



## BUSINESS PLAN FOR THE PROPOSED NATURES VALLEY SPECIAL RATING AREA

This business plan was compiled by the steering committee of the proposed Natures Valley Special Rating Area in accordance with the Bitou Municipality: Special Rating Area Bylaw 2022, approved the Bitou Municipality Council Meeting on 31st October 2022 and pending promulgation in the Provincial Gazette Extraordinary (Gazette Number and Date to be provided as soon as it is made available by Bitou Municipality); the requirements of Section 22 of the Municipal Property Rates Act of 2004; and the Bitou Municipality: Special Rating Area Policy (May 2022). It is aimed at assisting the Council in the fulfilment of its objectives and developmental duties as set out in its Integrated Development Plan (IDP) for the 5-year period 2022/23 – 2027/28.

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**1. DEFINITIONS.**

Additional Rates	An additional rate on property in the defined area for the purpose of raising funds for improving or upgrading that area.
SRA Bylaw	Bitou Municipality: Special Rating Area Bylaw approved 31 <sup>st</sup> October 2022
SRA Policy	Bitou Municipality Special Rating Area Policy May 2022
CCTV Closed Circuit TV.	A self-contained surveillance system comprising cameras, recorders and displays for monitoring activities.
Mapped Area	Refers to the geographically defined area within the Natures Valley boundaries being the boundary fence of all erven on the northern edge of Forest Drive in the north, lagoon drive to the east, St Michaels Avenue in the south and the eastern boundary of erf 268,267,266 and 265.
Management Body	The non-profit company (NPC) structure of the Special Rating Area as contemplated in the Companies Act, which is referred to in the Bitou Municipality Special Rating Area Bylaw as "the management body".

**2. LIST OF ACRONYMS.**

ANPR	Automatic Number Plate Recognition
EPWP	Expanded Public Works Program through which, Bitou Municipality provides baboon monitors for the Natures Valley baboon management program
KPA	Key Performance Area – as described in the Bitou Integrated Development Plan
MLE	Municipal Law Enforcement
NVSRA	Natures Valley Special Rating Area. A geographically defined mapped area, in which property owners contribute additional rates to enhance and supplement municipal services.
IDP	Integrated Development Plan
NPC	Non-Profit Company
BLM	Bitou Local Municipality
SRA	Special Rating Area. A clearly defined geographical area, in which property owners contribute additional rates to enhance and supplement municipal services.
PBCPA	Plettenberg Bay Crime Prevention Association



### 3. EXECUTIVE SUMMARY.

This is the Business Plan for the proposed Natures Valley Special Ratings Area. It includes a description of an SRA and the history of the development of SRA legislation in the Western Cape and the Bitou Municipality. The report discusses the Mission and objectives of the NVSRA and the responses of property owners to a Urban Management Perception Survey that was conducted amongst the property owners of Natures Valley as part of the SRA Application process. The report outlines the Motivation for the NVSRA, the proposed structure of the Non-Profit Company (NPC) that will manage the NVSRA as well as the detailed implementation plan with a five-year budget that has been reviewed and approved by the Bitou Municipality CFO.

### 4. WHAT IS A SPECIAL RATING AREA?

The special rating area model is based on international best practice. It is aimed at preventing the degeneration of towns and the consequential urban decay, and facilitating their upliftment, economic growth and sustainable development.

A Special Rating Areas is municipal facilitation of an additional rate levied on property value, payable by owners in a defined area, to raise funds for the improvement or upgrading of such an area. SRA's thus provide a formal structure through which to finance "top-up" services.

The "top-up" services provided by SRA's enhance and supplement municipal services already provided by the municipality. Services offered within an SRA do not replace the services of the Municipality, but rather complement and supplement those services.

Individual SRA's are unique in nature due to geographical settings, population density, zonings, and property values. The cost of the "top-up" municipal services allows individual property owners to benefit from a well-managed neighbourhood, including a shared sense of communal pride, safety and social responsibility.

Bitou Municipality recognises special rating areas as a potential tool for assisting it to fulfil its constitutional and statutory obligations to allow property owners within a geographical area to improve and upgrade their area by means of a property rate in addition to the standard property rate.

The Western Cape Government promulgated the Special Rating Area Bylaw in 2016 and Bitou Municipality approved the Bitou Special Rating Area Bylaw (**Appendix A**) in August 2022 thereby setting the platform for property owners to establish SRA's. The Natures Valley Special Rating Area (NV-SRA) Steering Committee identified special rating area (SRA) legislation as a sustainable means of both addressing issues regarding a safe environment and preventing urban degeneration in Natures Valley.

The intention is to establish the Natures Valley SRA as a non-profit company managed by Natures Valley property owners which will be responsible for managing and implementing certain services deemed by the community to be necessary and supplementary to the services provided by Bitou Municipality. NV-SRA property owners will be required to pay an additional rate to fund these supplementary services.

