



BUSHMAN'S RIVER MOUTH

Ratepayers' Association / Belastingbetalersvereniging Ward 3 / Wyk 3
P.O.Box 50, Bushman's River Mouth, 6190

30th October, 2007

IDP Officer
Ndlambe Municipality
P.O.Box 13,
Port Alfred

Comments on the IDP for Ndlambe, Sept. 2007

The IDP as the acronym implies is a document in which all the developmental planning issues in Ndlambe are addressed using the SDF as a spatial reference combined with the population needs and growth. Fundamental to the IDP is reliable baseline data. It is known that the 2001 census data is flawed and other means of verification of growth, needs, development parameters, trends and economic factors within Ndlambe have to be used to produce a best practise IDP. There also needs to be alignment with National and Provincial agendas and the laws of the country.

The objectives and priorities within Ndlambe are known and were thrashed out in the process but the devil is in the detail. The detail is the allocation of resources to the objectives in the form of projects in each Ward according to the global budget amount without neglecting the basic day to day running of the municipality and the maintenance of the infrastructure and services. Basically it should not all be about capital projects. Everything has to be done with vision and planning and allocated to projects with specific time frames.

1) Water

In ward 3 (and 4) because there is a single Water Service Provider, the ACWB, the immediate water needs are in order but will not be able to keep pace with all of the proposed and approved developments. Supply of water to residents implies water production, storage, reticulation, conservation and innovation. We are in a water deficit area.

- a) **Water production** can be infinite if there is an infinite supply of electricity and capital to produce the water by RO. It is known that electricity is in short supply and is going to be an increasing cost. Capital for plant or maintenance of plant is also not infinite and basically R5m in capital is required for the production of each mega litre of water capacity per day. Each new development needs to contribute to the capacity building of water production. This capital needs to be ring fenced for water production. This includes each RDP project as well as each approved residential project. In Ward 3 and 4 there are approximately 1,400 new RDP houses and approximately 1,000 proposed new erven in various developments. A minimum requirement for each RDP house is 6,000 litres per month or 250 litres per day. Each new development erf requires 1,000 litres per day. That would require an increase in capacity of RO of approximately 1.5MI per day. We have no perennial rivers or storage dams to draw water from.
- b) **Water storage** is currently in under supply but with the increase provided by the new, under construction, 5MI reservoir the current water storage should meet the 48 hour peak demand reserve required. This however will not be the situation when all the new RDP houses are built and new erven are developed. The current storage capacity is 4.5MI with a peak demand of 3ML. The added 5MI will allow 9.5 MI of storage capacity but peak demand is likely to lift to 5MI which is marginal reserve capacity. Each new development needs to contribute to water storage capacity and this money needs to be ring fenced for storage capacity.
- c) **Reticulation of water** requires maintenance as old pipes become unserviceable and need to be replaced. Leaks are a major factor and up to 40 % of water can be lost due to leakage. The NMBMM estimates 29% of there water is lost in the reticulation system. Telemetry can also help with minimizing water loss. Money needs to be allocated to telemetry systems.
- d) **Conservation of water** resources then becomes a major item. 1 leaking toilet cistern can lose 100,000l of water per month. Sound water flow/capacity monitoring systems like telemetry and prepaid water metres become important tools in conservation of water. A single person assigned to check each house for leaking cisterns with a basic repair kit

would pay for themselves 3 fold in lost revenue. Rain water harvesting is an added measure which should be mandatory.

- e) **Innovation** in looking for alternative supplies of second grade water for treatment. Recycling of water from sewerage needs to be considered and the area of the Vlei at BRM as a second grade source of water.
- f) Water is currently **not supplied to 96 erven** in Marcelle and is not funded in the IDP.

2) Sewerage reticulation and treatment needs to be considered with all of the expansion and the introduction of water borne sewerage in all new areas of development. The backlog of reticulated sewerage in the older parts of town, especially the river front, needs urgent attention in the IDP. Municipal conservancy tanks are problematic and leak raw sewerage into the streets and river. The IDP needs to consider means of rectifying these problems.

- a) Numerous problems arise in the small bore sewerage system and **education** is needed to manage the use of the system as it leads to large unwanted expenditure if not used correctly.
- b) Sewerage treatment works need to be managed correctly and provision made for **maintenance, operation and expansion** of the works with the extended population.
- c) Municipal **sewerage conservancy tanks** continue to leak into the river and streets. This is unacceptable and needs to be attended to in the IDP.

3) Housing

In Ward 3 there are several housing projects past and current which have been developed with varying degrees of success. There are several critical factors which have contributed to the demise of certain housing projects and these have to be addressed in the IDP. If things are not done correctly it leads to dissatisfaction and huge problems in trying to rectify those problems without funds at a later stage. The people then tend to believe that they have an uncaring Municipality.

