

12 June 2021

Municipal Manager  
Saldanha Bay Municipality

**Comments re. Application for closure of public street, proposed subdivision, rezoning and amendment of approval; Erf 10368, 10387, 10411, 10437 Langebaan.**

The Langebaan Ratepayers Association, on behalf on the Langebaan community, is 100% opposed to this application to privatise roads in the Shark Bay area.

The planned road closures and the erection of access booms is totally contrary to the heritage and character of Langebaan (specially the Ward 6 area).

Which roads are next should this request be allowed? What arguments can be used to say no to the privatization of say Harpuisbos street or any other should this privatization be done?

Approval of this request will result in the destruction of the Langebaan heritage and character.

We are really disappointed that this request has passed the first hurdle of approval by the SBM Council as it should be rejected.

Reasoning:

The application deals with the conversion of public roads in the Shark Bay area to private roads. The application documents more than once state that no change in access will result from the conversion. The document however also references the real reason for this application: The eventual erection of access booms to restrict access to these roads to residents only.

The claims of no change in access to the general public is thus clearly not truthful or correct. The real purpose is to restrict access to the general public and limit access to the residents of the privatized roads. This application is just one step in this process.

The following extracts from the application refers and supports our opinion:

Paragraph A) 2. of the application states “The intention of the subject application is to close portions of the approved public roads for use as private. An acquisition application to vest the portions back to the Home Owners Association was approved on 1 March 2021.”

Paragraph D) 1. Of the application states “The conversion of these portions of road to private roads does not impact public access in any way.”

Paragraph D) 2. States “... to Open Space II to allow their use as private roads. As part of this application these road portions will be closed as Public Street on the General Plans for the area.”

Paragraph E) 2. States “The conversion of these portions of road to private roads does not impact public access in any way.” This is motivated by stating that these cul-de-sac roads provide access to private residential erven only.

Paragraph E) 4. Refers to “Should the HOA wish to erect booms...” and “These will be submitted for separate approval when and if deemed necessary. The proposed privatization will provide the residents of the cul-de-sac with easy of mind without negatively impacting on the safety and well-being of the surrounding area.”

In Section E: Motivation in Terms of Desirability, it is stated that impact on heritage should be addressed. Impact on heritage is however not addressed in the document. This fact alone should be enough to reject the application.

Comments on social media during the last few months by the developer of the Shark Bay area referred to problems with use of the relevant roads for parties, noise, braai’s, etc. This is a Langebaan Law Enforcement issue that should be resolved. Privatising the roads and the erection of booms should not be the alternative to Law Enforcement doing its job. The municipality should ensure adequate law enforcement facilities and the proper application of the established law enforcement facility.

Yours truly

A handwritten signature in black ink, appearing to read 'Johan Bleeker', with a large, stylized flourish at the end.

Johan Bleeker

Vice Chair Langebaan Ratepayers Association