*"The applicant must provide written proof to the Council that owners of rateable property within the boundary of the special rating area, who own not fewer than 50 percent plus 1 in number of such properties, approve of the formation of the special rating area."*

The additional monthly rate payment for NVSRA will be determined by the property's municipal valuation and will amount to R0.0012 in the Rand per annum per property. It will be collected by the Municipality from property owners in the area and paid over to a non-profit company (NPC) responsible for operating the NV-SRA. These



funds would then be used to cover only the expenses of the NV-SRA which will be used for the benefit of the entire community.

*Ultimately, the decision whether to determine a special rating area rest with the Council in its sole discretion.*

## 5. WHY NATURES VALLEY SHOULD BECOME AN SRA

### 5.1. Background.

Natures Valley is a comparatively small and isolated residential township located approximately 30kms east of Plettenberg Bay and accessed by the R102 branch road(s) from the N2 national highway. The township has 393 erven which are rateable under the SRA of which 378 are developed as residential 1, 2 are commercial (a shop and a guest house), and 13 are undeveloped plots. There 12 other erven of which 1 is a community hall, 2 open spaces, 1 is owned by Telkom (this has been sold, but not transferred to the new owner at date of this Report), 2 are dunes, 7 erven are owned by the municipality. These are made up of 1 residential house, 1 undeveloped plot and 3 erven one of which is used for the WTS.

Natures Valley is bordered by the Tsitsikamma National Park and the Ocean, and no further development of the township can take place outside of the existing township boundaries. The relatively isolated location of Natures Valley combined with development restrictions provides a relatively simple and effective area of control and demarcation for a Special Rating Area.

Due largely to its remote location within the Tsitsikamma National Park, Natures Valley does however face several challenges in maintaining a safe and healthy environment as well as that of receiving sustainable and effective services. The more notable challenges are;

- a) Baboon invasions of private property in the township
- b) Increasing crime levels symptomatic of increasing levels of unemployment and indigent migration from surrounding areas
- c) A progressive increase in township vegetation densification and its negative impact on fire load, road access and road safety as well as a significant increase in alien invasive vegetation.

The way these challenges are dealt with in the context of both Bitou Municipality's strategic development planning and an SRA application for Natures Valley is described in below.

### 5.2 Bitou Municipality.

Bitou Municipality, as the Local Authority, has jurisdiction over Natures Valley township and has certain legislative responsibilities towards its residents and ratepayers in terms of the Constitution and Local Government Legislation such as;

- To ensure the provision of services to communities in a sustainable manner
- To promote a safe and healthy environment, and
- To encourage the involvement of communities and community organisations in matters of local government



Bitou Local Municipality (BLM) has an Integrated Development Plan (IDP) (Council Resolution C/6/23/05/17) for the period 2017-2022. The current and 3<sup>rd</sup> revision of the IDP for the year 2020/2021 (found at <https://www.bitou.gov.za/resource-category/integrated-development-plan?order=desc>) includes objectives for certain Key Performance Areas (KPA) as well as projects that enhance Environmental Management strategies.

The motivation for establishing an SRA in Natures Valley is consistent with BLM's IDP objectives as is more fully described in sub-section 4.3

### 5.3 Motivation.

#### a) Challenge - Baboon Invasions on and into private property.

##### Action – Baboon Monitoring

Baboon invasions have been a long-standing problem in Natures Valley for at least the last 15 years and reached intolerable levels in the third quarter of 2021 when multiple daily raids on properties in Natures Valley were carried out by local baboon troops. The increase in “damage causing” baboon activity resulted in the implementation of a baboon monitoring pilot project funded by 44% of property owners in Natures Valley. The project has been successful in reducing the number of raids/invasions.

Funding by means of an SRA would be both equitable and sustainable.

The management of baboons in urban areas is a multi-focussed, complex issue that requires cooperation between residents and relevant authorities such as BLM, SANParks and CapeNature. Both BLM and Natures Valley property owners have, to date, jointly funded the employment of baboon monitors with BLM providing 50% of the monitors through the Government funded EPWP programme.

The 3<sup>rd</sup> revision of the IDP, *Section 13 – Summary of Proposed Environmental Projects*, makes provision for “*Baboon Management – Implementation of a baboon monitor system in Plettenberg Bay and Natures Valley – 2020-2021 – R250,000 (Community Services)*”. The project represents BLM's contribution of 50% of the employment costs of the monitors under the EPWP programme. The BLM project for Natures Valley has been extended until April 2023 this being the planned inception date for an approved NV-SRA.

The contribution currently borne by a portion of Natures Valley ratepayers includes the cost of;

- The baboon monitors employment costs
- Supervision and administration of baboon monitors
- Transportation of monitors to and from Kurland and Covie
- Uniforms
- Paintball markers, paintballs, gas
- Bicycles

The motivation for inclusion of baboon monitoring costs in an SRA application is made based on a shared responsibility for baboon management between BLM and all Natures Valley ratepayers. Furthermore, the development of a baboon monitoring programme which provides employment opportunities as



well as upskilling of otherwise unemployed local community members aligns with BLM's IDP KPA's and strategic objectives.