- a) **Planning first** prior to any infrastructure or housing development. An example of poor planning is Klipfontein with no general plan and the problems with undersized plots in Ekuphumleni. Here there needs to be planning for public open space and recreational facilities and not a mentality of cramming the maximum number of houses into the available space. The result will be social problems in the community in years to come. There have to be a certain ratio of POS, recreation and sporting space to housing and buildings. Town planning in the IDP is essential.
- b) **Infrastructure** before houses are built. This is a recurring problem and again Klipfontein with a partially non functional sewerage system and no serviceable roads, Marcelle with poor drainage and no water reticulation to some properties. The IDP needs to address these issues.
- c) **Monitoring and rectification** of houses being built. Very poor quality building has been evident in Klipfontein. In Marcelle 12 houses have not been built since 2002 where funds were allocated. Poor quality, incorrect siting of houses etc. The NRHBCI should solve the problem to some degree if every house is inspected by them at each stage of construction. The NRHBCI has funds but the IDP should address the matter.

4) General infrastructure, access and serviceable roads are all important and need to be planned in advance of development. Problems are created because in the past the municipalities were the main developers but that has now been superseded by independent developers whose main motivation is profit and not necessarily the well being of the community as a whole. A strain is put on current infrastructure without expansion of facilities or even maintenance of the existing facilities. These include waste sites, waste transfer sites, public ablution blocks, river access paths, parking, boat launching facilities and jetties, maintenance of cemeteries, maintenance of POS and road maintenance.

- a) All **waste sites** in Ward 3 & 4 are illegal, unlicensed and incorrectly managed in terms of the law. Waste transfer sites, a new waste site and licenses and permits need to be processed and incorporated into the IDP. New skips at strategic positions in ward 3.
- b) The **public ablution** facilities outside the municipal hall, at the sea beach and the picnic area are in an atrocious state. It is claimed that on page 123 that it is captured in SOC 10 and 12. This is not so as no money is allocated, only bracketed (R150,000). It is claimed that R20,000 invested in upgrade of ablution ward3. This is not in evidence. At the slipway ablution block walls were plastered on the inside, painted without primer, 2 galvanized gates

fitted, floor tiled, a new toilet cistern workings fitted. Nothing was done to improve the plumbing which was the initial problem. The paint is already peeling off the walls. We question the breakdown of R20,000! These are immediate issues. The biggest problem is neglect and lack of maintenance, although there is some vandalism. It must be understood, by the example in New York, that vandalism followed neglect and lack of maintenance. The IDP should address all of these issues.

- c) All **public access paths** are in an overgrown, unmaintained state. Vagrancy and criminal activity follow. It is claimed that "assisting the SAPS by clearing overgrown areas". This is simply not the case in BRM. Lantana and ink berry are flourishing everywhere in ward 3 which is contrary to the claim "clearing of alien invasive vegetation in the coastal zone"
- d) **Public parking facilities** are in a poor state and all are unpaved in Ward 3. These need to be identified as projects with budgets and not an unfunded and unspecified R150,000 in Soc 10 and 12.
- e) The **cemetery in BRM** is overgrown and unmaintained. It is a requirement in the Municipal Services Act that this be done. This is contrary to the claim "grass cutting takes place as per schedule". The grass is getting higher than the grave stones.
- f) The **boat launching facility** at BRM is unable to cope with the traffic in season and the facility at Riversbend needs to be made official with a paved parking area and launching facility.
- g) POS is not maintained and **parks and POS** are often overgrown. This encourages vandalism and vagrancy
- h) **Degradation of river** due to silting and erosion of beach needs to be solved
- i) A **disaster management** workshop was held but firebreaks have not been attended to. The idea is prevention rather than cure. There is a single fire engine (based at BRM) to service Alexandria, Cannon Rocks, Boknes, Klipfontien, Marselle, BRM, Kenton and Ekupumleni. There has however been some confusion as to which body is responsible for management and capitalisation of fire fighting and emergency services i.e. Cacadu or Ndlambe.

