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COMMENTS AND RESPONSES REPORT FOR THE PUBLIC PARTICIPATION PROCESS OF THE SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE.

Commenter	Comments	Responses
Competent Authority		
23/09/2025 Department of Environmental Affairs and Development Planning Directorate: Development Management Region 3 Shireen Pullen (on behalf of Danie Swanepoel)	1, The abovementioned document submitted to this Directorate on your behalf by your appointed Registered Environmental Assessment Practitioner Sharples Environmental Services cc represented by Ms. Madeleine Knoetze with EAPASA registration number: 2021/3230 on 16 September 2025 refers.	The acknowledgement of receipt of the Draft Scoping Report is acknowledged and well received.
	2, This letter serves as an acknowledgment of receipt of the aforementioned document by the Department.	
	3, Please note that the information is currently under review and this Department will respond to you in due course.	It is confirmed that the comments on the Draft Scoping Report were received on the 17th of October 2025 and have been addressed below.
	4, Kindly quote the abovementioned reference number in any future correspondence in respect of the application.	The request by the competent authority is acknowledged and will be carried through in future correspondence.
	5, The Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.	This stance of the DEADP is acknowledged. Should there be any additional comments from the Directorate on the proposed development, do not hesitate to notify the Environmental Assessment Practitioner (EAP).
23/09/2025 Department of Environmental Affairs and Development Planning Directorate: Development Management Region 3 DEADP Admin (George) and Shireen Pullen	<i>Correspondence sent to the WC DEA&DP by the appointed EAP pertaining to the confirmation of the final submission date of the Final Scoping Report (Appendix M5). The following response was received on the 22nd of October 2025 (from Shireen Pullen): According to my calculation it is 23 October 2025 (added 24 September 2025, which was a public holiday).</i>	<i>Emailed correspondence: I hope you are doing well Thank you for the Acknowledgement of the Application form. Based on the contents of the Application form, we have calculated the final day of submission of the Final Scoping Report as the 23rd of October 2025. Kindly confirm whether this aligns with your records.</i>
17/10/2025 Department of Environmental Affairs and Development Planning Directorate: Development	1. The abovementioned document submitted to this Directorate on your behalf by your appointed Registered Environmental Assessment Practitioner Sharples Environmental Services cc represented by Ms. Madeleine Knoetze with EAPASA registration number: 2021/3230 on 16 September 2025 refers.	The comments to the Draft Scoping Report are acknowledged and well received.

Commenter	Comments	Responses
<p>Management Region 3 Shireen Pullen (on behalf of Francois Naude)</p>	<p>2. This Directorate reviewed the document and comments as follows: 2.1. This Directorate notes that the findings of the specialist input included in the draft Scoping Report is presented as a single map. Kindly explain how the findings of the screening tool report and the site verification report relates to and informed the Plan of Study for EIA.</p>	<p>The specialist site verifications included as part of the Draft Scoping Report were based on the outcome of the Screening Tool Reports and the relevant Site Sensitivity Verifications undertaken by the relevant Specialists and the EAP. Please note that the Draft Scoping Report did include the specialist verifications as standalone mapping as well. Furthermore, please note that the following themes were identified in the Screening Tool Report (and presented in the Site Sensitivity Verification Report and Table 2 of the Plan of Study of the Environmental Impact Assessment (EIA)). As part of the Final Scoping Report - A summary of the findings of the SSVR and Screening Tool Report has been incorporated into the main document of the project. Minor changes were also made to the Plan of Study of the EIA.</p>
	<p>2.2. In addition hereto, it is reiterated that any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP") in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]. It will therefore be prudent for such specialists performing specialist studies or preparing specialist reports to provide proof of compliance with this Act.</p>	<p>This requirement raised by the DEADP is acknowledged and has been adhered to for the baseline verifications pertaining to the Natural Sciences. The following natural science specialists were approached to do baseline verification of the project. The registration status of the specialists were verified on 22 October 2025 on the SACNASP website under Database of Registered Scientists and the registration certificates of the specialists will be included as part of the Draft EIAR, should the Scoping Report be accepted:</p> <ul style="list-style-type: none"> - Jamie Pote: SACNASP Reg No. 115233 - Jacobus Visser: SACNASP Reg No. 128018 - Debbie Fordham - SACNASP Reg No. 119102 - Johann Lanz – SACNASP Reg No. 400268/12 <p>It is noted that no category in terms of archaeological resources has been identified by the SACNASP. The appointed specialist (Mr. Jayson Orton) is however appropriately registered in terms of the Association of Professional Heritage Practitioners.</p>