**b) Challenge - Crime Prevention - Increasing crime levels symptomatic of increasing levels of unemployment and indigent migration from surrounding areas.**

**Action – CCTV camera system linked to community policing groups**

The Municipal Systems Act, No 32 of 2000 provides the directive in terms of the role of Local Municipalities towards safer and secure communities. The indication from the Act is that the Municipality, as the closest sphere of government to communities, must promote a safe and healthy environment.

In revision 3 of the IDP, one of the conclusions set out in BLM's Upliftment objectives<sup>1</sup> refers to *"the implementation of a community policing strategy which includes strategies for crime prevention. It was noted that the strategy was inadequate in Bitou as some communities are without police stations or even lack satellite police stations"*.

Areas of major concern in Natures Valley are the safety risk that affects remote townships as well as the increase in opportunistic crime experienced during peak holiday seasons. The safety risk in Natures Valley has also been impacted by a significant increase in abalone poaching between the Salt River mouth and the Storms River.

Natures Valley residents have first-hand experience of these problems and realise that BLM's capacity to deliver a high-quality service to all residents is hampered by the large area it serves, as well as shortage of resources.

The Natures Valley SRA Steering Committee believes that crime prevention services need to be "topped up" and enhanced through an SRA to ensure a safe and healthy environment.

The envisaged actions for topping up community policing services include the following;

- a. Strengthening working relationships with Municipal Law Enforcement (MLE) and Plettenberg Bay Reaction Groups such as the PBCPA, NSRI and other community groups.
- b. Phased installation of ANPR and analytical IP Cameras in Natures Valley (subject to approval of the SRA).
- c. Procurement of license plate and possibly also facial recognition software.

(All software will be licenced and used within the parameters of the PAPIA and POPI Acts. Facial recognition software is not currently included in our plan, but could be if MLE think it has merit.)

It is our firm intention to expand our partnership with BLM Law Enforcement through local communication and through fulfilment of our role as an effective, community orientated public safety agency.

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<sup>1</sup> Page 58 of the IDP Rev 3 – Community Policing





- c) **Challenge - A progressive increase in vegetation densification and its negative impact on fire load, road access and road safety as well as a significant increase in alien invasive vegetation.**

**Action – Regular vegetation cutting, chipping and removal service and a dedicated invasive alien and public spaces (including dunes) cleaning resource**

BLM lists several environmental challenges in its IDP<sup>2</sup>, amongst which are: -

- *Ensuring that the Municipality complies with all relevant requirements from Environmental Legislation is a great challenge, as this requires capacity, finances and the support and understanding of all Municipal departments.*
- *Urban biodiversity and maintenance of our green and blue infrastructure. With increasing pressures to develop and provide housing, the challenge exists to preserve the pockets of biodiversity falling within the urban edge and the ecosystem services these areas do and can provide. These areas include remnant wetlands (assisting with stormwater management, groundwater recharge and flood attenuation) to pockets of open space (assist in providing green corridors which help regulate temperature within the urban environment, provide haven for biodiversity which turn provide pollination services that contribute to peri-urban and rural agricultural activities).*

As described in the IDP<sup>3</sup>, the Municipal area (and Natures Valley in particular) is comprised of two Biomes - Forest and Fynbos, with numerous indigenous vegetation groups, ranging from Southern Afrotemperate Forest to Tsitsikamma Sandstone Fynbos. Bitou also forms part of the Garden Route Biosphere Reserve designated by UNESCO proclaiming its importance and ensuring its protection. These remarkable environs and protected areas are responsible for drawing local and foreign tourists to Bitou and so underpin a critical sector of the local economy. Natures Valley attracts many tourists because of its relatively unspoiled natural environment and rich biodiversity.

Municipalities have legal obligations to safeguard the environment in all land use planning and decision-making. Bitou Municipality is obligated to take all reasonable measures to manage the environment and its sustainability through the Constitution, Municipal Systems Act and the National Environmental Management Act.

*The National Environmental Management: Biodiversity Act (Act 10 of 2004, NEMBA) and its associated Alien Invasive Regulations (2014) specifies the legal requirement for landowners to control and manage invasive alien plant species on their properties. Municipalities are required to prepare an Invasive Species Monitoring Control and Eradication Plan for land under their control.*

*An Alien Invasive Monitoring, Control and Eradication Plan (AIMCEP, 2020) has been prepared for the management of four hundred and three (403) Municipal managed/owned properties. These properties cover a surface area of approximately 1530 hectares and are distributed among several towns/settlements which includes 6 properties in Natures Valley covering a surface area of some 8 hectares*

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<sup>2</sup> IDP Rev 3 - Page 158, section 14 – Environmental Challenges

<sup>3</sup> IDP Rev 3 page 157, Section 13 – Environmental Management



Motivation – The growth of both indigenous and alien vegetation in Natures Valley is substantial and its removal is not given the attention it deserves by either the municipality or residents from both a road safety and environmental protection perspective. The following activities require urgent attention;

- Removal of sword fern and other invasive species from road verges and private property
- Reduction of fire-load through the removal of organic waste material from public spaces
- Timely chipping and removal of roadside vegetation

While acknowledging BLM’s challenges with respect to accessing implementation capacity and finances for environmental priority projects, the SRA Steering Committee believes that a regular and reliable verge chipping and clearing and alien removal programme should be included in the SRA in support of the Environmental Plans currently under review by BLM.