5) Local Economic Development is poor and needs huge input in identifying cause of low job opportunities and employment levels. A public consultation process is necessary with experts in the chair. The main criteria are to positively identify the main economic growth factors in the region. The main growth in economic activity is associated with residential, recreational tourism and not agriculture, as is often tabled. Baseline data needs to be consolidated from things like rand value of building plans passed and growth in revenue at hardware stores and by building contractors after inflation has been factored into the equation. It is not rocket science. Agriculture is on the decline but possibilities remain in niche markets like market gardening sector with a growing population. Base line data can be obtained from the Agricultural Union, dairies and abattoirs etc. Unfortunately some activities are not sustainable throughout the year because of the seasonality and lack of irrigation water in the area. There are possibilities for the main tillage agricultural industries (chicory and pineapples) to add value but that is best left to the experts and not the municipality. The whole issue of LED is very important for the social and economic development of Ndlambe society and cannot be left at the level it is dealt with at present. The example of Forest Hill farm BRM is why LED should not venture into cattle farming. A large expense with very few beneficiaries and no profit. Commonage is not an economic activity.

- a) **Construction** is a major economic activity related to the residential, recreational tourism industry. There is a **shortage** of masons, plasterers, carpenters, plumbers, tilers and electricians in the area. An indication of construction needs can be derived from the number of building plans passed together with all of the infrastructural construction projects. Why can a training school for the construction industry be setup in the abandoned hostel in Alexandria? This would create good employment opportunities for large numbers of people.
- b) **Tourism** needs infrastructure in the form of accessible roads and first class facilities to expand. The R72 is a case in point where trucking is breaking up the road and causing tour operators to look elsewhere where better roads and less truck traffic is present. You cannot market poor roads. In most cases where access is improved tourism will generally follow. Destinations in the form of game parks are abundant in the area to the point of saturation,

however, local public facilities are appalling. The ablution blocks are unserviceable, access to the rivers and beaches is poor, although the natural environment is spectacular. Recreational

facilities are very limited. The picnic area is unkept and shoddy. The public ablution facilities at the beaches are atrocious. An example of excellent marketing of tourism is Knysna where the municipality has set up an independent marketing business which the municipality funds and is also funded by business in a PPP. The EISS example is a good one. Basically base line data needs to be obtained. Again it is available from the B&B, hospitality industry, game farms and estate agents. The cultural village issue has been carrying on for years with little progress mainly because the consultants were extremely poor at applying their minds to the possibilities and are only interested in their share of the money without any dedication or effort to see success.

- d) Service Industry demands** will increase with increase in development. There are a plethora of possibilities , everything from painters, landscapers, upholsters, garden services, express delivery services, TV technicians, maintenance services, security services, boat servicing industry, laundry services, plant hire etc etc will increase in demand. Caution needs to be exercised as there is a large seasonality to some, but not all, of the service industry requirements.
- e) Increase in Industrial area.** There has been considerable demand for increase in industrial land in BRM. It is the only industrial property in the node and some innovative ideas to make more industrial land available should help secure job opportunities

To summarize items for IDP projects

- 1) Water production R5m for increase in RO capacity Developers
- 2) Water storage R1m (besides Kenton Eco R 2.5m and MIG R3.5m) Developers
- 3) Water reticulation telemetry R 0.5m developers
- 4) Water Conservation metres, rain water harvesting plumber R2.5m
- 5) Water exploration R600,000 in last IDP
- 6) Sewerage reticulation on river bank R 1m
- 7) Sewerage conservancy tanks R0.5
- 8) Sewerage education R50,000
- 9) Housing plan for ward 3 as part of detailed town planning for node
- 10) Unbuilt 12 houses in Marcelle R 360,000
- 11) Water reticulation to 96 houses in Marcelle which is unfunded
- 12) Marcelle storm water drainage
- 13) Marcelle roads
- 14) Upgrade and rebuild Marcelle sporting facilities
- 15) Klipfontein sewerage rectification for 10 house with back flowing sewerage
- 16) Waste site rehabilitation at BRM
- 17) Management of waste site at BRM and introduction of recycling
- 18) Skips and waste transfer sites
- 19) Public ablution blocks at BRM 4 blocks
- 20) Removal of alien vegetation from public areas in BRM and clearing access paths and clearing fire breaks
- 21) Purchase of ride on Mower for Node
- 22) New tractor and trailer for infrastructure maintenance
- 23) Storm water drainage system for BRM from Vlei
- 24) Paving of public parking areas
- 25) Public boat launching facility, jetty at Riversbend and parking area
- 26) Identification, purchase, EIA for IWM site for BRM, Kenton, Alexandria, Cannon Rocks
- 27) LED on construction, services and tourism
- 28) Expansion of industrial land in BRM.
- 29) High resolution aerial survey of node plus interpretation
- 30) Cause and solution of degradation of river i.e. silting and erosion

We recognise that this document does not cover all areas of the IDP or that it is complete. We hope that our comments, criticisms and suggestions will be considered in a positive light and are available to elaborate or add to any part which could be considered to be adding value.

Yours faithfully,

Johann Smuts
Chairman Bushman's River Mouth Ratepayers Association.