	<p>2.3. This Directorate is aware of the discovery of a new orchid species on the adjacent property and that a site visit during the correct season for optimal discoverability must be undertaken to ascertain whether the species is also present within the boundaries of the proposed development site. Please indicate when such inspection is planned for it is crucial to determine whether this new orchid species also occur on your specific site. Dependent on the outcome of the inspection, possible lay-out changes will need to be made.</p>	<p>An additional site visit will be undertaken during the impact assessment phase of the proposed development. Furthermore, the Ecosystem Corridor Environmental Management Plan prepared by the specialist who identified the new orchid species, together with Dr. Jacobus Visser, has been attached as Annexure L7 of the Scoping Report.</p> <p>Should layout changes be required following the additional site visit, these will be incorporated into the layout presented in the Draft EIAR for the proposed development.</p>

Commenter	Comments	Responses
	<p>2.4. A large section of portion 8 is Terrestrial Critical Biodiversity Area (CBA) and therefore the terms and reference for the Terrestrial Biodiversity Specialist must include the objectives of the CBA and consider and assess how the impacts of the proposal may compromise/influence the said objectives.</p>	<p>The requirement for the impact assessment report for the proposed development in terms of the Terrestrial Biodiversity is acknowledged and the requested information and the assessment of the impacts will be evaluated as part of the Impact Assessment Phase (EIAR Phase of the project) should the Scoping Report be approved.</p>
	<p>2.5. The Need and Desirability aspect in section addressed in Section 7 of the Draft SR is noted. However, you are requested to expand on how the proposal will benefit the broader societal needs in terms of inclusive and affordable housing, especially in light of the statement that the proposed development promote sustainable, integrated and inclusive housing. The Environmental Impact Assessment Report should clearly demonstrate how this aspect has been addressed.</p>	<p><i>As part of the Scoping Report, these aspects have been marginally expanded upon, however, as requested, further detailing will be provided as part of the EIAR phase of the project.</i></p>
	<p>2.6. This Directorate notes the aquatic sensitivities and buffer areas identified. It is however unclear whether there is any available information regarding the floodlines on the properties. Please be reminded that this Directorate does not support development of structures below the 1:50 year floodline and infrastructure below the 1:100 year floodline.</p>	<p><i>This stance of the DEADP is hereby acknowledged and in line with Comment nr. 3 below, due to the technical documentation requirements of BOCMA, a stormwater management plan will be required towards processing the water use licence of the project. This stormwater management plan will include the 1:100 flood delineation. This will be included as part of the EIAR.</i></p>
	<p>2.7. It is noted that several alternatives have been identified in the draft SR. Please note that the Environmental Impact Assessment must include a comparative assessment of all reasonable and feasible alternatives, including the no-go alternative. Dependent on the findings of the site inspection for the new orchid, this may include additional alternative/s.</p>	<p><i>This requirement is acknowledged and will be included in the EIAR Phase of the proposed development.</i></p>
	<p>2.8. Be reminded that the success of an application of this scale and nature depends largely on the availability of services to support the proposed development. The final report to be submitted to this Directorate for decision-making must include a written letter from the Bitou Municipality: Technical services clearly stipulating that sufficient unallocated capacity exist in the Municipal services to provide the proposal with all the required services without compromising existing services delivery.</p>	<p><i>This requirement is acknowledged and will be included in the EIAR Phase of the proposed development.</i></p>

Committer	Comments	Responses
	<p>3. <i>Synchronisation</i> 3.1. <i>This Directorate is aware that a Water Use License Application ("WULA") for the relevant water use activities in terms of Section 21 of the National Water Act, Act 36 of 1998, has been commissioned by the applicant and will be managed by Upstream Consulting. Please be reminded that it is now a legal requirement to synchronise the two applications. As such, you are required to include the information and / or any formal correspondence from the Breede-Olifants Catchment Management Agency ("BOCMA") in respect of the WULA in the EIAR. Please be advised that the omission of any reports/information may prejudice the success of the application for environmental authorisation.</i></p>	<p>This requirement is acknowledged and will be included in the EIAR Phase of the proposed development.</p>
