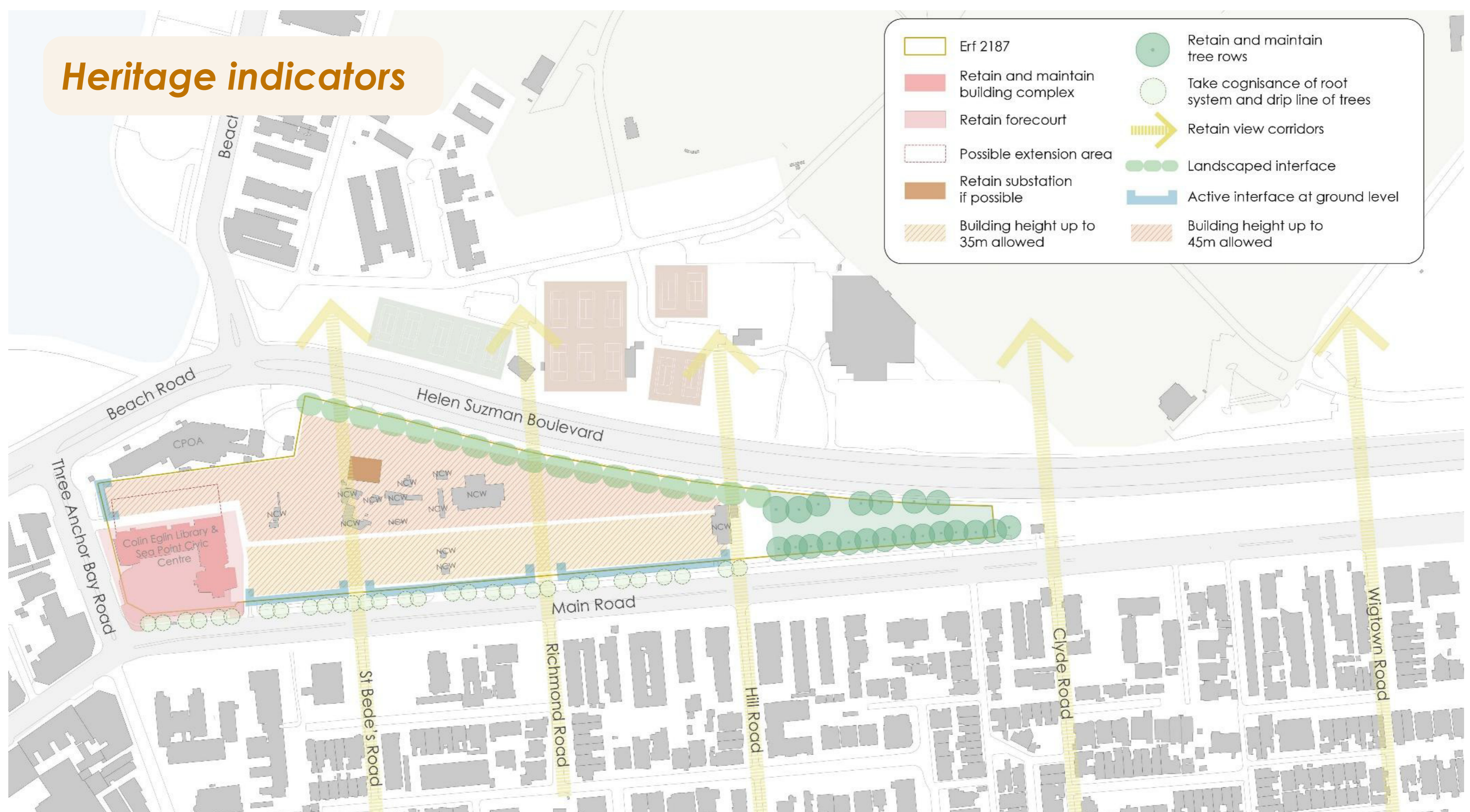


THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY HERITAGE IMPACT ASSESSMENT



IMPACTS AND MITIGATION MEASURES

1 POTENTIAL IMPACTS ON THE COLIN EGLIN LIBRARY AND SEA POINT CIVIC CENTRE COMPLEX

Subsidised repairs and maintenance work to the building complex, reinforcing its role as a public space **POSITIVE**

Insensitive additions and interventions may detract from architectural significance and social function **NEGATIVE**

MITIGATIONS

- Detailed investigation into appropriate addition above the library, which should be light-weight and use simple contemporary architecture
- Any maintenance work and interventions to be supervised by a heritage architect
- Only light-weight new structures, cognisant of the original landscaping design, should be allowed in the forecourt

2 LOSS OF LONG-STANDING OPEN SPACE (FORMER BOWLING GREEN)

Improved interface with Helen Suzman Boulevard **POSITIVE**

Visual amenity of former green space lost **NEGATIVE**

Retention of eucalyptus avenue **NEUTRAL**

MITIGATIONS

- Retention of view corridors
- Landscaping, in particular along Helen Suzman Boulevard, with urban design guidelines

3 POTENTIAL IMPACT ON HERITAGE SIGNIFICANCE OF URBAN LANDSCAPE

Increased urban activity **POSITIVE**

Potential insensitive built form impacting on sense of place **NEGATIVE**

MITIGATIONS

- Preparation and implementation of Urban Design Guidelines to be approved by HWC at site development plan stage