

Natures Valley Building Guidelines and Regulations

Introduction

It is surely a priority for each property owner to maintain and improve where possible, the environmental integrity of Nature's Valley. When a house is built or alterations are considered, the conservation of the natural environment of indigenous forest, estuary, fynbos and dune vegetation should be a prime consideration and every possible effort should be made to minimise any impact on the sensitive ecology of the township. In addition to the built structure itself, care should be taken at planning stage to identify intrusive elements that could influence the surrounding environment. This type of sympathetic approach and the planting of indigenous trees, shrubs, climbers and plants, will play an important role in maintaining the unique character of our Valley.

Acts and Regulations

The following acts and regulations are inter alia, applicable to Nature's Valley:

1. ***Before deforestation is undertaken or an erf may be cleared for building, the owner must obtain a permit*** in order to comply with the **Outeniqua Sensitive Coastal Areas Act (OSCA)**, w.r.t. fynbos and/or the **National Forests Act (NFA)** w.r.t. protected indigenous trees.
 - The Bitou Municipality Town Planning Department is responsible for the OSCA permit (Senior Town-planner 044 501 3000).
 - A permit to comply with the NFA must be obtained from the Area Manager: Indigenous Forest Management, Department of Water Affairs and Forestry in Knysna (Ms. Cobri Vermeulen or Mr. Jeffrey Sass, 044-302-6900). The NV Trust has an arrangement with the Dept of Forestry to assist in this process. Application forms and advice can be obtained from the Trust (Tel. 044 531 6820).
2. The municipality requires that ***all building plans must be submitted to the NVRA for consideration prior to submission to the municipality***. 5 copies of the plans are required - 4 for the municipality, and 1 for NVRA records. Our services are free and aimed at assisting you and ***your co-operation in curbing illegal building operations will be sincerely appreciated***.
3. Virtually all erven in the residential area are zoned single residential (residential 1). This means that ***only one dwelling unit with normal outbuildings*** may be erected on a property, and the following further restrictions apply:
 - Maximum of 2 storeys for dwelling with maximum height of 8,5m above natural ground level, and 1 storey for outbuildings with maximum height of 4,5m above natural ground level;
 - Maximum coverage of dwelling with outbuildings included is 50%;

- Building lines are: 6,3m from the street facing site boundary and 3,15m from the site boundary at the sides and back of property.

Building Sites

1. The **builder or painting contractor** is responsible for adequate and neat toilet facilities on the building site (one toilet per 16 workers). **The public toilets are not available to builders.**
2. **At most, two security guards** may remain on the building site after working hours.
3. A non-refundable "pavement deposit" is payable to the municipality by the owner if the sidewalk is to be used for storing building material.
4. Before the handover, please ensure that the building site is fully rehabilitated and that all rubble has been removed.

Guidelines

The observance of the following guidelines by new and existing owners will play an important role in maintaining the environmental integrity of Nature's Valley:

1. All construction should blend with the natural environment as far as possible, by using building materials, finishes and earth colours such as wood or naturally coloured bricks, sand colour for plastered walls and an environmentally sensitive colour for roofs.
2. **Avoid fencing as far as possible** so that wildlife can continue to roam freely throughout the Valley. If fencing is necessary, limit the extent and impact on the environment by using suitable materials like wood. Avoid security type wire fencing or pre-cast concrete and brick walls, plastered or un-plastered, at all costs. **Fencing on street front must be handled with great circumspection** preferably set back and hidden by indigenous vegetation.
3. Take care that security and other outside lights provide sensitive lighting that will not disturb neighbours or wildlife.
4. Limit the impact of an unsightly driveway by using a sympathetic material like "grasbeton" (grass-block) paving or bricks, and avoid if possible a formal driveway that extends right to the edge of the road.
5. **Please take the privacy and view of your neighbours into consideration** when planning to build or to alter an existing building.

Conclusion

It would be truly appreciated if you would acquaint your architect and contractor with these guidelines before the start of building, alterations or painting.

You bought a property in Nature's valley because of its beautiful natural environment, unique unspoilt character and freedom. Your co-operation will play an important role in helping to maintain the environmental integrity of the Valley.

Revised: Feb 2016

oo000oo