

APPENDIX B2 – ENVIRONMENTAL SENSITIVITY MAPS

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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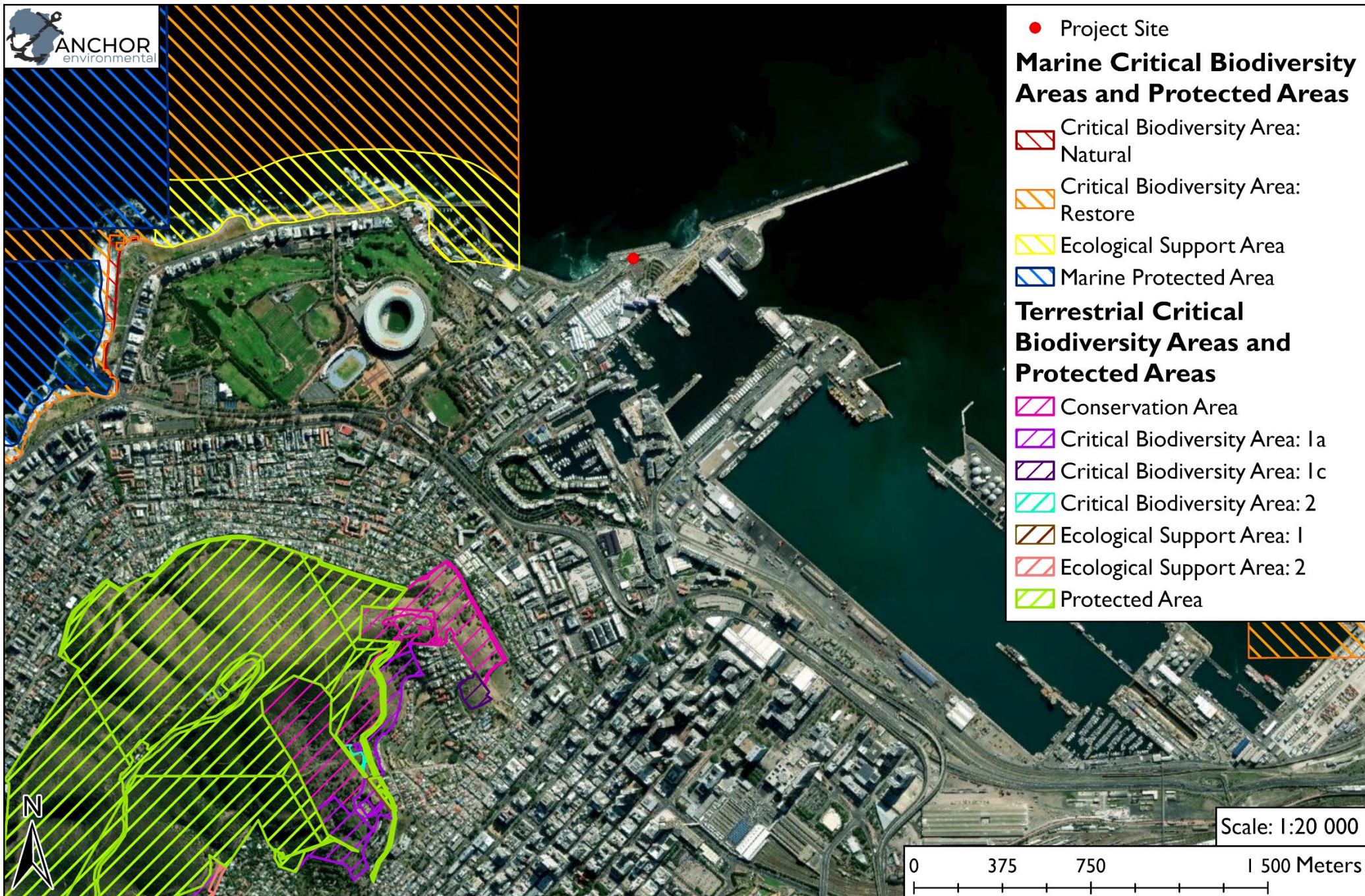


Figure 1. Marine, Terrestrial, and Aquatic Critical Biodiversity Areas (CBAs) in the area (Harris *et al.*, 2022; City of Cape Town, 2023).

