

# **APPENDIX C – PHOTOGRAPHS**

## **Pre-Application Draft Basic Assessment Report**

**Basic Assessment for Mixed-Use Development on Project  
Parcels O, P, A1, And A2 on Erven 158570 RE, 149294 RE,  
177854 and 179076, Breakwater Precinct, V&A Waterfront,  
Cape Town by the V&A Waterfront**

**2026**

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Figure 1. Construction of another development occurring south of the proposed site. Parcel P is located to the right of the construction area (not fully visible in this photo), while Parcels O and a1 & a2 are visible in the distance near the grass and palm tree.



Figure 2. Existing storage container site partially overlapping with, and situated in front of, proposed Parcel O.



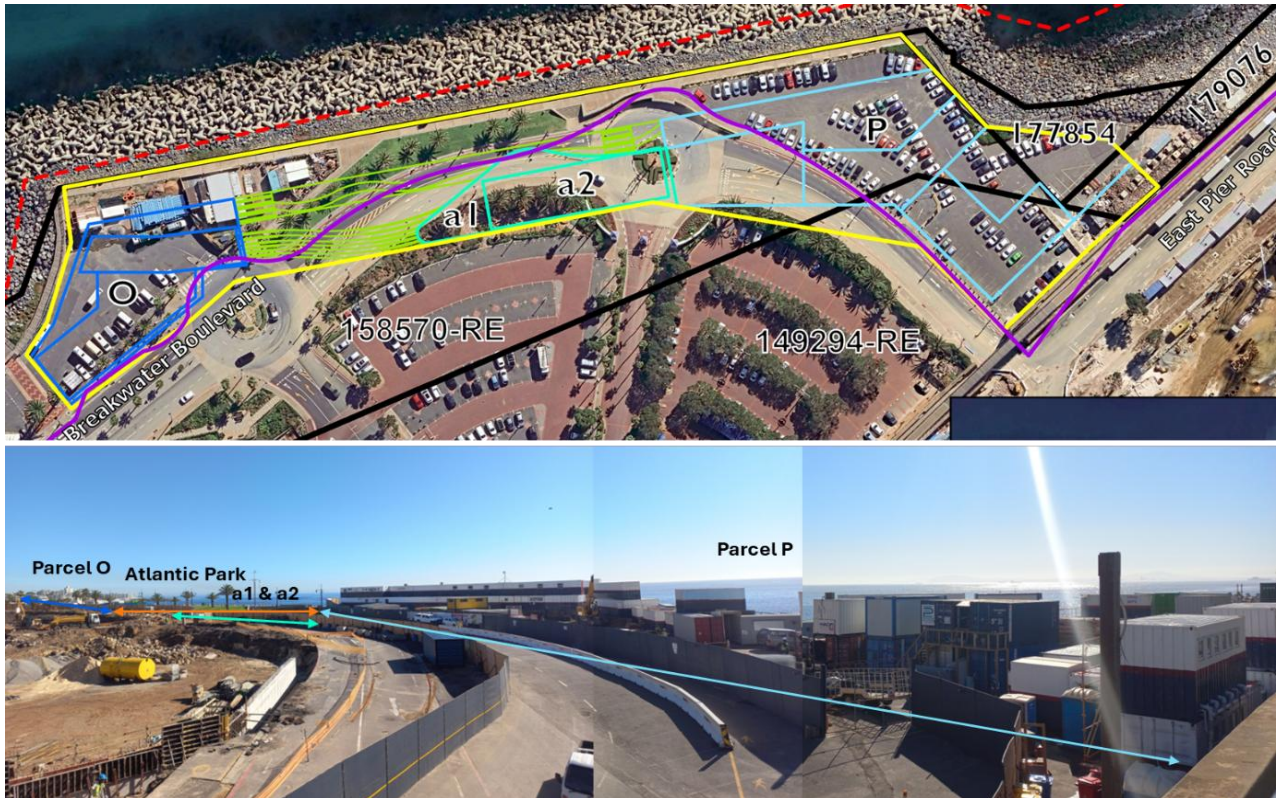


Figure 3. Panoramic photograph of the entire proposed development site, taken from a footbridge on the east, facing west. Parcel O is visible on the left, Parcel P on the right, and Atlantic Park with Parcels a1 & a2, is visible in the background on the left near the palm trees.



Figure 4. Closer view of Parcel P, currently enclosed and used for container storage, construction materials, as a site camp, and parking for construction workers.





Figure 5. Parcel O, currently functioning as a roadway, parking area, and container storage. It is also used for temporary storage of construction materials.

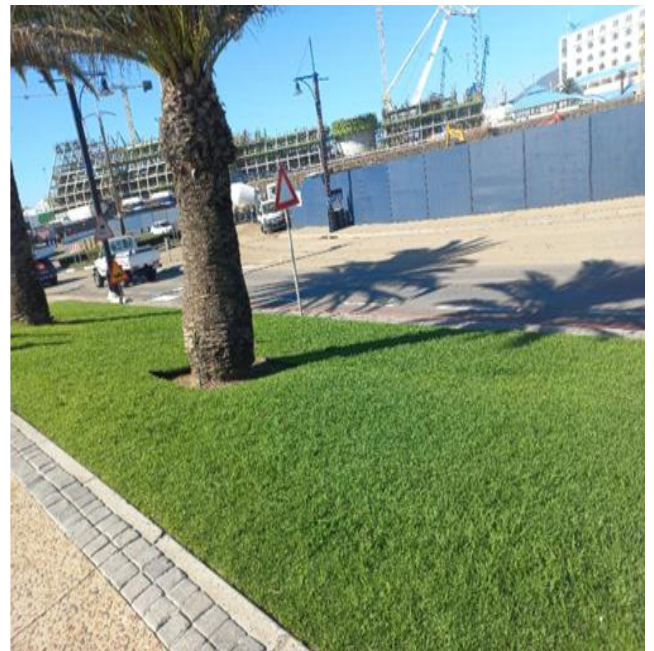


Figure 6. Left: Atlantic Park, primarily consisting of a road and a small strip of grass with palm trees. Right: Parcels a1 & a2, located in front of the grass and adjacent to Atlantic Park, currently comprising roadways, parking areas, and paved sidewalks.



Figure 7. The narrow strip known as the Promenade, located on the seaward side of the parcels, still serving as a public walkway, and proposed for widening to approximately nine metres.





Figure 8. The coastal environment in front of the development is an artificial shoreline comprising gravel, rocks, rubble, boulders, dolosse, and some sandy patches.





Figure 9. Sparse patches of degraded vegetation growing outside of the proposed site. Included are flowering succulents, a type of vine, common weeds and a type of creeping ground cover.