The SRA business plan therefore includes the following provisions;

- A quarterly vegetation chipping and removal service contract
- The employment of 3 invasive alien removal workers in Natures Valley as well as the removal of organic waste material both in the township and adjacent dunes to reduce fire load in public open spaces.

#### 5.4 SRA motivation overview

The proposed “top-up” municipal services include the provision of baboon monitoring, top-up public safety, public area cleaning services, maintenance and/or upgrading of the urban public environment and/or infrastructure in a Special Rating Area (SRA).

Provision of these SRA facilitated services is supported by the results of the Natures Valley urban management perception survey which indicated that;

- Approximately 90% of respondents consider that the pilot project for baboon monitoring has been successful
- While 70% of respondents have not experienced any security incidents over the last 5 years, 60% of respondents consider that crime is either a serious problem or is becoming a problem
- Additional monitoring services, such as strategically placed surveillance cameras are viewed very favourably. Municipal law enforcement and the Police Service are viewed as being less than effective by a majority of the respondents.

Tourism is highlighted as one of the key economic activities in the Bitou Municipality area in the IDP<sup>4</sup>.

*“The area boasts a host of tourist attractions, products and activities that contribute significantly to employment creation and GDP, making it a destination of choice to many.”*

*“Environmental Management is one of the Strategic Directives in the IDP. The natural beauty of the Bitou Municipal Area and its abundant environmental wealth, as demonstrated in Natures Valley, are the region’s greatest assets.”*

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<sup>4</sup> BLM Integrated Management Plan – Revision 3



A sustainable way to achieve the IDP goals of a safe and healthy environment for the Natures Valley community, is to establish a Special Rating Area (SRA). Supplementary intervention through coordinated management of the area will further improve public safety and cleaning services. Ongoing joint efforts will ensure that Natures Valley continues to be a desirable investment and tourism destination.

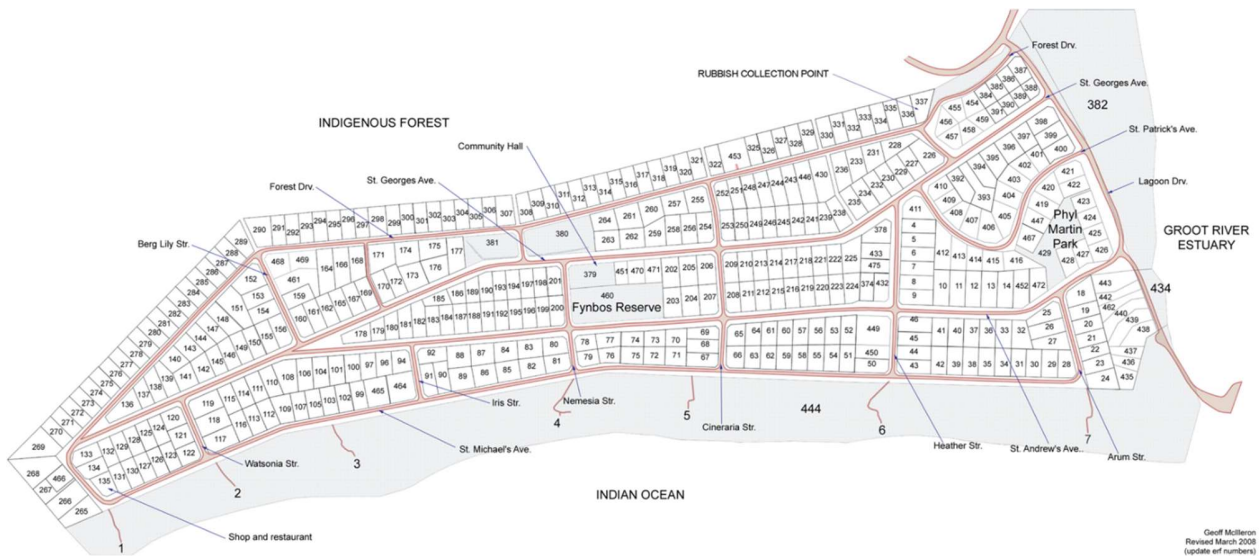
### 5.5 Proposed Special Rating Area.

There are two approach roads (the R102 east and west) but only one access road to Natures Valley which is bordered by the de Vasselot escarpment to the north, the Groot River estuary to the east and the ocean to the south.

The proposed Natures Valley Special Rating Area (NV-SRA) is the geographical area formed by the northern boundary lines of properties on the northern edge of Forest Drive, the eastern edge of erven 382 and 434, the southern boundary of erf 444 and the western boundary of erven 265, 266, 267 and 268.

