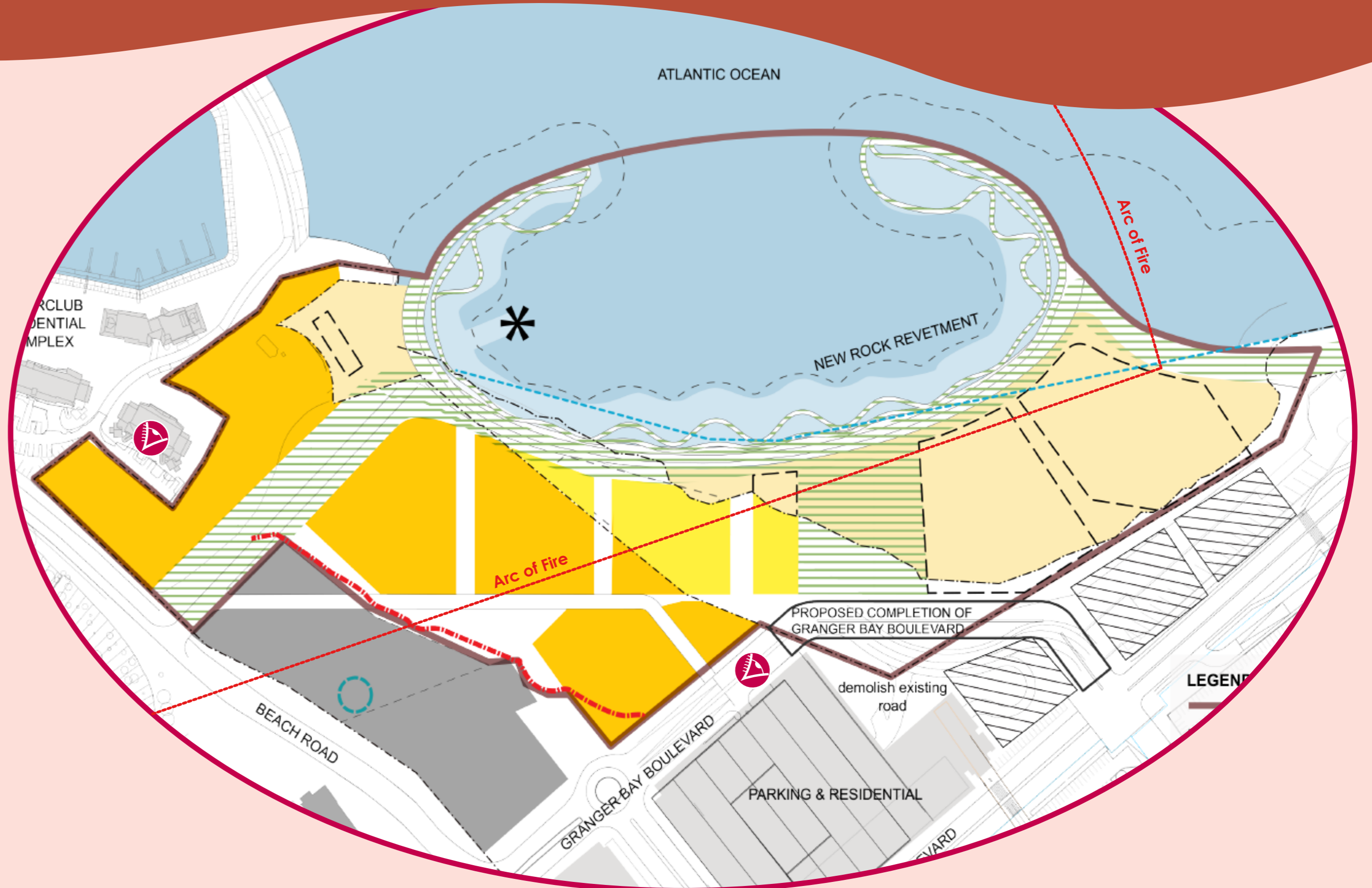
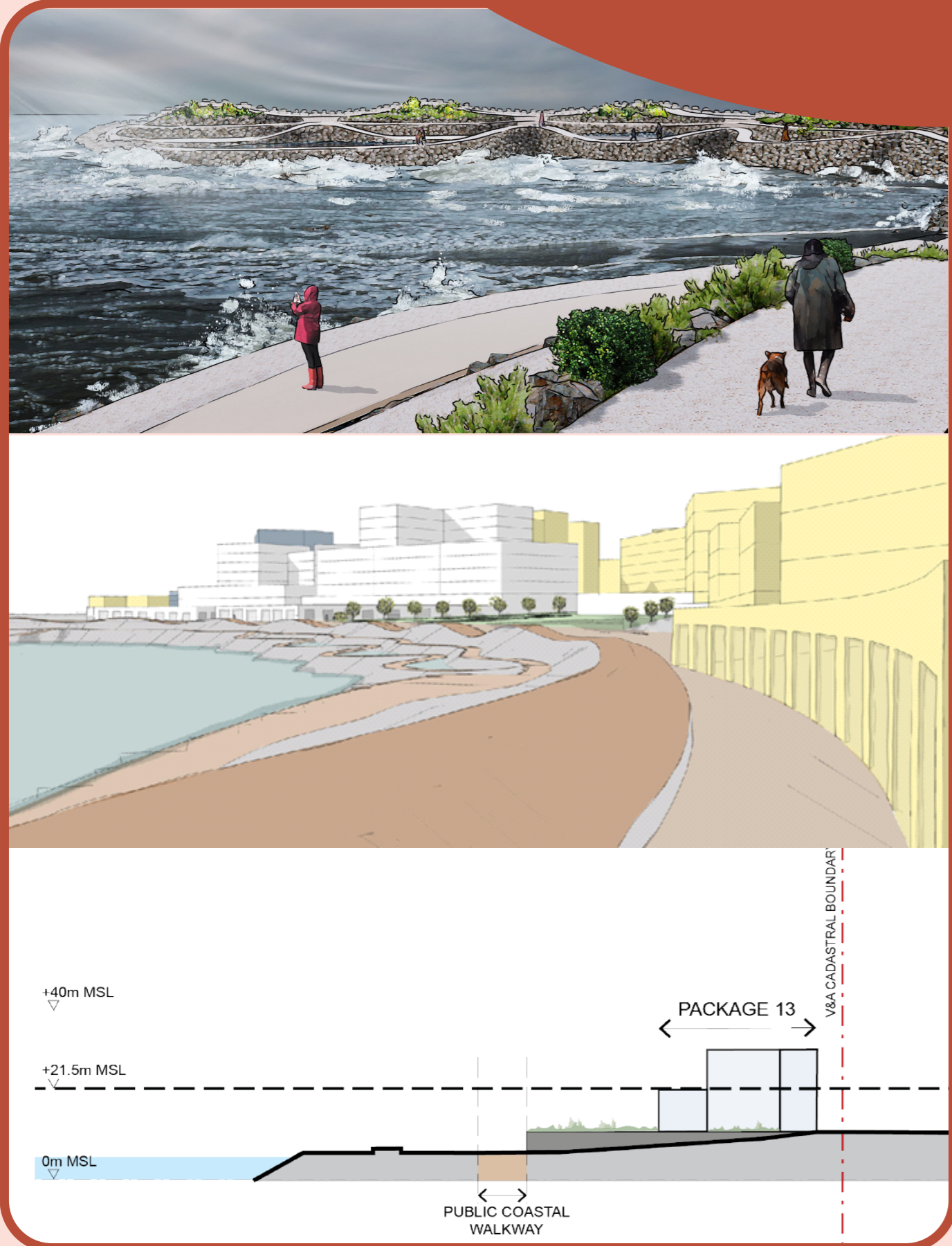


HERITAGE IMPACT ASSESSMENT

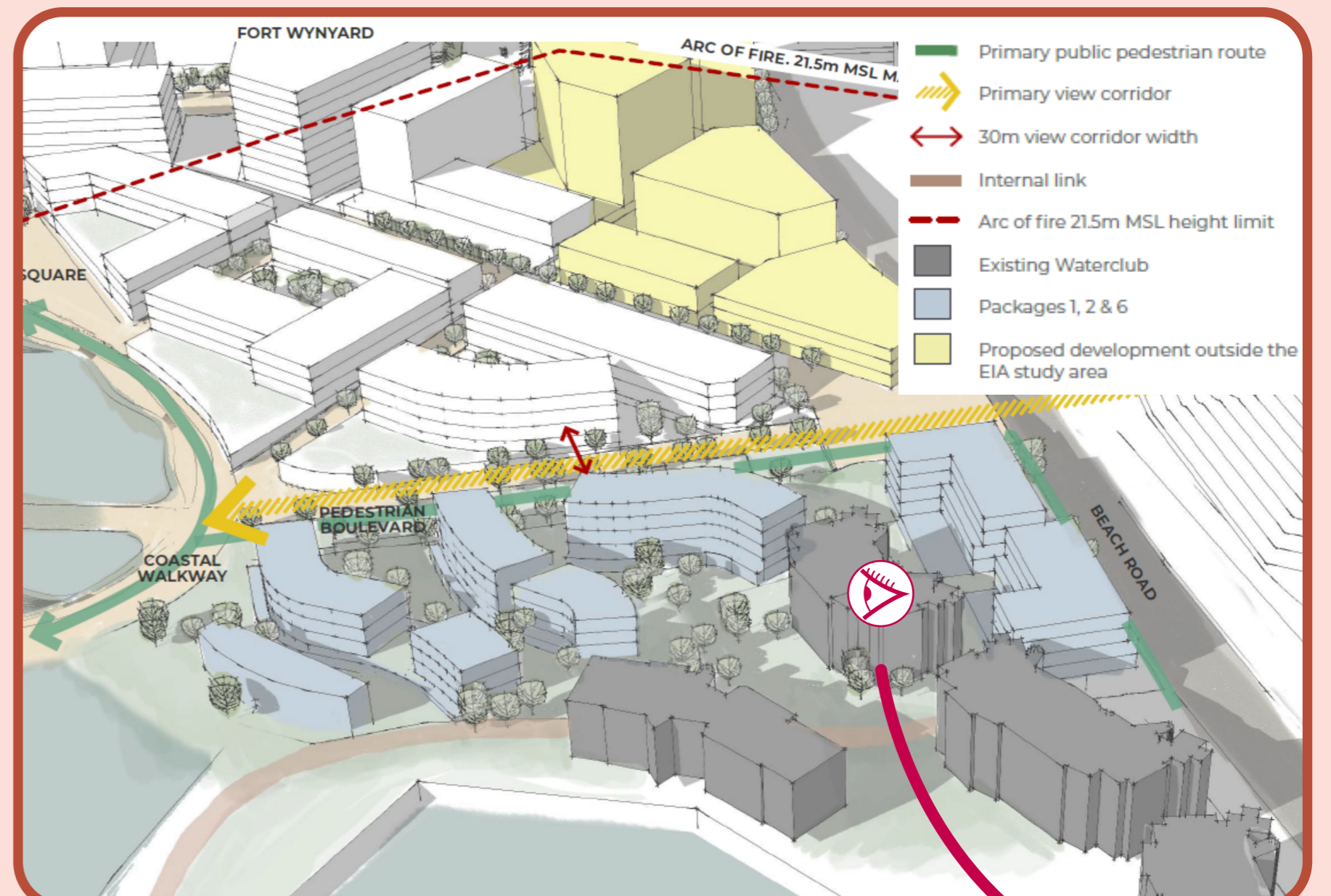
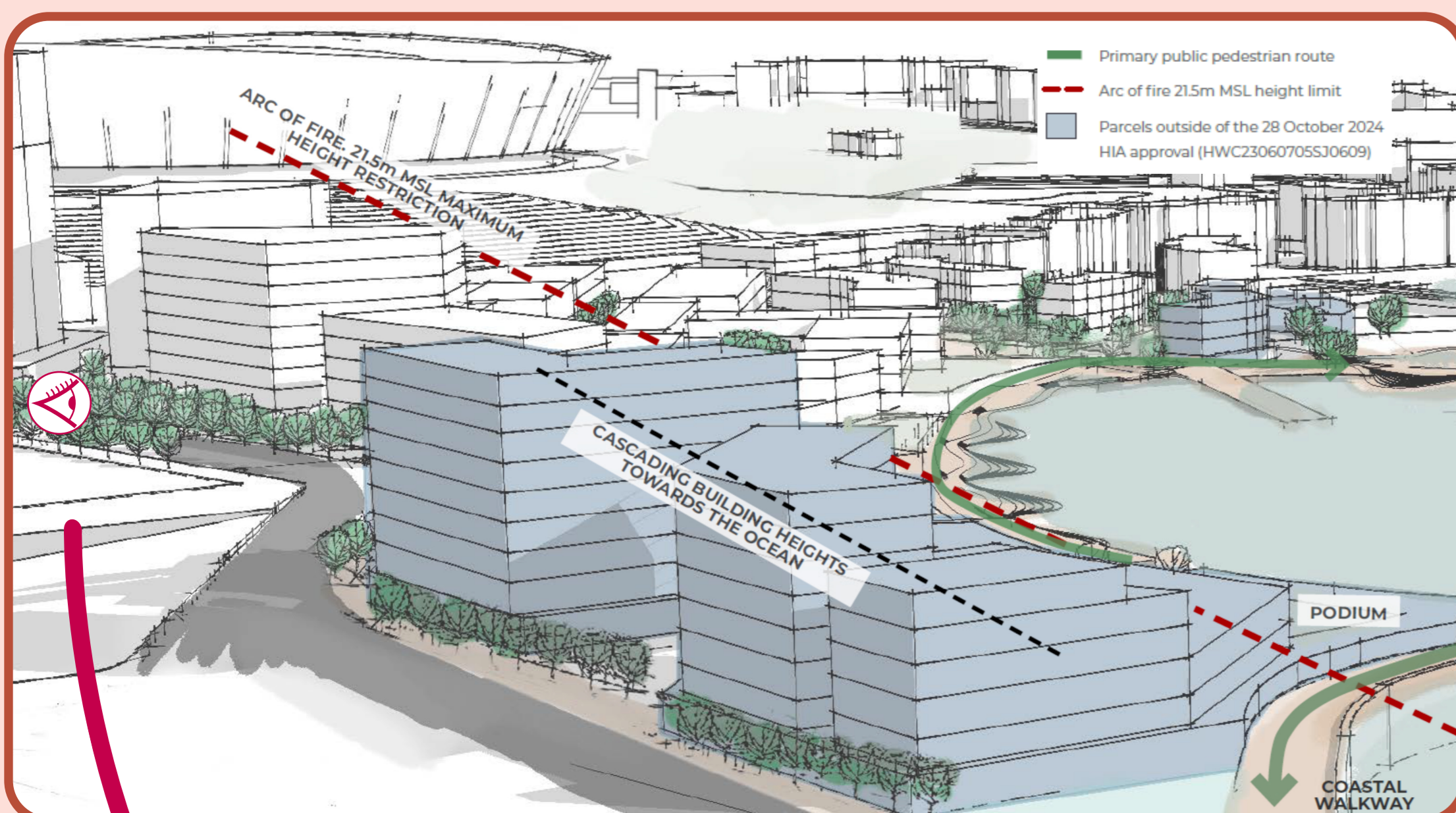
PROPOSED DEVELOPMENT OF THE GRANGER BAY PRECINCT AND LAND RECLAMATION AT THE V&A WATERFRONT



Provision for public access to and along the coast has been provided. The public pedestrian boulevard, the coastal walkway, and the buildings set on podiums with active street interfaces are positive public spaces.



Proposed buildings within Fort Wynyard 'Arc of Fire' meet the height restriction required.



The podiums of the **buildings on reclaimed land** should be such that they allow **views of Table Bay** from Granger Bay Boulevard from where it intersects with Beach Road (above, left image). Proposed packages in close proximity to immediately adjacent residential areas have been arranged so as to **allow for views past and over the new buildings**. The placement of certain buildings in this area may need to be refined in order to improve these views (above, right image).

