LORNAY
ENVIRONMENTAL CONSULTING

Photo Report

Proposed Residential Development and Associated Infrastructure on Erf 3495, Struisbaai

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Consultant:

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1. INTRODUCTION

This Photographic Report supports the Basic Assessment Report (BAR) and Environmental Management Programme (EMPr) for the proposed Bella Vista residential development on Erf 3495, Struisbaai, in the Cape Agulhas Municipality. The application entails the rezoning of Erf 3495 from Agricultural Zone to Subdivisional Area to provide 71 single residential erven, private streets, private open space and a 3.96 ha Nature Conservation Area (Erf 80) on the steep northern slope of the property, in accordance with the REV 2 Alternative 2 Preferred Layout.

The purpose of this report is to provide the competent authority and Interested and Affected Parties (I&APs) with a clear visual record of the site as it currently exists, and to illustrate, by reference to the photographs, the principal findings of the specialist studies undertaken for the application. The report is intended to allow a reader to understand the character, sensitivity and condition of the site without having to refer to each specialist report individually.

Erf 3495 is 12.22 ha in extent (deed area 122 244 m^2) and is centred on approximately S 34°48'31.9" E 20°02'00.7". It lies on the western fringe of Struisbaai, within the urban edge, and is bounded by Adelle Street to the east, the municipal water reservoirs and Noreen Street to the south, and the Remainder of Farm Paapekuilsfontein No. 281 (RE/281) to the west and north. The property is undeveloped, is not farmed and remains in its natural state, and there are no structures on the site. The land slopes gently northwards from approximately 65 m above mean sea level near the reservoirs to approximately 30 m above mean sea level at its northern apex, forming part of an undulating fossil dune system of calcareous Strandveld Formation sands over the calcrete of the Waenhuiskrans Formation, which crops out across the site as limestone pavement and low ridges.

The site photographs in Section 3 were taken during the site inspection of 27 August 2023. They are supplemented in Section 4 by selected figures reproduced from the specialist reports, each of which is credited to its source.

2. SUMMARY OF SPECIALIST FINDINGS

The findings below are drawn directly from the specialist reports prepared for the application and provide the context against which the photographs in Section 3 should be read.

Botanical and terrestrial biodiversity

The vegetation of the entire erf is Agulhas Limestone Fynbos, listed as Critically Endangered in the Revised National List of Ecosystems that are Threatened (GN 47526 of 2022). Almost the entire erf is mapped as Critical Biodiversity Area 1 (CBA1) in the Western Cape Biodiversity Spatial Plan (2023), with a small unclassified adjacent to the reservoirs. The specialist verified the Screening Tool ratings of Very High terrestrial biodiversity sensitivity and High plant species sensitivity. The vegetation is mid-high to tall proteoid–asteraceous fynbos with emergent proteoids of 1.5–2 m, in fair to good condition, and is mature and in places senescent, indicating that it has not burnt for a long time. Plant species of conservation concern recorded on the erf include *Mimetes saxatilis* (Endangered), which occurs within the development footprint of both layout alternatives and cannot be transplanted, *Leucospermum patersonii*, *Gladiolus miniatus* and *Gladiolus variegatus* (all Vulnerable), and several Near Threatened limestone endemics. Disturbance is confined to the tracks, stands of invasive *Acacia cyclops*, *Acacia saligna* and *Myoporum* sp., and branches left by woodcutters. The residual impact of Alternative 2 is rated Medium Negative, while Alternative 1 retains a High Negative residual impact and is not supported.

Terrestrial Animal Species Assessment

The Screening Tool rates the site as of High sensitivity for the Animal Species Theme. Eight faunal species of conservation concern were considered, with particularly important habitat considerations identified for the Black Harrier, Southern Adder, Scarce Mountain Copper butterfly and landscape connectivity. The overall Site Ecological Importance of the faunal habitats and ecological processes is High. Under Alternative 2 the principal faunal impacts are rated Medium–High Negative before mitigation and Medium Negative after mitigation, whereas Alternative 1 retains High Negative residual impacts. The specialist requires that Erf 80 remain connected to the wider natural landscape, with the estate security perimeter enclosing only the residential component.