	<p>4. <i>Content of the Final SR</i> 4.1. <i>The final Scoping Report must contain all the information outlined in Appendix 2 of GN No. R. 982 of 4 December 2014 and must also include the information requested in this letter.</i></p>	<p>Please refer to Table 1 of the Scoping Report for the Compliance of the Final Report with Appendix 2 of the EIA Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2022). All further comments have been addressed as required.</p>
	<p>4.2. <i>Failure to submit any information prescribed in Appendix 2 of GN No. R. 982 may result in Environmental Authorisation being refused.</i></p>	
	<p>5. <i>Should the final Scoping Report not be submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 and your application file will be closed. Should you then wish to pursue the application again, a new application process would have to be initiated. A new Application Form would have to be submitted and the prescribed application fee would have to be paid.</i></p>	<p><i>This requirement in terms of Regulation 45 of the EIA Regulations, 2014 are acknowledged. Please refer to Appendix M5 for the confirmation of the final submission date of the Final Scoping Report for the proposed development.</i></p>
	<p>6. <i>Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</i></p>	<p>The request by the competent authority is acknowledged and will be carried through in future correspondence.</p>

Commenter	Comments	Responses
	<p>7. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.</p>	<p>The Applicant has been made aware of the legislative requirements associated with the proposed development. No activities requiring authorisation will be undertaken prior to obtaining approvals from the relevant licencing authorities.</p>
	<p>8. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p>	<p>The request by the competent authority is acknowledged and will be carried through in future correspondence.</p>
	<p>9. The Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.</p>	<p>This stance of the DEADP is acknowledged. Should there be any additional comments from the Directorate on the proposed development, do not hesitate to notify the EAP.</p>
<p>21/10/2025 Department of Environmental Affairs and Development Planning Directorate: Development Management Region 3 DEADP Admin (George) and Shireen Pullen</p>	<p>Correspondence sent to the WC DEA&DP by the appointed EAP pertaining to the confirmation of the final submission date of the Final Scoping Report (Appendix M5. The following response was received: According to my calculation it is 23 October 2025 (added 24 September 2025, which was a public holiday).</p>	<p>Emailed correspondence (following the 23/09/2025 emailed correspondence): Please be reminded of the request for confirmation below. We look forward to hearing from you.</p>
Stakeholders and Commenting Authorities		
<p>23/09/2025 Breede Olifants Catchment Management Agency (BOCMA) Rabokale Mphahlele (on behalf of Mr. J. van Staden)</p>	<p>Emailed correspondence: Please see BOCMA comments on the referenced planned residential development scoping report (draft).</p>	<p>Emailed response: Thank you so much for sending through BOCMA's comments on the proposed development</p>
	<i>Attached correspondence</i>	
	<p>The Breede-Olifants Catchment Management Agency (BOCMA) has assessed the above-referenced submission and, in terms of the 30-day public participation commenting period, provides the following comments which must be duly considered and addressed:</p>	<p>The comments received by the Breede Olifants Catchment Management Agency (BOCMA) is appreciated. Should it be requested, the comments received have been incorporated into the relevant documents.</p>

Commenter	Comments	Responses
	<p>1, The proposed development triggers water uses in terms of Section 21(c) and 21(i) of the National Water Act, 1998 (Act No. 36 of 1998):</p> <ul style="list-style-type: none"> · Section 21(c): Impeding or diverting the flow of water in a watercourse. · Section 21(i): Altering the bed, banks, course, or characteristics of a watercourse. <p>This is due to the encroachment of the proposed development and associated infrastructure into regulated areas of watercourses. Specifically:</p> <ul style="list-style-type: none"> o A stormwater retention pond is proposed within the regulated area of a wetland. o A pump station is proposed within 100 m of a stream. o Pipeline crossings of watercourses are also proposed. <p>2, As stipulated in Section 22 of the National Water Act, a water use authorisation is required prior to the commencement of any such activities.</p> <p>3. It is confirmed that a water use authorisation application for the proposed development has been lodged as required, and its assessment/processing is currently underway. Accordingly, no water use activities associated with this development may commence without an approved water use authorisation, or prior written approval from this office.</p> <p>The onus remains with the property owner to comply with all relevant provisions of the National Water Act, 1998. This office further reserves the right to amend and/or revise its comments, as well as to request any additional information deemed necessary.</p>	<p>The trigger of the listed triggered activities in terms of Section 21 of the National Water Act of 1998, as amended (NWA; Act No. 36 of 1998) is acknowledged and has been accordingly indicated in Section 2,3,8 of the Scoping Report. As indicated in Section 2,3,8, the water use licence application has been submitted to the BOCMA.</p> <p>The Applicant has been made aware of the legislative requirements associated with the proposed development. No activities requiring authorisation will be undertaken prior to obtaining approvals from the relevant licencing authorities.</p> <p>The BOCMA's comments on the proposed development is acknowledged and appreciated. Should there be any additional comments from the authority on the proposed development, be do not hesitate to notify the Environmental Assessment Practitioner (EAP).</p>
