



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

VISUAL INDICATORS

- 1 Retention of **visual corridors** aligned with St Bedes Road, Hill Road, Clyde Road and Wigtown Road
 - 2 Integration with the surrounding **urban fabric**
 - 3 Articulated **building massing**
 - 4 Framing of the **Green Point Common**
 - 5 Maintenance of a **coherent skyline**
 - 6 Retention of existing **tree-lined edge along Main Road**
-  Maintenance of **pedestrian scale** along Main Road
-  Any **vertical additions to the civic node** should be subject to detailed specialist visual and heritage review (at SDP stage)



- Lower and medium-rise buildings (generally 30-45 m) are proposed along Main Road and adjacent residential areas: reflects established scale of development framing Green Point Common
- Taller elements at key corners and locations along Helen Suzman Boulevard (up to 45 m) where visual sensitivity is lower due to large scale surrounding transport infrastructure
- Retention of visual corridors, continuity with scale of surrounding development, framing of the Green Point Common and contribution to a coherent skyline