Heritage and Visual

No structures, graves or sites of historical or social significance were identified, and the site does not fall within a noteworthy historic townscape. Contextual and natural significance are the primary heritage informants. The site occupies a low rise at the edge of the town with panoramic views over the bay and the 14 km beach, and the receiving environment is of Medium to High significance. The development will be highly visible from the adjoining streets, and the VIA rates the operational visual impact of Alternative 2 as Moderate, reducing to Low to Moderate with mitigation. Alternative 1 is rated High and is not supported.

Palaeontology

Excavations into the upper Waenhuiskrans Formation may expose fossil bones and archaeological material. The impact is of moderate sensitivity and does not affect the decision to proceed, but a Fossil Finds Procedure must be included in the EMPr and followed during all excavations.

Services and access

Two municipal reservoir supply watermains cross the site within servitudes and no connections to these mains will be permitted and they must be protected during construction. Access will be taken from Adelle Street, approximately 90 m south of Lynn Street, and the transport impact of the development is rated Low.

3. PHOTOGRAPHIC RECORD



Photo 1. View west from Adelle Street towards the lower, northern part of Erf 3495, with the northern slope rising in the background. The tall woody shrubs along the road edge are consistent with the invasive *Acacia cyclops* (rooikrans) and *Myoporum* sp. that the botanical specialist recorded on the margins of the northern part of the erf; these require clearing whether or not the development proceeds.



Photo 2. View south-west along Adelle Street, which forms the eastern boundary of the site, with existing residential development on the left and the natural fynbos of Erf 3495 on the right. The ground rises towards the crest of the site, and the pale scar on the slope marks the main track along the municipal pipeline servitude.



Photo 3. View north-east from the upper part of the site across the fynbos canopy towards Struisbaai bay and the 14 km beach, with existing houses on Adelle Street to the right.



Photo 4. Mid-high proteoid–asteraceous fynbos looking east towards the existing residential edge.



Photo 5. Structurally intact Agulhas Limestone Fynbos (Critically Endangered) across the central part of the site, looking north towards the coast.



Photo 6. The main informal vehicle track along the municipal pipeline servitude, crossing exposed limestone (calcrete) pavement, looking south towards the water reservoirs at the high point of the site.



Photo 7. The same track approaching the Struisbaai municipal water reservoirs and telecommunications mast on the southern boundary of the site.



Photo 8. Dense, mid-high fynbos with emergent proteoid shrubs in the central and eastern part of the site, with the sea visible in the distance.



Photo 9. Informal track crossing limestone pavement with low restioid fynbos towards existing houses on the edge of the site. The photograph shows the direct interface between the site and the adjoining residential properties, from which the VIA finds the development will be highly visible.

4. SUPPORTING FIGURES FROM THE SPECIALIST REPORTS

The following figures are reproduced from the specialist reports to place the site photographs in their spatial and ecological context.



Figure 1. Location of Erf 3495 on the western fringe of Struisbaai, Cape Agulhas Municipality (Source: McDonald, 2026).

