

3rd March 2021

The Municipal Manager
Bitou Local Municipality
Private Bag X1002
Plettenberg Bay 6600

Mr Marcel Minne
Bitou Spatial Planner

Without Prejudice

Dear Sir,

BITOU MUNICIPALITY: DRAFT ZONING BY-LAW 2020

We refer to the above proposed Draft Zoning By-Law written in terms of Section 22(1) of the Western Cape LUPA (Act 3 of 2014) and Section 24(1) of the SPLUMA (Act 16 of 2013). Bitou municipal notice no.2 of 2021 of 21 January 2021 refers.

1. The Nature's Valley Ratepayers' Association (NVRA) has a standing mandate from the ratepayer body to protect the long established single residential character of the township and the environmental integrity of the public open spaces together with the environmentally sensitive area of the Tsitsikamma Section of the GRNP that forms the boundary of Nature's Valley (NV). These important objectives are also entrenched in the constitution of the Association.
2. It is also necessary to take note of the fact that the NVRA is a long-standing, active ratepayer association that has played a leading role in protecting and serving the interests of the Nature's Valley (NV) ratepayer body since its establishment in 1983. The Association can rightfully be regarded as the mouthpiece of the owners in expressing the wishes of the community.
3. After studying the Bitou draft zoning by-law document, the NVRA is submitting the following attachments for your serious consideration:

Attachment I: Comments, concerns, objections to aspects of the Bitou Draft Zoning By-law.

Attachment II: Natures Valley, Restrictive Conditions of Title:
Adv. David Borgström SC; Opinion on the "Nature of restrictive conditions attached to properties in Nature's Valley".

Attachment III:
Motivation and proposal for an Overlay Zone for Nature's Valley.

4. Based on recent discussions with Bitou Municipal officials the NVRA are willing to formulate a series of documents which would be appropriate for Nature's Valley on the basis of an Overlay Zone. Some work has been done on preparing these documents which can be made available for the municipality's consideration at reasonable notice.
5. As the NVRA submission addresses issues of great importance to the NV community we wish to know when and in what manner the NVRA and objectors will be informed of the outcomes of the matters raised and whether they have been successfully resolved or not.

Yours faithfully



DAVID OWEN
CHAIRMAN, NVRA