

29 September 2020

Municipal Manager

Saldanha Bay Municipality

By email to mun@sbm.gov.za

Comment on Precinct Plan for the development of a mixed-use light industrial and service industrial precinct in Langebaan

We acknowledge the need for a light industrial area for Langebaan.

Before we comment on the proposed plan itself, we must first address our concern about low-cost / RDP housing for Langebaan.

- All the proposed light industrial precinct plans indicate provision for ‘Future Housing’ and ‘Future Housing Extension’ to the east of the proposed development.
- ‘‘Hiding’’ future low cost / RDP housing behind the proposed light industrial area towards the waste disposal area, will not be accepted by the community for whom these residential areas are intended.
- If the Olifantskop Farm is deemed the only location for future low cost / RDP housing, the proposed precinct plan is not acceptable in its entirety. Provision must first be made for acceptable low cost / RDP housing, then the sports fields and light industrial areas can be planned.
- Poor planning and provision of areas unacceptable to the community that require low cost / RDP housing will result in civil disobedience and riots like that experienced in St Helena Bay.

- The Langebaan community, wealthy and poor, deserve well thought through and well-planned low cost / RDP housing.

Our second concern is the limitation of the study. The draft framework plan states the following:

Purpose of the study

Saldanha Bay Municipality (SBM) decided to compile a Precinct Plan for a Mixed Use Service Industrial Area in Langebaan. A professional team was appointed to assist in the drafting thereof. The purpose of the Precinct Plan is to test the feasibility of a mixed use/light industrial area on a property of approximately 289ha in extent, of which the study area for the precinct plan will be approximately 45ha. The service provider will have to delineate an area of sufficient extent to respond to the market and the objectives of the Municipality.

Subject property

The property identified by the Municipality consists of approximately 45 ha of Portion 12 of Farm 191 in Langebaan. The property is 289ha in extent and is held by Title Deed No.T15104/89.

Purpose of study

The purpose is to get a clear understanding of the development potential of the subject property as well as the challenges to overcome and to ensure a feasible and economic viable proposal.

Predetermining the study area to just 45ha adjacent to Oostewal street and not the complete property of 289ha has in our opinion compromised the complete process. Without a plan for the complete 289ha, the presented plan is totally compromised and cannot be supported.

The placement of the light industrial area and sport facility directly adjacent to Oostewal street is possibly not the best use of the available land. The planned usage potential of the land behind (east) of the proposed light industrial precinct must be determined before this proposal can be developed further.

Comments on the proposed Precinct Plan – Alternative F

The proposed retail site is within the 300-meter radius of the Sewerage Works. At times, the smell from the sewerage works is terrible and can certainly not be acceptable to a retail environment. We cannot support this part of the proposal.

For the Langebaan Ratepayers and Residents Association