<p>17/10/2025 Department of Environmental Affairs and Development Planning Directorate: Pollution and Chemicals Management Russell Mehl (On behalf of Tina Titus)</p>	<p>The above-mentioned report has been received and reviewed by the Directorate of Pollution and Chemicals Management (D: PCM) and the following additional comments must be addressed:</p> <p>The source of the existing raw effluent contamination into the northern wetland system must be identified and rectified by the responsible party, as soon as possible, regardless of the development application, to conserve what ecological function is left of the wetland. Should the development commence, that area will become an OSZ with possible foot traffic towards the private OSZ – possible human health risk.</p>	<p>The comments received from the Western Cape DEADP: Directorate of Pollution and Chemicals Management are hereby acknowledged.</p> <p>The comment provided by the commenter is acknowledged and is agreed upon. However, the mandate of managing municipal infrastructure located upstream from the proposed development does not rest with the Applicant of the proposed development.</p> <p>From an ecological function perspective, the risk to both the ecological integrity and human health is acknowledged. Recommendations and mitigation measures towards the cooperative management of the watercourse will however be included in the Environmental Impact Assessment Report (EIAR) and Environmental Management Programme (EMPr) for the proposed development.</p>

Commenter	Comments	Responses
	<p>The services infrastructure capacity must be confirmed and upgrades made if required before development commences. The "severe" contamination of the HGM1 wetland could indicate recurring pollution and an already stressed sewerage system – the capacity assessment should include the calculated sewage load from the Portion 9 development as well, to assess the combined impact of all three phases.</p>	<p>The cumulative services capacity will be provided as part of the EIAR. Should further upgrades to the services infrastructure be required as part thereof, all processing requirements will be processed under a separate Application for Environmental Authorisation (EA).</p>
	<p>The proposed pumpstation should be well maintained and up to date with efficient technologies. The nearby HGM3 wetland's functions are already degraded (ESA2), and it may not be able to ameliorate continuous overflows from the pumpstation, posing environmental and health risks.</p>	<p>The appropriate mitigation measures will be incorporated into the EMP and EIAR toward the management of the on-site services infrastructure.</p>
	<p>There is no clinic in preferred alternative – is there a clinic to be built in Portion 9? It is mentioned that the Bitou IDP highlights concerns for the rate of population growth including health hazards. Raw effluent is already contaminating the area from an unknown source which could indicate possible poor management and a possibly already over capacity sewerage system – if adding more to this system, there should at least be more capacity for health safety in the area.</p>	<p>No designated clinic has been included in the site development plan for Portion 9; however, it does include 2 Institutional 1 erven which could accommodate a clinic. The Department's recommendation will be considered and evaluated as part of the Environmental Impact Assessment Reporting process. Furthermore, the existing mal management of the services infrastructure impacting upon the watercourses within the proposed development site does not rest on the Applicant. However, the EAP will recommend a cooperative approach to the services infrastructure between the Applicant and the Municipality as part of the EIAR and EMP phase of the Environmental Authorisation Application process.</p>
	<p>The Department reserves the right to revise to provide additional comment on this application should any further relevant information become available.</p>	<p>The Directorate's comments on the proposed development are acknowledged and appreciated. Should there be any additional comments from the Directorate on the proposed development, do not hesitate to notify the Environmental Assessment Practitioner (EAP).</p>
<p>20/10/2025 Garden Route District Municipality Chief Municipal Health - Bitou GJ Vos</p>	<p>Your letter under reference: 16/3/3/2/D1/13/0001/25 with attachment received 17 October 2025 concerning the above mentioned refers:</p> <p>This office has no objection with the proposed mixed-use development on portion 7 and 8 of the farm Kranshoek 432.</p>	<p>The comments received from the Garden Route District Municipality are hereby acknowledged.</p> <p>The District Municipality's stance on the proposed development is acknowledged and appreciated. Should the Municipality's stance on the proposed development change, please do not hesitate to notify the EAP.</p>
