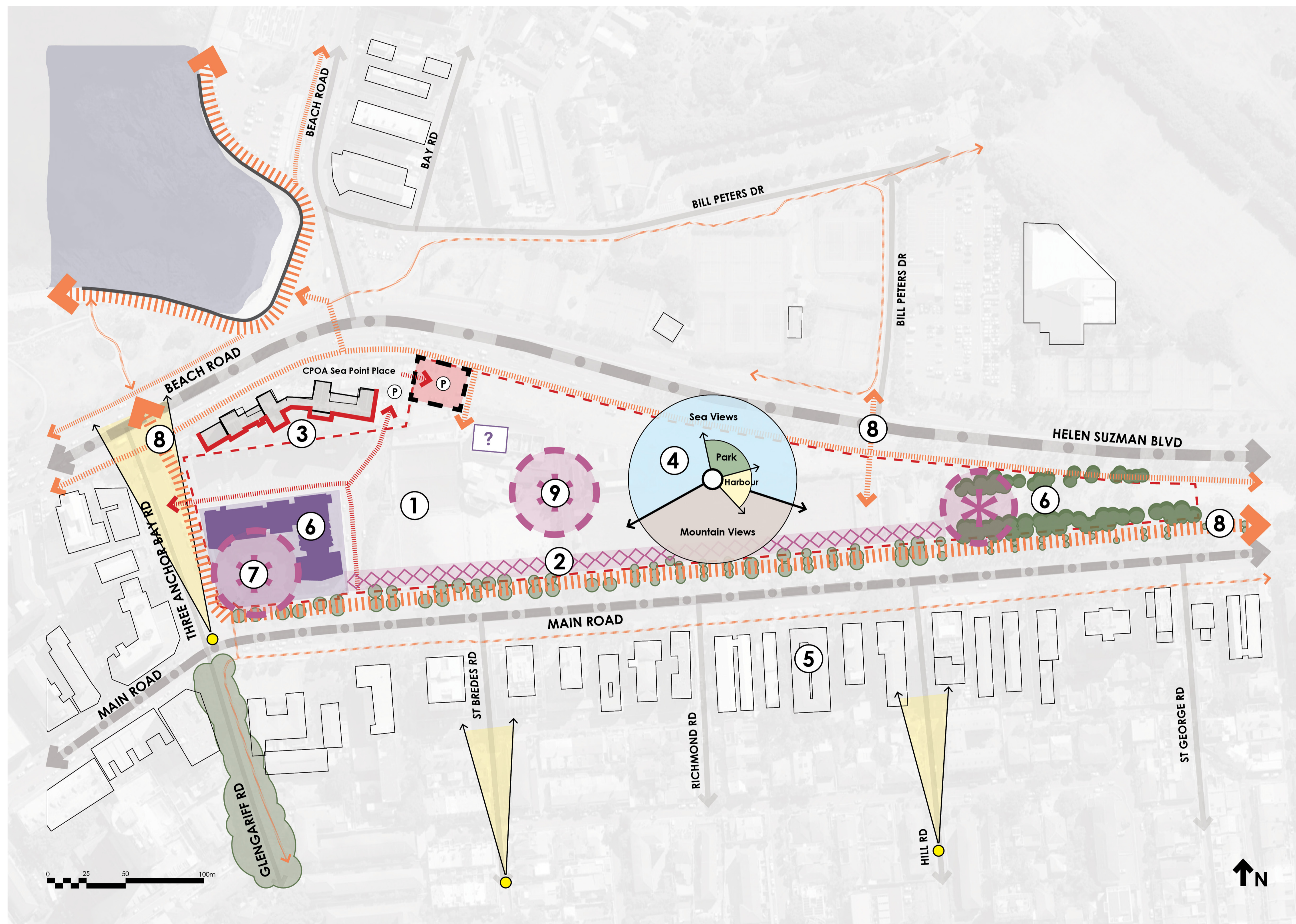


URBAN DESIGN

THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

URBAN DESIGN SUMMARY



1. The site as a nexus for the surrounding community and the broader Cape Town. Opportunity to act as a gateway destination with a special character.
2. Spatial continuation of the Main Road activity with intensely activated mixed-use frontages.
3. Site edges to be appropriately activated.
4. Magnificent views of the sea, mountain, city and harbour to be capitalised upon.
5. Proposed massing should respond to existing contextual patterns in terms of building heights, articulation, grain, setbacks and view corridors.
6. Retained heritage features can anchor and activate space.
7. Potential to cluster civic uses to be enhanced as a destination.
8. Promote NMT and pedestrian connections to surrounding precincts.
9. Special moments of public space within the precinct.