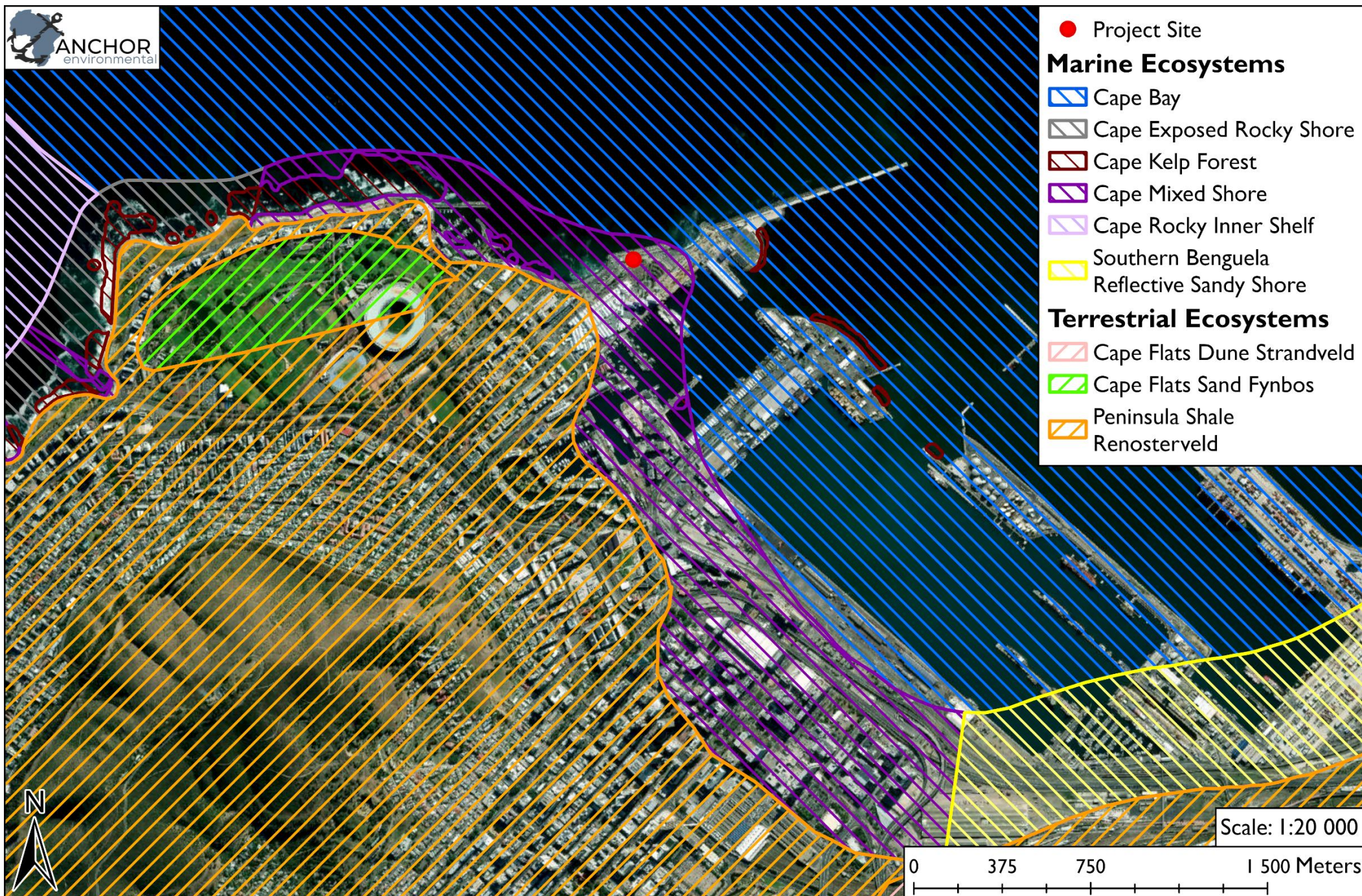


Figure 2. Marine and Terrestrial Ecosystem types within the area as per the 2018 NBA (Sink et al. 2019; Skowno et al. 2019).



Figure 3. Marine and Terrestrial Threat Status of the area as per the 2018 NBA (Sink et al., 2019; Skowno et al., 2019).



Figure 4. Delineated Key Biodiversity Areas within the area (South African KBA NCG, 2024).