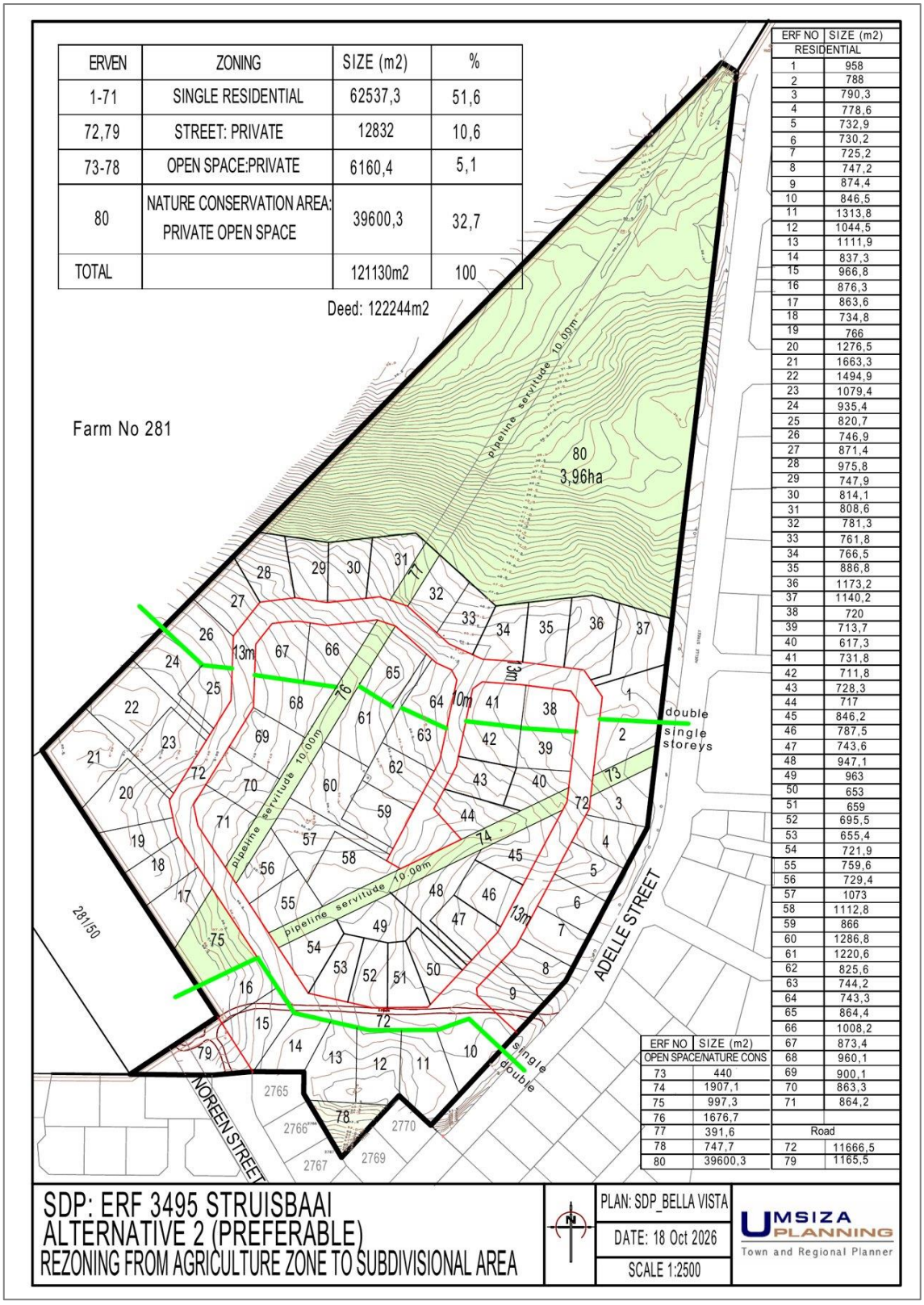


Figure 2. Alternative 2 Preferred Layout, showing the 71 residential erven on the southern and central part of the site and the Erf 80 Nature Conservation Area (3.96 ha) on the northern slope.