Payment of the SRA additional rate would be made by all non-exempted owners of property in this area'.

Figure 1: Proposed Area for NV-SRA





## 6. BITOU MUNICIPALITY'S IDP<sup>5</sup>.

The proposed supplementary service will be in line with and linked to BLM's 3<sup>rd</sup> Review conducted in 2020/21 of the 5-year IDP (2017-2022). In order to ensure that the service complies with the directives of the IDP, this business plan has been compiled in consultation with officials of the BLM, namely the Directorates for Finance, Law Enforcement, Parks, Waste Management and Facilities. Everything possible has been done to make sure that the plan is consistent with Bitou Municipality's IDP.

Every stage of the plan either has been or will be submitted to the office of the CFO for comments and suggestions and in coordination with municipal departments.

## 7. DATABASE OF TAXABLE PROPERTIES.

The NV-SRA Steering Committee will verify its database of property owners with BLM's database on a continual basis to ensure accuracy.

Property owners' contact details were and shall only be used for communicating with ratepayers about matters concerning the establishment and (should it be approved) the management of the NV-SRA. It will not be made available to a third party.

Differentiation between categories of properties, as provided for in section 8 of the Property Rates Act, has been considered.

## 8. URBAN MANAGEMENT PERCEPTION SURVEY.

### 8.1. Requirements.

The Steering Committee conducted an urban management survey (only one survey per property owner) of not less than 20% of properties in the database.

### 8.2. Methodology.

The steering committee developed an urban management survey related to the goals of the proposed NV-SRA.

The internet-based platform SurveyMonkey was used to gather and process responses.

A link to the survey was e-mailed to all property owners and the same link was also posted on community WhatsApp groups, together with the request to complete the survey. Two reminders to complete the survey were issued to all property owners.

SurveyMonkey recorded each respondent's IP address and these, together with the responses, are available for verification purposes. Respondents were also asked to provide their names and addresses (erf number) and, where applicable, the address and name of the trust under which the property was registered. This was done so that the responses could be compared to the BLM

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<sup>5</sup> Also refer to sub-section 4.2



database made available to the steering committee and correct plot numbers could be assigned to each response.

### 8.3. Perception Survey Analysis.

SurveyMonkey analysed all the responses; the unabridged analysis is in **Appendix D**.

213 replies were received representing approximately 54% of all property owners in Natures Valley.

#### Respondents profile

- 88% of respondents were older than 50 with 70% being older than 60 and 39% older than 70.
- 71% of respondents were occasional visitors to Natures Valley and 18% were permanent residents. 12% regularly rented out their houses. 75% of respondents have owned property in NV for more than 20 years.
- The predominant profile of respondents: seniors with second homes in Natures Valley who use their homes primarily for own family use during holiday periods.
- 70% of respondents consider municipal services to be good or very good.

#### Baboon Management Plan

- All respondents were aware of the baboon management plan. 67% considered the management plan to have been successful, 22% thought it had been moderately successful.
- 53% of respondents considered the baboon monitors to be a long-term requirement and 40% considered them to be a medium term requirement (up to 5 years).
- 73% would either definitely support, or would be highly likely to support, the baboon management plan in the future. A further 19% would possibly support the plan.

#### Security

- 55% of respondents believe crime is becoming a problem while 34% believe there is no significant change in crime levels. 57% believe crime has increased over the last 12 months. 72% believe that crime prevention is a shared responsibility. All respondents considered opportunistic theft as the most problematic. 20% considered theft with forced entry moderately problematic.
- 44% of respondents considered illegal dumping of waste as the most serious bylaw infringement followed by dogs soiling streets (39%) and dogs not on leads (39%). Malicious damage to property and noise pollution were the least serious bylaw infringements.
- 78% of respondents have an internal alarm system installed in their houses. 8% have external beams and 5% have cameras. 18% have no security system. Consistent with this section of the survey, 78% of respondents use a security armed response provider.
- 38% of respondents have been the victim of petty theft. 21% have been the victim of theft with forced entry. 42% of respondents believed that strategically placed CCTV cameras would be the most important security enhancement followed by holiday season patrolling of the lagoon carpark. Full time security foot-guards were considered to be of low importance as were a 2-way radio system, community street watch, and an additional 24-hour street patrol vehicle.

#### Streets and Verges

- 96% of respondents considered maintenance of streets and verges as being either important or very important but respondents were split on the efficiency of removing waste vegetation with 38%



believing the removal by the Municipality was efficient and 42% believing it to be inefficient. The accumulation of waste vegetation in Natures Valley was considered to be a low fire risk by 60% of respondents

- Respondents made many and varied suggestions and comments, which can be read in the unabridged report.

## 9. PUBLIC PARTICIPATION MEETING, CONSENT (VOTING PROCESS) AND OBJECTIONS.

A public participation meeting will precede the application for a special rating area and will comply with the requirements of section 4 of the Bitou Municipality: Special Rating Area Bylaw 2022.

