

The Municipal Manager
P O Box 13
Port Alfred
6170

Re-Comments on SETPLAN for Ward 3

Dear Sir,

There are a number of items which we would like to draw your attention to regarding the SETPLAN for the Busman's /Marcelle/Harmony Park (Klipfontein) area.

a) Access points. All three of the points below should be included in the SETPLAN and as per the Government White Paper on coastal development there should be as much access for all to the coast.

- 1) There is no indication on the plan of the road to the beach at Bushman's including the picnic area and bathing/changing rooms. This is already a recreational area and the infrastructure and zoning should be included in the maps.
- 2) Access point and road from Klipfontein to the beach between BRM and Kwaihoek should likewise be indicated.
- 3) All of the points which allow access to the river should be marked as such
- 4)

b) Aquifer. The aquifer supplying the area needs to be conserved so that there is a sustainable supply of water for the area.

1) The Albany Coast Water Board Aquifer should be zoned on the SETPLAN. It is a critical component of the whole development of the area including Marcelle, Harmony Park, Bushman's River Mouth, Kenton-on-Sea and Ekuphumleni. No housing or permanent structures should be allowed within a few hundred metres of the aquifer. This is the zone extending from the limits of the Bushmans River Caravan park to the Boknes Lagoon behind the foredune. It is the vlei area that replenishes the aquifer and no pollutants should be allowed to enter this area.

2) The areas surrounding the Klip River should be zoned as a green belt. Gardens are being developed in this area on steep slopes on the banks of the river which is going to result in chocking of the river and erosion of the banks.

3) The area between the Bushman's River Mouth and half way to Kwaihoek is under the jurisdiction of the Ndlambe and not National Parks. It should remain a conservation area and the area immediately in front (seaside) of the foredune is zoned as part of the Albany Coast Water Board. It is not zoned as such in the SETPLAN but is recorded as an asset of the Albany Coast Water Board. (4 to 5 Ha).

c) Developments.

No permanent developments (housing, hotels, motels or apartments should be allowed in the zones around the water courses (perennial and tidal) or on any of the steep banks leading to the river. These zones should be marked as such on the SETPLAN. It is mentioned in the document but we believe that the zones should be marked on the map as specifics. i.e all the areas greater than 1:6 slopes, 1 in 50 year flood line, 30 metre zone from the high water mark along the tidal rivers and 30metre from 1 in 50 year flood mark. There are a number of proposed developments in these zones and they should be stopped now with the correct zone plan of the SETPLAN.

Ndlambe Municipality need to have the area flown using high resolution colour, aerial photography survey which would allow accurate analysis of the ground and record a point in time for future reference and future development in a meaningful way.