Figure 5. Location of the proposed development in relation to freshwater and estuarine features, including National Freshwater Ecosystem Priority Area (NFEPA) rivers and wetlands (Nel *et al.*, 2011), the Estuarine Functional Zone (EFZ) (Van Niekerk *et al.*, 2019), and wetlands delineated in the National Wetlands Map Version 5 (Van Deventer *et al.*, 2018).

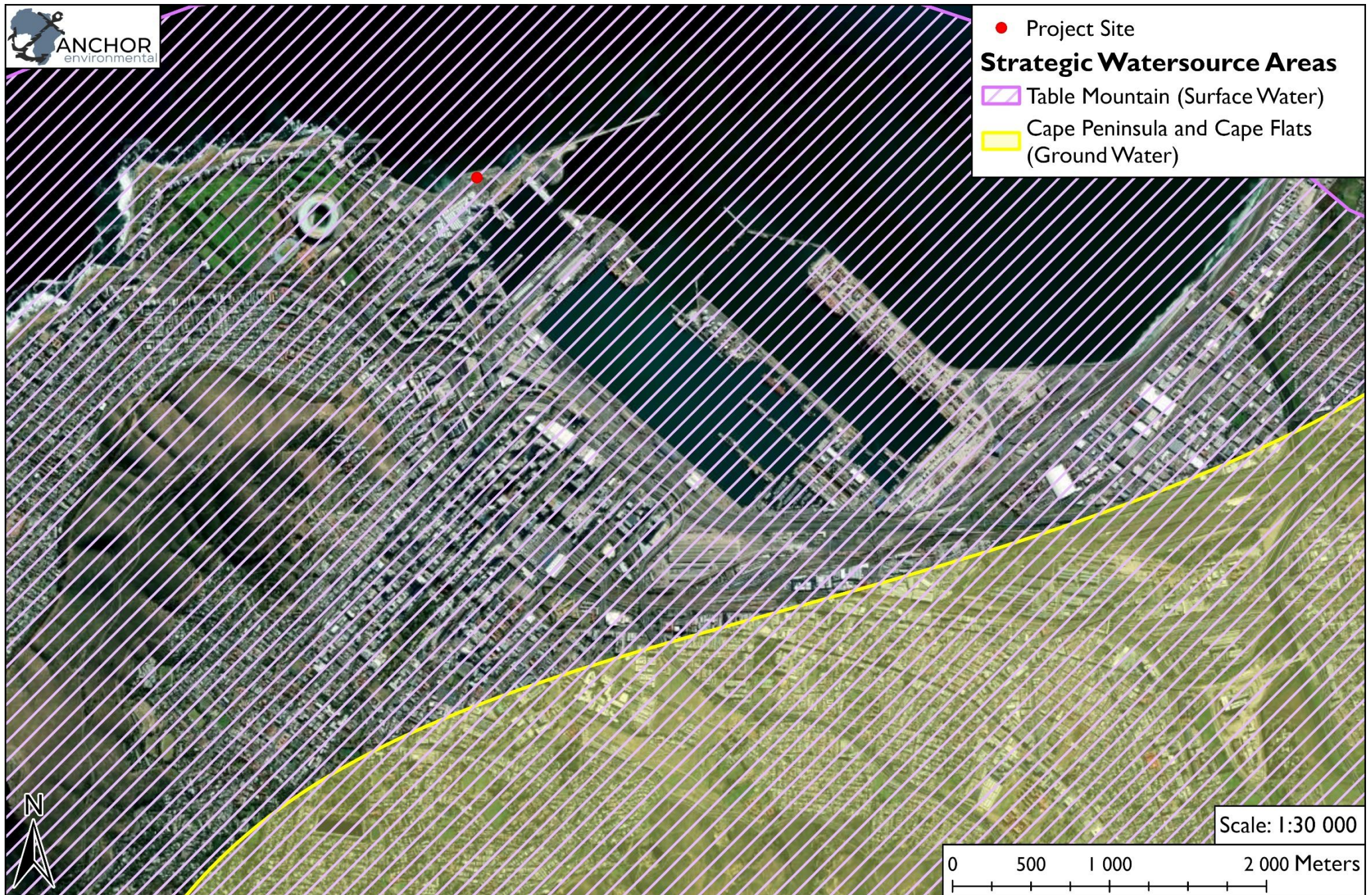


Figure 6. Strategic Water Source Areas National Freshwater Ecosystem Priority Areas in the area. The site falls within the Table Mountain Surface Water SWSA (Le Maitre *et al.*, 2018).