*“The purpose of the meeting is to enable the applicant to consult with the property owners within the proposed special rating area with regard to the proposed boundaries of the area and the proposed improvement or upgrading of the area”*

### Proof of Consent (Voting Process).

- The consent of Natures Valley ratepayers will be asked via approved consent forms. These will be sent by e-mail for completion and submission via the NVSRA email address or physically to the NVRA Office once the Public Participation Meeting has been completed.
- The NV-SRA steering committee will hand over all consent forms or duplicates thereof to the Municipality as proof that the majority of property owners (representing 50 plus 1 percent or more of the rateable properties in Natures Valley) accept liability for paying the additional rate.
- Proof will be kept of notices of public meetings contemplated in the bylaw.
- The minutes of public meetings will be published on the NV-SRA website.
- The compilation date will be stated.
- Every ratepayer participating in the process will be asked to identify himself/herself as the lawful owner or authorised signatory of any said property.
- Property Owners may object to the proposal should they wish to do so. Objections should be noted on the consent form and submitted in writing to the NVSRA by email or by handing in to the NVRA office 388 Lagoon Drive
- After the PPM property owners will be asked for their consent by returning a signed consent form to the NVSRA by email or by handing in to the NVRA Office at 388 Lagoon Drive

## 10. VISION, MISSION AND GOALS.

### 10.1. Vision.

The vision of the proposed NV-SRA is to ensure that Natures Valley remains a safe, clean and healthy township for the benefit of all its residents and visitors and that Natures Valley remains their destination of choice.



## 10.2. Mission.

It is the mission of the proposed NV-SRA to deliver supplementary municipal services as determined by the community itself to ensure, a sustainably safe, healthy and clean environment for residents and visitors.

## 10.3. Goals.

### 10.3.1. SRA Goals

*Primary Goal: To manage the NV-SRA effectively and sustainably through a “non-profit company” (NPC)*

### 10.3.2. Baboon Management.

- Goal 1: To implement a Baboon Management Program that encourages harmonious co-existence between residents and baboons in the Natures Valley environment.*
- Goal 2: To implement a Baboon Monitoring Program using monitors to modify troop behaviour and encourage the baboons to forage for food outside of the residential area.*
- Goal 3: To implement a waste management program that prevents household waste acting as an attraction for baboons through the improved management and security of the waste transfer station, waste handling by the municipality, and the establishment of a waste protocol for residents and visitors.*

### 10.3.3. Safe Environment.

- Goal 1: To implement an advanced linked-camera system to identify and monitor vehicular movements in the area which will also assist law enforcement agencies and enable quick response in emergency situations. Implementation will comply with the Protection of Personal Information act (POPI) as well as the Promotion of Access to Information act.*
- Goal 2: To establish an effective communication system between local security agencies and Natures Valley property owners with a clear link to Eden District Municipality’s Disaster Management Plan.*
- Goal 3: To build on existing working relationships through the relevant Bitou departments, with the Community Safety Forum and other organisations involved with maintaining a safe environment.*
- Goal 4: Multi-tasking baboon monitors through the provision of training as Grade E security guards*

### 10.3.4. Clean and healthy environment.

- Goal 1: To support BLM by monitoring and maintaining public open spaces by clearing of alien vegetation and combustible vegetation and the maintenance of foot paths and board walks.*



## 11. IMPLEMENTATION PLAN.

### 11.1. Basis for estimating the costs for activities undertaken by the NPC under the NV-SRA.

#### 11.1.1. Management.

The SRA will be managed by a NV-SRA Administrator employed by the NV-NPC. The Administrator will be responsible for;

- Communication with NPC members, SANParks and BLM as required
- Office administration including baboon monitors welfare, equipment maintenance, mobile phone contract admin, management of the monitors daily reports
- Record keeping for safety and security related incident reports
- Liaison with the BLM superintendent on all matters related to the direct supervision of the NV-NPC personnel (seconded or directly employed).

#### 11.1.2. Baboon monitors.

- Six (6) baboon monitors, trained under the initial pilot project<sup>6</sup>, will be employed by the NPC to monitor the Natures Valley baboon troop(s) between sunrise to sunset, seven days per week in two teams of three monitors.
- Three of the three (3) monitors have been provided by BLM under the EPWP programme as a municipal contribution towards its shared responsibility to deal with the safety risks facing residents regarding baboon invasions.

The baboon management plan is reliant upon stability within both teams of monitors to retain knowledge of troop structures and movements as well as the necessity for monitors and residents to develop a positive working relationship. To avoid any lack of continuity, where possible all baboon monitors will be employed by the NV-NPC. ***(BLM's compensating contribution will be to provide at no cost to the NV-NPC, three (3) workers as part of the plan to remove alien vegetation and clear/clean dunes and public open spaces.)***

- ***The baboon monitors will continue to be supervised over the 5-year business plan period by the BLM Superintendent for Natures Valley and Covie.***
- Uniforms for baboon monitors will be purchased based on the best of three written quotations for the same uniform type and will include suitable weatherproof clothing for summer and winter use
- Bicycles for three (3) monitors will be purchased within a defined budget allowance

