERENCE: LU/18119 (TP849/2024)
DATE: 31 January 2025

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

Per Email: Interested and Affected Parties

Dear Sir / Madam

APPLICATION FOR CONSENT USE: ERF 15733 STELLENBOSCH (ANDRINGA WALK)

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

Application Property Address: [43 Andringa Street](#)
Application Property Number: [Erf 15733 Stellenbosch](#)
Applicant: [Wilhelm Esterhuizen, Pieterhuizen Planning \(Pty\) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843](#)
Owner: [Attacq Retail Fund \(Pty\) Ltd and Key Capital Property Holdings \(Pty\) Ltd](#)
Application Reference: [LU/18119 \(TP849/2024\)](#)

Description of land development proposal:

[Application is made in terms of Section 15\(2\)\(o\) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a Consent Use to allow for a Tertiary Educational Institution with three lecture rooms accommodating 71 students on a portion of Erf 15733 Stellenbosch.](#)

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: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.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 [3 March 2025](#).

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 [083 262 4843](tel:0832624843) during normal office hours.

Yours faithfully

Wilhelm Esterhuizen
for Pieterhuizen Planning

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Per Epos: Belangstellende en Geaffekteerde Partye

Geagte Mnr / Me

KENNISGEWING VIR VERGUNNINGSGEBRUIK: ERF 15733 STELLENBOSCH (ANDRINGA WALK)

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, verwys:

Adres van aansoek eiendom: [Andringa Straat 43](#)
Aansoek eiendom beskrywing: [Erf 15733 Stellenbosch](#)
Aansoeker: [Wilhelm Esterhuizen, Pieterhuizen Planning \(Pty\) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843](#)
Eienaar: [Attacq Retail Fund \(Pty\) Ltd and Key Capital Property Holdings \(Pty\) Ltd](#)
Aansoek Verwysing: [LU/18119 \(TP849/2024\)](#)

Beskrywing van grondontwikkelingsaansoek:

[Aansoek word gedoen ingevolge Artikel 15\(2\)\(o\) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n Toestemmingsgebruik om voorsiening te maak vir 'n Tersiêre Onderwysinstelling met drie lesinglokale wat 71 studente akkommodeer op 'n gedeelte van Erf 15733 Stellenbosch.](#)

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-notice/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 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: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za](mailto:Wilhelm.Esterhuizen@pieterhuizen.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 [3 Maart 2025](#).

