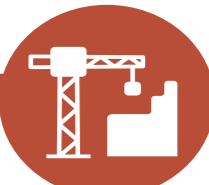


HERITAGE IMPACT ASSESSMENT

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



CONSTRUCTION PHASE

IMPACTS	MITIGATION/ENHANCEMENT MEASURES	SIGNIFICANCE AFTER MITIGATION
Disruption of user access to coastline (ocean-going)	Access to launch boats and water craft from a slipway is maintained - new slipway will be constructed before the existing slipway is decommissioned	Low, negative
Disruption of pedestrian access to coastline (physical)	Phase activities to maximise access to existing boardwalks	Low, negative
Temporary visual disturbance from construction site hoardings, cranes, and stockpiles	Manage stockpiles, waste management, site camp screening; no unnecessary night-time lighting	Medium, negative
Disturbance or destruction of pre-colonial terrestrial archaeological material (middens, LSA sites) within reclamation footprint	Disturbance or destruction of pre-colonial terrestrial archaeological material (middens, LSA sites) within reclamation footprint	Low, negative
Impact on maritime archaeology (shipwrecks) within reclamation and breakwater footprint	Geophysical survey (sidescan sonar, multibeam bathymetry, sub-bottom profiler) prior to construction	Low, negative



POST-CONSTRUCTION PHASE

IMPACTS	MITIGATION/ENHANCEMENT MEASURES	SIGNIFICANCE AFTER MITIGATION
Design constraints on pedestrian access to coastline	Designs make provision for public coastal walkways and coastal public space.	Low, negative
Change in visual character and sense of place – buildings generally setback to provide views. Uncertainty on final designs	Building forms and finishes to be finalised in detailed design; appropriate landscaping measures to soften hard infrastructure	Medium, negative
Visual intrusion – Certain buildings need to be carefully planned to minimise obstruction on existing view lines	Views down Granger Bay Blvd to Table Bay to be considered; careful articulation of buildings immediately adjacent to neighbouring properties	Medium, negative
Light pollution from operational security and amenity lighting affecting the promenade, tidal pools, and marine environment	Downward-directed and shielded luminaires only; low-level path lighting; no lighting into marine water above minimum safe navigation standard	Low, negative