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<sup>6</sup> Refer to section 5.3(a)





#### 11.1.3. **Supplementary Crime Prevention Monitoring Services.**

- The supply, installation and maintenance of ANPR cameras will be implemented over the duration of the 5-year plan as follows;

##### Phase 1

- One ANPR and one human detection camera at Natures Valley entrance and 2 human detection cameras at the Western end of the Valley in the shop parking area at the beginning of year 1 (installed by ADT at their cost October 2022)

##### Phase 2

- Additional cameras: lessons learned from the implementation of the first phase will enable the management of the NV-SRA to instruct the service provider to install more public surveillance cameras at strategic points in more public areas of Natures Valley. This will make it possible to monitor movement in streets and to monitor various violations of municipal bylaws and other actions relating to the prevention of crime. The aim is to install a total of 4 camera systems in the first 5 years.
- The supply and installation costs together with system control room monitoring costs will form part of a rental and service agreement with a selected service provider for the camera system.
- Security training of baboon monitors by ADT (PTY) Ltd will be conducted in Port Elizabeth and will be carried out in late 2023.

#### 11.1.4. **Supplementary street and public open spaces clearing.**

##### i. **Vegetation clearing and removal.**

- Provision has been made for a tree branch chipping contractor to provide a chipping service for 3 days every two months for the 5-year period.
- Three (3) workers (EPWP) provided by Bitou at no cost to the NV-NPC will undertake vegetation clearing for the 5 year period.

## 12. **FINANCIAL IMPACT.**

It is intended that NV-NPC will be funded by BLM through a special rate payable by all property owners who do not receive rates exemption. BLM has identified properties that qualify in terms of policies as the source of the additional rate. This list of properties will be regularly amended to accommodate changes in ownership as time goes by.

### 12.1. Source of Funds.

Funding of the NV-SRA will be provided by BLM sourced from a Special Rating Area levy charged by BLM and applied to the owners of valid rateable properties on the BLM property database. The additional monthly rate payment for NV-SRA will be determined by the property's Municipal valuation and will amount to a tariff of R0.0012 cents times the valuation per annum. The table below gives an indication of how much property owners would be required to pay according to the proposed NV-SRA budget

This would generate a monthly income of R117 975 for the NV-SRA

Municipal Valuation	Estimated Monthly Special Rate					
	Residential		Business		Vacant	
	From	To	From	To	From	To
R1 500 000 - R2 000 000	R150	R200	No Properties in these ranges valued above		R195	R260
R2 000 000 - R2 500 000	R200	R250			R260	R417
R2 500 000 - R3 000 000	R250	R299	R417	R500	No properties in the ranges valued above R2 500 000	
R3 000 000 - R3 500 000	R299	R349	No properties in the ranges valued above R3 000 000			
R3 500 000 - R4 000 000	R349	R399				
R4 000 000 - R4 500 000	R399	R449				
R4 500 000 - R5 000 000	R449	R499				
R5 000 000 - R5 500 000	R499	R549				
R5 500 000 - R6 000 000	R549	R599				
R6 500 000 - R6 500 000	R599	R649				

### 12.2. Criteria to qualify for exemption (SRA Bylaw 11.1.2).

Where a special rating area has been determined, the Council must levy in accordance with the provisions of the Municipal Property Rates Act, 2004 (Act No. 6 of 2004), a property rate in addition to the rates that it already charges on the owners of rateable property in the special rating area for the purposes of realizing the implementation plan, provided that the Council may in terms of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), Rates Policy, Credit Control and Debt Collection By-Law and the Credit Control and Debt Collection Policy, exempt the indigent, senior citizens, disabled persons or any other category or residents.

### 12.3. Five-year term budget.

The budget for the proposed improvements or upgrades addresses the following:

- 12.3.1. An annual budget commencing on 1 July of the first year and ending on 30 June of the last year of the term;
- 12.3.2. Subject to the provisions of the Property Rates Act, the additional rate in any category of property must not exceed 25% of the municipal property rate. Any deviation must be fully motivated to Council for consideration."

BUSINESS PLAN FOR THE PROPOSED NATURES VALLEY SPECIAL RATING AREA (NVSRA).					
Prepared 10 Dec 2022					
NATURES VALLEY SRA ESTIMATED 5 YEAR BUDGET					
	Budget	Budget	Budget	Budget	Budget
	Year 1	Year 2	Year 3	Year 4	Year 5
Financial years 1 July to 30 June.	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
		8,00%	8,00%	8,00%	8,00%
	R	R	R	R	R
<b>INCOME</b>					
Estimated Levies	1 415 704	1 473 294	1 594 480	1 730 520	1 852 483
<b>Total Income</b>	1 415 704	1 473 294	1 594 480	1 730 520	1 852 483
<b>EXPENDITURE</b>					
<b>PROJECTS</b>					
BABOON MONITORING	916 259	989 560	1 066 046	1 147 812	1 236 118
SECURITY	75 696	88 652	101 744	109 883	118 674
VERGE CLEANING	138 207	141 682	153 016	165 257	178 478
<b>Sub-total</b>	1 130 162	1 219 893	1 320 806	1 422 952	1 533 270
<b>NVSRA ADMINISTRATION</b>					
Office Manager	121 200	130 896	141 368	152 677	164 891
Administration	124 342	122 506	132 306	154 891	154 322
Pre SRA expenses	40 000	-	-	-	-
<b>Sub-total</b>	285 542	253 402	273 674	307 568	319 213
<b>TOTAL EXPENDITURE</b>	<u>1 415 704</u>	<u>1 473 294</u>	<u>1 594 480</u>	<u>1 730 520</u>	<u>1 852 483</u>