<p>Registered Interested and Affected Parties</p>		

Committer	Comments	Responses
17/10/2025 Landowner K. Green & family	<p><i>Emailed correspondence:</i> Thank you for your mail. Attached please find our objection to the development on Portion 7&8 of Farm 432 Kranshoek. Kindly acknowledge our objection. Look forward to further updates.</p>	<p><i>Emailed response:</i> Thank you for registering as an Interested & Affected Party of the proposed development. We hereby acknowledge receipt of your comments and confirm these will be addressed appropriately in the relevant documents. Should you have any further comments or enquiries regarding the proposed development. Please do not hesitate to contact us.</p>
	<p><i>Attached correspondence</i></p>	
	<p>Thank you for giving us the opportunity to raise our concerns with the above rezoning. We Strongly oppose any new development on Portion 8. If something like this had to go ahead “ we would need “... ROAD UPGRADES WATER UPGRADES BUFFER ZONE LIFESTYLE CHANGE</p>	<p>The commenter's stance on the proposed development is acknowledged. Kindly note that the concerns raised will be addressed as part of the EIAR. Where possible, as of the time of the finalisation of the Scoping Report, the commenter's concerns have been addressed.</p>
	<p>Portion 8 should remain as agriculture and serve as a buffer between the urban edge creating open spaces and food gardens, where we all benefit.</p>	<p>The commenter's opinion is acknowledged, however, this property has been earmarked for development of this nature by the Municipality well before the Applicant obtained the Land ownership rights to the property, as per the Municipal SDFs and IDPs. The Applicant bought the property with the intended development prospects in mind.</p>
	<p>Building so many houses will surely have a negative impact on the north side of portion 8 where the critical biodiversity area is. The number of houses in some of the proposed plans is far too many.</p>	<p>Please note that the appropriate specialists have been appointed to evaluate the anticipated impacts of the proposed development on the biodiversity. The design of the project aligns with the requirements of the Department of Human Settlements, the Land Use Management Department of the Local Municipality, the Department of Health and the environmental legislation applicable to the proposed development (NEMA, NWA, CARA, NHRA, etc). According to the 2022 Spatial Development Framework of the Bitou Local Municipality, the backlog in the Western Cape Housing Demand Database stands at 1207 houses. Of which the proposed development aims to cater for up to 807 of this backlog. Please note that Portions 7, 8 and 9 have been stipulated as Strategic Development Areas (SDA) in the SDF, which has undergone its own public participation process in terms of the requirements of the SPLUMA.</p>
	<p>The Odour barriers are not reliable, and proposed houses will be subjected to the smell of the Chicken Farm. We endure bad offensive smells at certain times.</p>	<p>The concern is noted. The Private and Public Open Space areas earmarked north of the proposed development will provide the ecological buffer, which will provide similar benefits to what are seen currently.</p>

Commenter	Comments	Responses
	Our lifestyle that we invested in 25 years ago will be destroyed with noise, crime, security, pollution, traffic and lose its property value.	The concern is noted, and these concerns will be addressed in the EIAR phase of the proposed development.
	This development is going to impact negatively on the current land owners around the Airport setting a precedent for further rezoning and sub divisions of their farms.	The concern is noted, and these concerns will be addressed in the EIAR phase of the proposed development.
	Sewerage and rubbish upkeep are a big concern. We already have so much pollution in our current water ways.	This concern is acknowledged, however the status quo of the municipal services is an aspect not in the control of the Applicant. As part of the EIAR phase of the proposed development, the feasibility of a cooperative management approach to services will be explored.
	Plettenberg Bay has a big problem with water, we do not have the infrastructure to support this rapid growth in developments - no reservoirs have been built to ease our water issues, we do not have sufficient storage facilities. We are on the precipice of a water crisis!	The current services constraints concerns highlighted by the commenter is acknowledged. Once detailed engineering designs have been undertaken, should it be deemed as necessary, upgrades to the infrastructure will be pursued.
	Our current access road from the chicken farm to Coastal Corridor is currently maintained by residents, our concerns are what is going to become of this road? Looks like it will be used for access to the new development.	A traffic impact assessment will be undertaken as part of the EIAR phase of the proposed development. Currently, access beyond the projected open space areas on Portion 8 are not required. However, road infrastructure adequacy will be determined as part of the TIA to be distributed in the EIAR phase.
