



BUSHMAN'S RIVER MOUTH / BOESMANSRIVERMOND

Ratepayers' Association / Belastingbetalersvereniging Ward 3 / Wyk 3
P.O.Box 50, Boesmansrivermond, 6190

14th June, 2006

The Municipal Manager
Mr. George Ngezi
Ndlambe Municipality
P.O.Box 13
Port Alfred

Meeting 12th June, 2006 wrt Proposed New Developments at BRM

Dear Sir,

We would like to emphasize our position on the current proposed and possible new developments in Ward 3. The more general aspects are as follows:-

- 1) That the **SDF be finalized** and ready for securitization prior to any prior to the approval of any new development.
- 2) That a **policy document** laying out the Ndlambe Municipalities position on new developments be in place prior to any new developments i.e. issues relating to water supply, water storage, rain water harvesting, sewerage reticulation, solid waste disposal, road construction, public open space, public facilities, public access, building regulations, density of housing, services, parking and most importantly capital input by developers per erf which should be ring fenced for development in the area. This document should be handed to current and potential developers before any application, advertisement or similar procedural requirement is implemented.
- 3) The policy should take into account all of the **municipal bylaws, Provincial legislation and Government policy** i.e. Environmental requirements, restriction on development in proximity to water courses and the sea, slope 1:5 ratio, access etc
- 4) The consideration of the **IDP** be taken into account prior to any development being approved.
- 5) **Clarification on government and municipal responsibilities with respect to RDP** housing infrastructure and capacity building pertaining to roads, water, sewerage and services. The infrastructure should be completed prior to houses being built. We have situations where the roads are impassable, sewerage reticulation a disaster and water services not connected. We would also like clarification as to who is responsible for passing the building plans, footprint, inspection of foundations, construction inspection and approval of final structure.

The more specific issues which need to be cleared are the following:

- 1) **Water quantity per day** per household. (Port Elizabeth 1,000 l, RDP entitlement 6,000 pm or 200 pd, say 750l pd conservative.) Every 100 houses 0.075 ML pd. Proposed 500 houses and 1000 RDP. Equates to 0.75 ML per day.
- 2) **Water storage** (Current 4 ML, use at peak 3 ML) Water storage capacity need to have a reserve of a minimum of 5 days at peak useage.
- 3) **Rainwater harvesting** min 10,000l storage per erf or in the case of large building i.e. more than 2 bathroom a greater storage capacity.

- 4) **Sewerage** (All new developments need to have reticulated sewerage) Water in needs to be kept in the loop. Expanded and upgraded sewerage works. TDS
- 5) Issue with **RO and sea water**. Management, training and technology all need to be taken into account.
- 6) **Solid waste disposal**. Three areas garbage, garden refuse and building waste or spoil. Facilities need to be licensed and a plan for both removal and deposition of solid waste needs to be addressed. The possibility of recycling, paper, glass, plastic, metal and organic waste matter needs to be looked at with using the area as a pilot project which can be expanded to other parts of Ndlambe.
- 7) **Ratio open space** to footprint, housing density issue. In the case of one proposed development under residential 2 there is high density housing which is hidden in the advertisement. We strongly object to such practices as it is misleading.
- 8) **Services**, garbage removal, trucks, tractors, equipment, personnel, road maintenance and upgrading, policing and patrol of natural resources and boating.
- 9) **Storm water** management. Increased development is going to need increased storm water control. Consideration of drainage patterns and harvesting of storm water needs to be addressed.
- 10) **Public facilities**, parking, jetties, beach and river access, boating, numbers of boats as ration to facilities including slipways.
- 11) **Capital** (Plett and Knysna R40,000) Kenton Eco estate R30,000 for water alone.) One development in BRM the gross revenue from sale of the properties will be R414,000 per erf which relates to a gross of approximately R21 million. 10% infrastructure levy would amount to R40,000. Other development will be similar. This is reasonable.

We thank you for your consideration of our concerns and proposals.

Yours faithfully,

Johann Smuts
Chairman BRMRPA

CC Clr. Maria Mike
Mr. Angus Schlemmer
Mr. Bill Paterson
Mr. Richard Pote
Mr. Sizwe Mvunelwa
Mr. Gert Jordaan