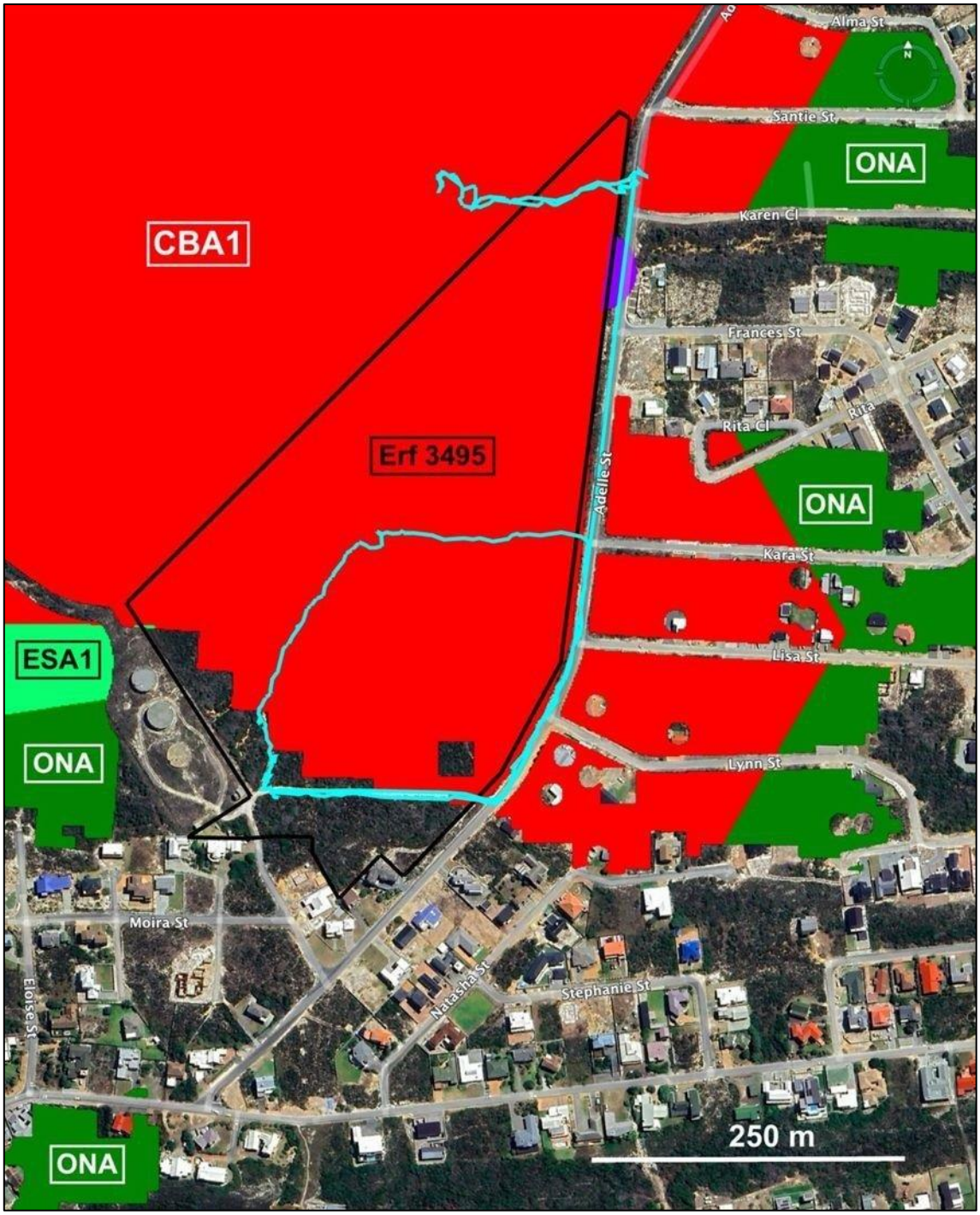


Figure 3. Western Cape Biodiversity Spatial Plan (2023) categories for Erf 3495 almost the entire erf is mapped as CBA1.



Figure 4. Hard calcrete of the Waenhuiskrans Formation exposed on Erf 3495. This substrate underlies the limestone pavement visible in Photos 6, 7 and 9 (*Source:* McDonald, 2026).



Figure 5. Branches of felled *Acacia cyclops* left on site by woodcutters. The material forms masses of dry fuel and suppresses the growth of fynbos; the botanical specialist requires that cut alien material be removed from the site (*Source:* McDonald, 2026).

5. CONCLUSION

The photographic record confirms the findings of the specialist studies. Erf 3495 supports largely intact, structurally typical Agulhas Limestone Fynbos on calcareous sand and limestone pavement, with disturbance confined to the pipeline track and informal tracks, stands of invasive *Acacia* and *Myoporum*, woodcutters' debris and dumped refuse. The site occupies an elevated position on the edge of Struisbaai, with panoramic views over the bay, and adjoins existing residential development along Adelle Street and Noreen Street, with the municipal reservoirs on its southern boundary.

The photographs illustrate why the preferred layout (Alternative 2) retains the steep and most visible northern slope as the Erf 80 Nature Conservation Area, contiguous with natural habitat on RE/281, and why Alternative 1, which would place additional erven on this slope, is not supported by the botanical, faunal or visual specialists. They also illustrate the key mitigation requirements carried into the EMPr such as alien clearing and removal of cut material, fire management, control of access and dumping, protection of the municipal watermains, a Fossil Finds Procedure during excavation, and the architectural and landscape controls required to integrate the development with the existing town.