	A solid barrier/ wall distinguishing the development and our property would assist in noise pollution and crime.	This recommendation will be considered and evaluated as part of the Environmental Impact Assessment Reporting process.
17/10/2025 Resident in proximity to the development C. Smith	My landlord, Kathy Green of D4 Airport Road was kind enough to forward this email as I am a resident on her property opposite Portions 7 and 8 of the Farm Krans Hoek 432. I have been a happy resident of this space for over 3 years.	Thank you for registering as an Interested & Affected Party of the proposed development. We acknowledge receipt of your comments, and they have been addressed below.
	I strongly oppose the development of these portions. The portions serves not only as a buffer between the chicken farm and the residences here, but they are also serves as an environmental zone that should be protected due to the water/lake that serves the area - one we work to protect - but also the biodiversity of that area. It is lush and shows signs of rejuvenation for birds and trees alike, and offers shade where the fires have ravaged this area before. Further down, the area has been worked on and misused and not taken care of, and this has greatly impacted the ground water due to invasive trees that soak up all the water, as well as the soil which is now hardened clay and nothing grows here anymore.	The concern is noted. The Private and Public Open Space areas earmarked north of the proposed development will provide the ecological buffer, which will provide similar benefits to what are seen currently. Please note that the Applicant's mandate, unless required in terms of the potential services upgrade requirements, do not extend beyond the boundaries of the proposed development area. The project team has designed the proposed development in such a way to conserve the environmental features as far as possible, whilst allowing for a feasible design alternative and meeting the municipal housing targets.
	We the residents here have taken great care to rejuvenate our gardens with rich soil, manage water so very carefully and attempt to plant hardy good species of trees where we can to offer shade, give homes to animals and rejuvenate the soil.	

Committer	Comments	Responses
	<p>Secondly, the areas closer towards the cliffs has not been managed well and the environment has been severely mistreated by residents in the B section using horses etc regardless of the fact that they are not allowed to. The coastal corridor is at great risk of being misused and mistreated, and everywhere there has been development, even over the last 3 years, I have seen the environment suffer and change for the worse!</p>	<p>Please note that the Applicant's mandate, unless required in terms of the potential services upgrade requirements, do not extend beyond the boundaries of the proposed development area. The project team has designed the proposed development in such a way to conserve the environmental features as far as possible, whilst allowing for a feasible design alternative and meeting the municipal housing targets.</p>
	<p>Thirdly, as i work from home as an online teacher, the development in Kranshoek severely affected my ability to work in peace and quiet with the machines that dig up the earth and the people/workers around before 6 am and well after 8 pm even after phoning the police on multiple occasions - even Sundays! this is a waste of resources. The area here has been BRUTALIZED by the digging and has severely affected the landscape. My job was severely jeopardized at this time as was our peace and sanity. I would never have moved here if I had known there would be massive development.</p>	<p>The resident's struggles are noted, under the Municipal By-Laws the working hours described by the resident would not be permissible, unless prior permission has been obtained from the Municipality. As mentioned above, according to the 2022 Spatial Development Framework of the Bitou Local Municipality, the backlog in the Western Cape Housing Demand Database stands at 1207 houses. Of which the proposed development aims to cater for up to 807 of this backlog. Please note that Portions 7, 8 and 9 have been stipulated as Strategic Development Areas (SDA) in the SDF, which has undergone its own public participation process in terms of the requirements of the SPLUMA. Further to this, the area has been earmarked for the proposed developments since the 2017 SDF.</p>
	<p>Water is such an issue for us here, even with large water tanks as there is simply not enough rain, creating more buildings and residents will only make it worse.</p>	<p>The current services constraints concerns highlighted by the commenter is acknowledged. Once detailed engineering designs have been undertaken, should it be deemed as necessary, upgrades to the infrastructure will be pursued.</p>
	<p>I very strongly oppose this development and the destruction of the environment in this area. They have not worked carefully nor mindfully and the destruction cannot be undone.</p>	<p>The commenter's stance on the proposed development is acknowledged. It should be noted that the development currently being undertaken is part of an Existing Environmental and Town Planning Authorisation. Kindly note that the concerns raised will be addressed as part of the EIAR. Where possible, as of the time of the finalisation of the Scoping Report, the commenter's concerns have been addressed.</p>