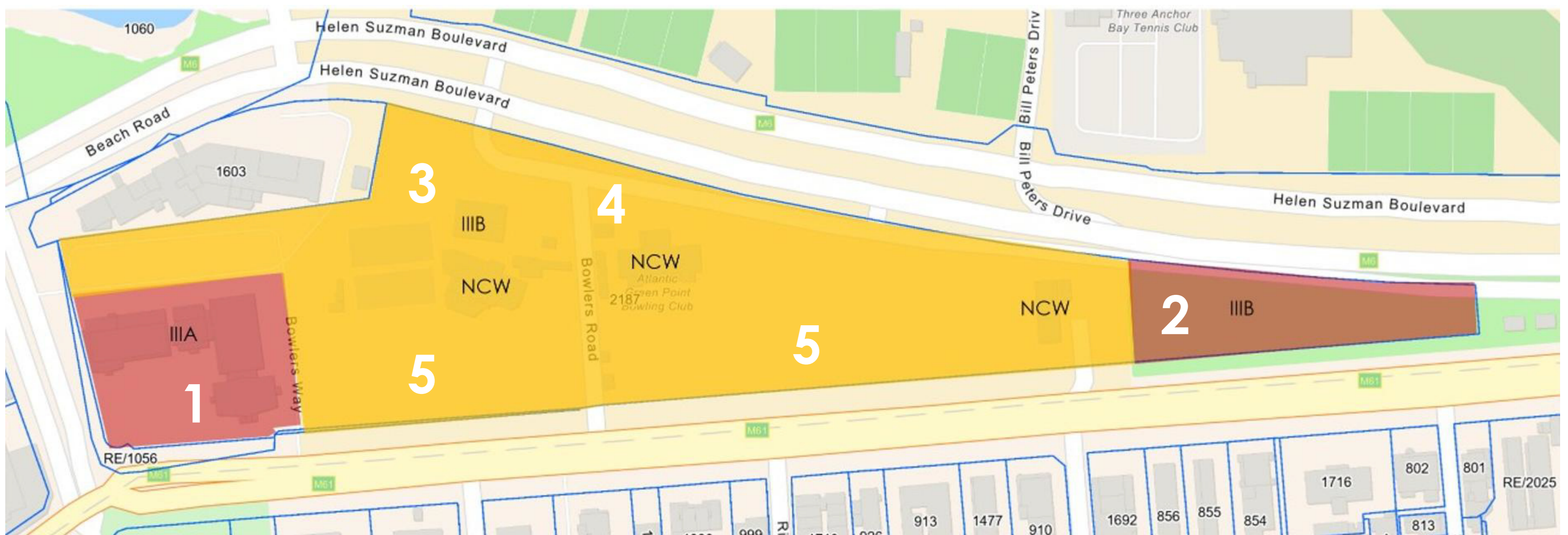


# HERITAGE

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

### Heritage indicators:

- **Retain Colin Eglin Library and Sea Point Civic Centre Complex on site:** uses to be retained on site, building can be adapted with care.
- **Development:** to reflect fine grain and articulation of urban fabric to the south of Main Road.
- **Active street interface:** along Main Road.
- **Massing and height:** to be carefully considered to avoid monolithic and repetitive design.
- **View corridors:** to be accommodated through the site from south to north.
- **Landscaping:** required to mitigate visual impacts and enhance positive experience.
- **Erf 2187 & The Green Point Common:** erf 2187 was originally part of The Common, but not accessible to the public. They were subdivided in 2016 and erf 2187 was not included in the Provincial Heritage Site declaration.



1

**Colin Eglin Library and Sea Point Civic Centre:** Architectural and social significance

2

**Remains of historic eucalyptus tree avenue:** Historical significance

3

**Electrical substation main building:** Architectural significance

4

**Clubhouses and outbuildings:** Not Conservation Worthy

5

**Contribution to context:** Green space, views over site, interface with main road