

J.B. Theron for
Loeriebos Trust
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Garsfontein-East
0040

2011-10-18

Fax: 021-483 3633

Director: Integrated Environmental Management
Provisional Government of the Western Cape
Private Bag X 9086
Cape Town
8000

Dear Sir

**REF. 18/247/NV: ERF 247 NATURES VALLEY:
PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE
AND ADDITIONAL DWELLING UNIT:
OBJECTION**

This fax, also copied to the Municipal Manager expresses both my objections in terms of Act 84 of 1967 for the Removal of Restrictive Conditions as well as my objection against any additional dwelling unit for the reasons as given below:

1. Firstly, I wish to raise my concern in the non-transparent manner in which this application has been handled. This is a serious matter which can create a precedent and which will then have dire financial implications for all property owners in future. All property owners were not notified.

The township was designed for nearly exclusive residential use, with a specific character and uniqueness, even in global terms, as a small town within a nature reserve. This is also evident in the name of the town and the reason why owners have bought property in Nature's Valley.

All municipal services and roads have reached their maximum design capacity and any increase in population density will have major cost implications in future for all owners.

Therefore, I find it totally unacceptable that ALL property owners were not given written notice of an application for additional rights which will detrimentally affect all property owners in future. I wish to request that, even if it may not legally be required, notice of such applications be sent to all property owners in future, as a matter of courtesy and good practice. Such a notice can be included in the municipal account, which the municipality seems to distribute monthly without difficulty.

2. My objections are the following:

- Long term detrimental effect on the character of the town by creating a president for similar developments (refer to 1 above).
- The implication of increased population density on the cost to all other property owners for the upgrading of services.
- The present uniqueness of Nature's Valley will become a natural asset for the Country and for the National Parks as there are very few such small towns in balance with its natural surroundings left in the world. This needs to be protected.
- The unanimous decision was taken at the 2010 Annual General Meeting of the Rates Payers Association to reject and oppose subdivisions, re-zoning and removal of conditions of title. Therefore this application is totally against the wishes of the majority of property owners of Nature's Valley. Foresight and wisdom should prevail by persons in authority in this matter to protect a unique asset against short term financial gain by individuals against the interests of the majority who have proven so often in the past to subdivide or increase the property density only to sell and relocate shortly thereafter leaving the other property owners with the problems created.

I trust that this application and all other similar applications in future, will be rejected.

Regards



J.B. THERON
Trustee of Loeriebos Trust
Erf 331 Forest Drive
Nature's Valley

Copies:

1. Municipal Manager
Bitou Municipality
Fax: 044-5333485
2. NVRA – robert@natures-valley.com