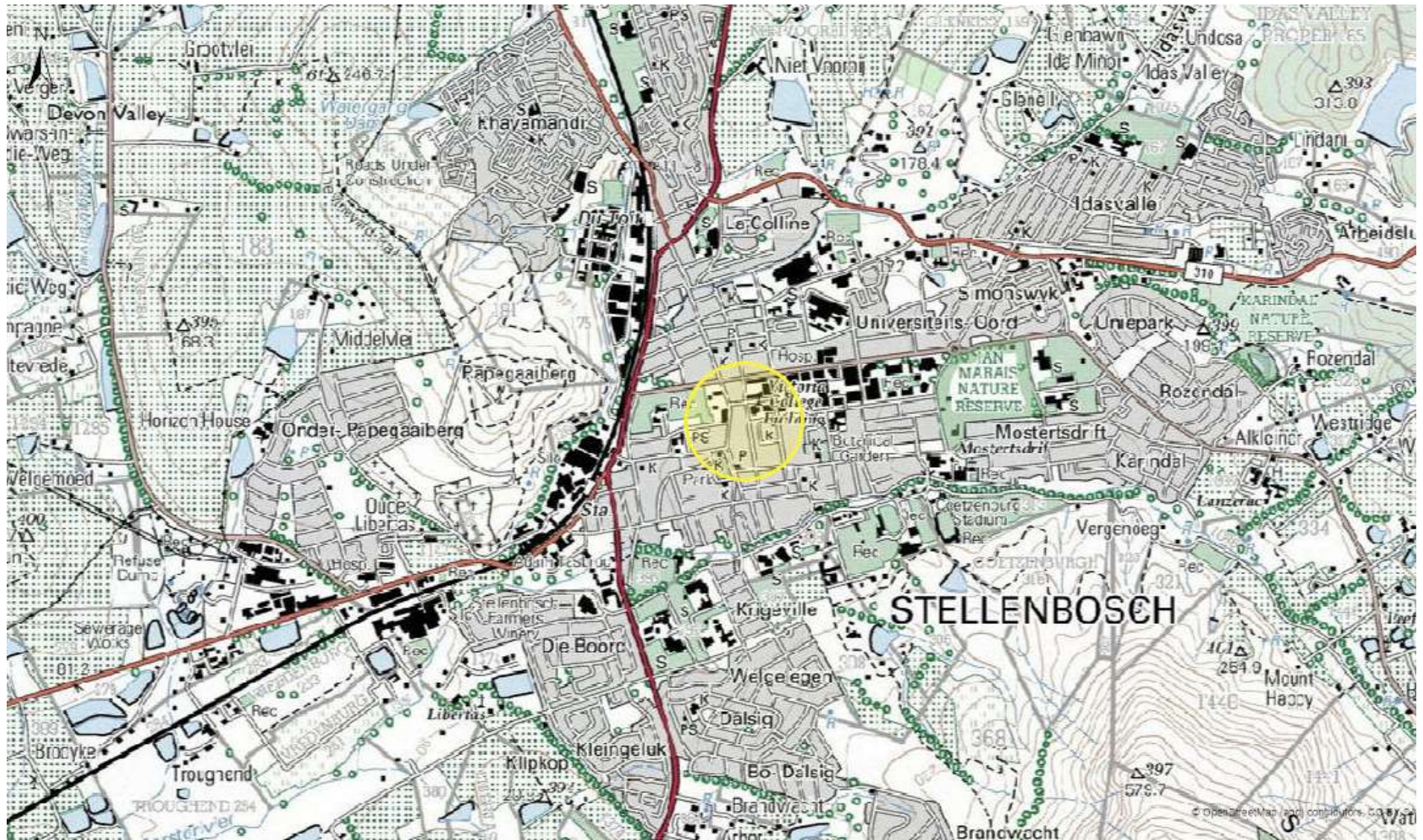
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 [083 262 4843](#) gedurende normale kantoor ure.

