



Enquiries

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Beacon Surveys

Per email: beaconsurvey@mweb.co.za

PROPOSED REZONING AND DEPARTURES: ERF 2581, (HOME FROM HOME), GRIZ NEZ ROAD, PLETTENBERG BAY, BITOU MUNICIPALITY

The below decision is hereby confirmed after your submitted appeal was found to be invalid:

1. The Acting Director: Planning and Development, under delegated Authority, made the following decision on 20 December 2024:
2. That the following is **not** approved:
 - a.) The rezoning of 'Erf 2581' in terms of Section 15(2)(a), in conjunction with Section 17(2) from 'Single Residential' to 'Business' for 'business premises' strictly limited to the following:
 - i) That the use be restricted to a 'Home Management Agency';
 - ii) That the horizontal development parameters be restricted to the current extent of the Site Development Plan No. Detail Plan P2581DP-1
 - iii) That the vertical development parameters of the main building be restricted to the existing building on the property as indicated in the proposed building plans dated 12 June 2022.
 - iv) That the vertical development parameters of the carport and wooden shed be restricted to their current extent.
 - b.) A permanent departure from the provisions of the zoning scheme, as outlined in Section 15(2)(b) in conjunction with Section 18(1)(a) of 'the Planning By-Law' for the following departures, as depicted on the Site Development Plan No. Detail Plan P2581DP-1:
 - ii. Relaxation of the rear building line stipulated in Clause 3.6.1.3.3 from 4.5m to 1.21m to regularize the encroachment of the wooden store, and to 2.57m to regularize the encroachment of a portion of the main building;
 - iii. Relaxation of the western lateral building line stipulated in Clause 3.6.1.4.2. from 4,5m to 2,15m to regularize the encroachment of a portion of the main building;
 - iv. Relaxation of the eastern lateral building line stipulated in Clause 3.6.1.4.2 from 4,5m to 0,17m to regularize the encroachment of the carport, to 0,34m to regularize the encroachment of the wooden shed, and to 2,31m to regularize the encroachment of a portion of the main building;
3. Reasons for the above decision are as follows:
 - a) The property is not situated in a defined business node or corridor as defined in the SDF.
 - b) The proposed development leapfrogs existing business nodes along Longships Drive.
 - c) The property is not immediately adjacent to or adjoining an established or proposed business/ office node.

- d) There is nothing that distinguishes the subject property from any other single residential property in the area.
- e) Approving business/ office uses outside of the CBD and identified business areas/ nodes leads to the slow but steady decline of such areas.
- f) Approving business use on the subject property would not be an extension of the existing business node, but would effectively open up an entire new block/ section of residential properties to be rezoned to alternative/business/ office uses, as it would set a precedent to be used as motivation by neighbouring properties.
- g) The scale of activities and function of the office/ business premises on Erf 2581 is out of keeping with the surrounding residential area and occupational practices.
- h) The fact that the land use is existing; that the owners might not currently have plans to extend the use in future; and that one could restrict the extent of the use to the existing structures, do not constitute enough grounds to permit the proposed business/ office use.
- i) No details of the “mitigation measures” mentioned in the “Response to Objections” were provided.
- j) The “vertical” and “horizontal” restriction that the applicant is proposing to limit development to that of a single residential dwelling cannot conceal or justify the land use operated from the property.
- k) The SDF is very clear that office uses should be focused within the CBD.
- l) The location of the office/ business use does not constitute predictable and viable development of the Municipal area.

Yours faithfully



Chris Schliemann
Manager: Land Use Management