



## **BUSHMAN'S RIVER MOUTH / BOESMANSRIVERMOND**

Ratepayers' Association / Belastingbetalersvereniging Ward 3 / Wyk 3

P.O.Box 50, Boesmansrivermond, 6190

Municipal Manager  
Ndlambe Municipality  
P.O.Box 13  
Port Alfred 6170

27th September, 2006

### **Re Removal of Restrictions and Subdivision of Erf 570 Bushmans River Mouth Notice 228/2006**

Dear Sir,

We have reservations about the removal of restrictions and subdivision of erf 570 Rivers Bend, Bushman's River mouth as they are presented at present and because of the current position with developments in Bushman's River Mouth.

- 1) The property was originally zoned for a church or such like institution. The area is not fully developed with under 50% of the established erven developed. We do not know what the demands of the area will be in the future.
- 2) The erf 570 is at the top of the hill and with the development it will cause storm water runoff to a far larger degree than at present. There is already a problem with the conservancy tank and drainage at the base of the hill.
- 3) The proposed entrance of the private road is onto the main and only road leading down to the river for all of the residents of Rivers Bend.
- 4) The division of the property is into far smaller erven than the average size of erven in the surrounds. Most properties are of the order of 1000sq m and the proposed properties are less than half of that i.e. 500 sq m and less. The sub division should only be for 3 or maximum 4 erven.
- 5) The proposal is basically a development and would be subject to the moratorium on new developments until the SDF is published and the municipal engineers have forwarded a proposal on the bulk services levy to be placed on all new erven. The levy would be per erf minus 1, which is already established.
- 6) The proposal being a gated/fenced cluster complex would be subject to the formation of a home owners section 21 company.
- 7) We suggest that a wider consultation be made with property owners within a 250m radius be made as the proposed departure from the current zoning and size of property is quite divergent and not consistent with the surrounding area.

Yours faithfully,

Johann Smuts  
Chairman Bushman's River Mouth Ratepayers Association.

Committee: Johann Smuts (Chairman), Eric Sutton (Vice Chairman), Wendy Grove (Secretary), Charles Sprong (Treasurer), CJF Botha, Schalk Kotze, Dennis Laubscher, Jimmy van Rensberg, Matt Mullins, Ian Smith