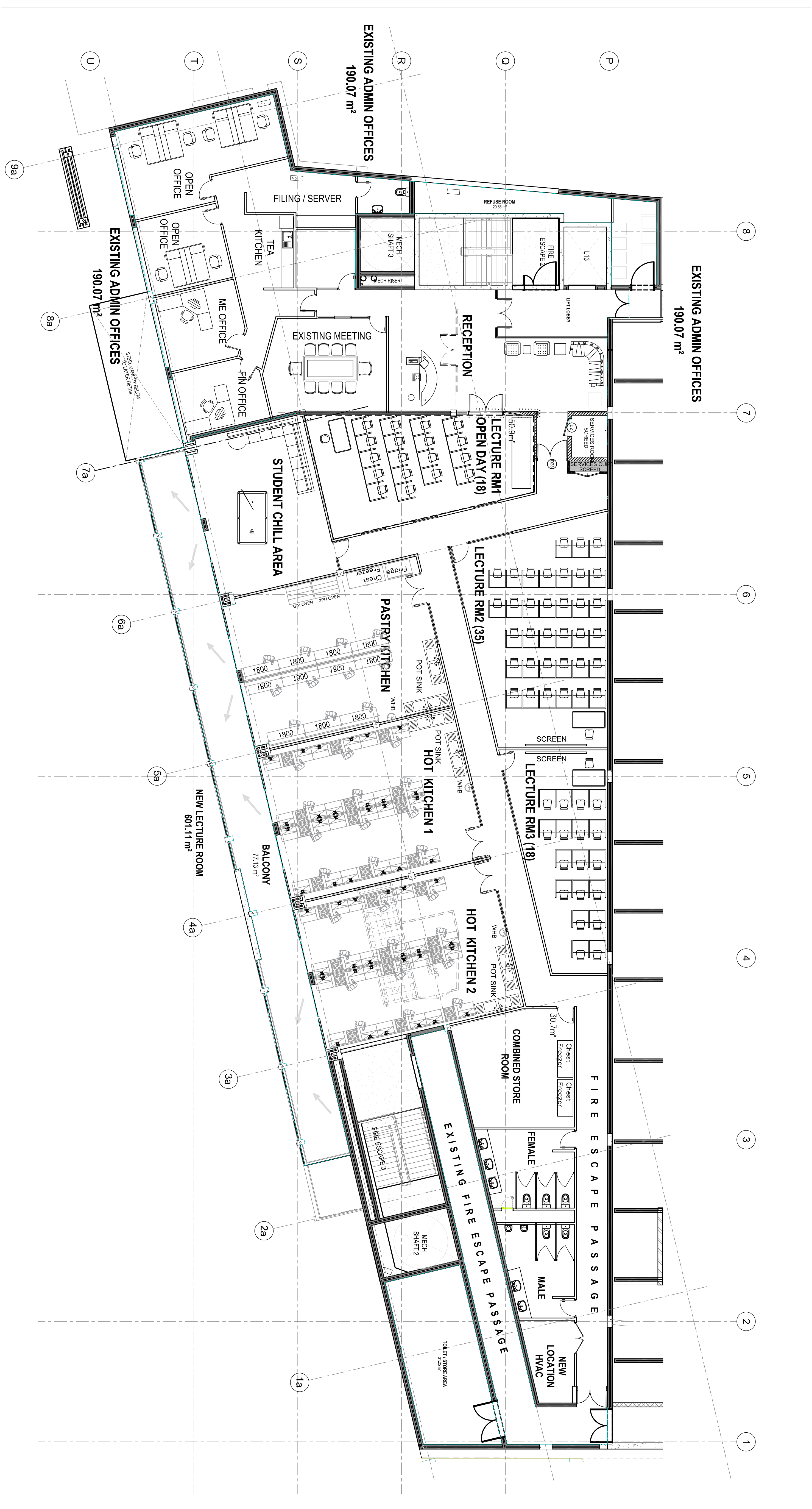
Die uwe

Wilhelm Esterhuizen

vir Pieterhuizen Planning







2ND FLOOR PLAN - EIKESTAD MALL
IHS - NEW PROPOSED CAMPUS LAYOUT
SCALE 1:100

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EXECUTIVE SUMMARY

APPLICATION FOR CONSENT USE: ERF 15733 STELLENBOSCH (ANDRINGA WALK)

1. Background and Intent

This application seeks consent use approval to establish the International Hotel School (a tertiary educational institution) within Sections 320 and 321, and a portion of the communal property of the Sectional Title Scheme Andringa Walk, situated at 43 Andringa Street, Stellenbosch.

The proposed use aligns with Stellenbosch's role as an educational hub, optimizing existing infrastructure within a mixed-use development without requiring new construction.

2. Property and Zoning Information

Property Description: Sections 320 & 321 and communal property within Andringa Walk, Erf 15733 Stellenbosch.

Zoning: Mixed-Use Zone (MU).

Existing Use: Previously offices and a medical clinic; currently vacant.

Proposed Use: Tertiary Educational Institution (Hotel School).

Application Required: Consent use approval for a tertiary educational institution within the Mixed-Use Zone.

3. Key Benefits and Motivation

Minimal Impact on Surrounding Properties: Located on the second floor of an existing mixed-use development, ensuring no disruption to adjacent land uses. No external development is proposed.

Economic Contribution: Generates employment, provides skilled graduates to local hospitality businesses, and supports nearby commercial establishments.

Traffic & Parking Considerations:

Most students will utilize public or non-motorized transport. Parking demand is lower than previous uses, with leased parking provided for staff within the Eikestad Mall parking complex.

Heritage & Environmental Impact:

No external structural modifications, ensuring no impact on heritage resources or the environment.

Safety & Community Wellbeing:

The institution enhances safety through increased foot traffic and on-site security measures.

4. Conclusion

The proposed Hotel School integrates a specialized tertiary education facility into Stellenbosch's urban environment with minimal impact on surrounding land uses. It supports the town's long-term planning goals, promotes sustainable development, and enhances Stellenbosch's reputation as an academic destination.

This application is submitted in accordance with the Stellenbosch Land Use Planning By-law, with relevant supporting documentation and layout plans available for review.

For the full motivation report, further inquiries, or to provide feedback, please contact Pieterhuizen Planning (Pty) Ltd.

Yours faithfully

Wilhelm Esterhuizen
for Pieterhuizen Planning