### 13. Other requirements.

13.1. Before the Bitou Municipality will pay over any additional rates collected to the NPC, the NPC and the Bitou Municipality must have concluded a written finance agreement regulating, amongst other things:

- the mechanisms and manner of payment;
- terms on which payment to the NPC is made;
- how the additional rate is to be held by the NPC;
- any parameters relating to expenditure; and
- any obligations on the NPC to take out and maintain appropriate insurance.



### 13.2. Existing inequities.

As in every other town in the country inequities exist in Natures Valley. One of these is the inequity in financial means. It is important that inequities should not be exacerbated by establishing an SRA. NV-SRA funding will be based on the municipal valuation of properties. This means that every rateable property owner will contribute as an additional rate the same number of cents in the rand value of his/her property, as every other property owner. Standard municipal rebates and exemptions as currently exercised will also apply to this special rate.

## 14. PROPOSED MANAGEMENT STRUCTURE.

A non-profit company (NPC) with members as defined in section 1 of the Companies Act No 71 of 2008 will be created as soon as the establishment of NV-SRA has been accepted by the ratepayers of Natures Valley and approved by the BLM Council.

### 14.1. Board of Directors.

The NPC will have 3 (three) directors, each with specific portfolio(s) aligned with the business plan of the NV-SRA. The Board of Directors will be appointed by the members (the owners of all rateable properties in Natures Valley) of the NV-SRA at the first General Meeting of the NV-SRA and will consist of the following portfolios:

- A Chairperson
- A Financial Director responsible for the NV-SRA budget and financial management and liaison with the BLM CFO
- An Operations Director who will liaise with NV-SRA service providers and supervise the NV-SRA Administrator

The NV-SRA Administrator will serve in an advisory capacity on, and as secretary of, the Board.

The Board of Directors will meet once a month except for the months of July and December.

The Bitou Executive Mayor will appoint a councillor and one other person as representatives to attend and participate, but not vote, at the meetings.

### 14.2. Annual General Meeting.

An AGM will be scheduled within two months after the end of each financial year.

The AGM will be responsible for:

- the appointment of directors;
- the review of the chairperson's Annual Report;
- the approval of the audited financial statements;
- the approval of the following year's budget and implementation plan;
- the appointment of an auditor; and
- the amending of the NPC's MOI if required and with prior written consent of the CFO.



#### 15. **BENEFITS FOR RATEPAYERS AND BITOU MUNICIPALITY.**

The proposed NV-SRA will enable individuals in the Natures Valley community to collectively decide what supplementary services they feel are needed to attain the NV-SRA's goals of a safe clean and healthy environment.

The benefits are as follows:

- Management and monitoring of baboons to avoid home invasions improves the quality of life for residents and visitors to Natures Valley.
- Improved security, especially after hours, given BLM Law Enforcement Department's challenge to provide officials 24/7 in all residential areas in the large geographical area it serves).
- Monitoring and reporting of any signs of degeneration and decay in public areas so that quick and effective action may be taken.
- The shared benefit of a safe, healthy and clean environment when living, working or simply relaxing in Natures Valley.
- An equitable sharing by all rateable property owners of the cost of NV-SRA operations, this being achieved by calculating the additional rate on the same number of cents per Rand of a property's municipal valuation.
- Visitor confidence in Natures Valley as a safe place and thus a greater inclination to invest in the town and its environment.
- The value of properties in Natures Valley being positively affected due to the level of safety and the management of the environment.
- Law enforcement will be able to respond and apprehend law breakers more quickly and more effectively since camera film footage will be available as evidence in a court of law.

#### 16. **WEBSITE.**

The NV-SRA steering committee has developed a website which will be populated with the following content:

- the SRA application letter;
- the business plan;
- the MOI for the Not for Profits Company;
- a Journal of the events of the SRA Application Process;
- the urban management perception report;
- the presentations and minutes of all public meetings;
- the Bitou Municipality Special Rating Area Bylaw;
- the Bitou Municipality's policy for the determination of special rating areas;
- frequently asked questions and answers about NV-SRA;



- notices; and
- a blank consent / objection form.

The address for the website is [www.nvsra.co.za](http://www.nvsra.co.za)

#### 17. APPENDICES.

1. Steering Committee Bio details
2. Bitou SRA Bylaw
3. Bitou SRA Policy Document
4. Perception Survey report