



## **BUSHMAN'S RIVER MOUTH**

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

30<sup>th</sup> October, 2007

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

### **Comments on the SDF Ward 3 for Ndlambe, Sept. 2007**

The SDF as the acronym implies is a document which addresses all the spatial developmental issues in Ndlambe. The SDF is a legal document and should have the best practice applied to make it a visionary document. The SDF needs and is required to have the SEA as a basic platform. The foundation for a best practice SEA and SDF is high resolution aerial photography.

- 1) **Hi Resolution Aerial Photography** Once the aerial photography survey is flown it opens a plethora of opportunities for data analysis which can be used to assist with the determination of population data, number of households, size of households, amount of agricultural land, use of that agricultural land, kilometres of road, type of road, dimensions of roads, environmental classification, slope analysis, planning of roads, housing and services, valuation of properties, size of properties, a shot in time for comparative analysis, drainage analysis etc etc. It is probably the single most valuable planning database in the service of a municipality. It is also completely objective. Good aerial photograph data is invaluable and will always be of value way into the future as an objective historical record and is therefore an excellent investment for the municipality.
- 2) Possible **Waste disposal sites and waste transfer sites** need to be identified in the SDF.
- 3) **Environmental Lines** need to be set by the SDF. The zones parallel to the high water mark in the rivers and the setbacks including slope data and Valley thicket areas. All environmentally sensitive areas i.e. coastal forest, wetlands etc.
- 4) **Drainage lines** and the restriction of buildings and infrastructure in these areas need to be set by the SDF.
- 5) **Possible Industrial Zone** expansion land needs to be identified by the SDF.
- 6) **The Integrated Coastal Zone Management Bill** needs to be used in the SDF so that alignment of the SDF with the bill is done now rather than when the bill is enacted. This pertains particularly to Ndlambe as it is a coastal municipality. Areas around tidal rivers, 1 kilometre from the coastline, coastal fore dune areas etc, etc.
- 7) **Possible sewerage works** extension needs to be considered in the light of more water borne sewerage and numerous new developments approved and in the pipeline(600) and all the new RDP developments (700 Marcelle and 700 Ekupumleni.)
- 8) **Infrastructure servitudes** need to be considered with all the new and proposed developments.

- 9) **Klipfontein general plan and extension** needs to be incorporated into the SDF.
- 10) **The R72 road reserve** and the possible introduction of intersections with **large traffic circles** as at Plettenberg Bay and England. This type of consideration would facilitate traffic flow and act as traffic calming measures.
- 11) **Ratios of public open space**, parks and recreational sporting facilities in the light of all the new developments.
- 12) **Public access to river and other areas** needs to be considered in the light of all the new developments.
- 13) **Commercial property** for shopping centres, general offices and CBD. New developments will more than double the size of the existing settlement and with that type of expansion the need for support services and commercial property will need to be considered.
- 14) **The size of the Urban footprint or node** needs to be considered. If all the land within the current expansive footprint is allowed to develop there are considerable town planning issues which will have to be addressed by the SDF. Unplanned expanded nodes at short notice, as was the case with the east side of the Kariega River, will lead to problems as not enough planning has gone into the decision. This needs to be avoided.

We hope that our comments are considered in a positive light and if there are any questions we would gladly assist in elaborating on the comments.

Yours faithfully,

Johann Smuts

Chairman Bushman's River Mouth Ratepayers Association