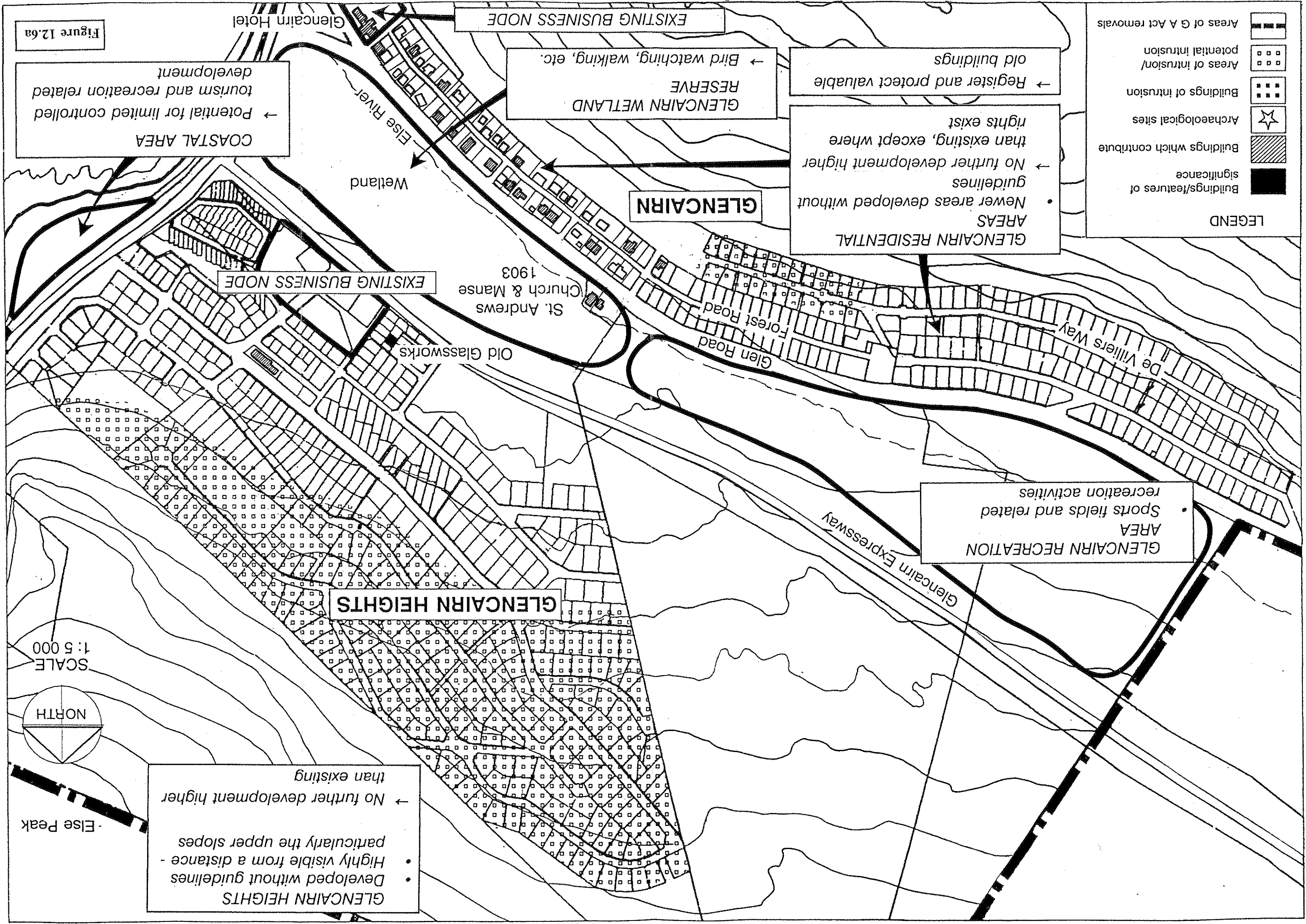




- LEGEND
- Buildings/features of significance
 - Buildings which contribute
 - Archaeological sites
 - Buildings of intrusion
 - Areas of intrusion/potential intrusion
 - Areas of G A Act removals

GLENCAIRN RESIDENTIAL AREAS

- Newer areas developed without guidelines
- No further development higher than existing, except where rights exist
- Register and protect valuable old buildings

GLENCAIRN WETLAND RESERVE

- Bird watching, walking, etc.

GLENCAIRN RECREATION AREA

- Sports fields and related recreation activities

GLENCAIRN HEIGHTS

- Developed without guidelines - Highly visible from a distance - particularly the upper slopes
- No further development higher than existing

COASTAL AREA

- Potential for limited controlled tourism and recreation related development

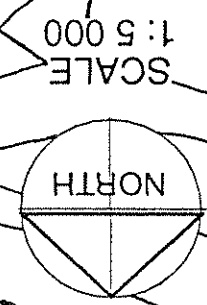


Figure 12.6a

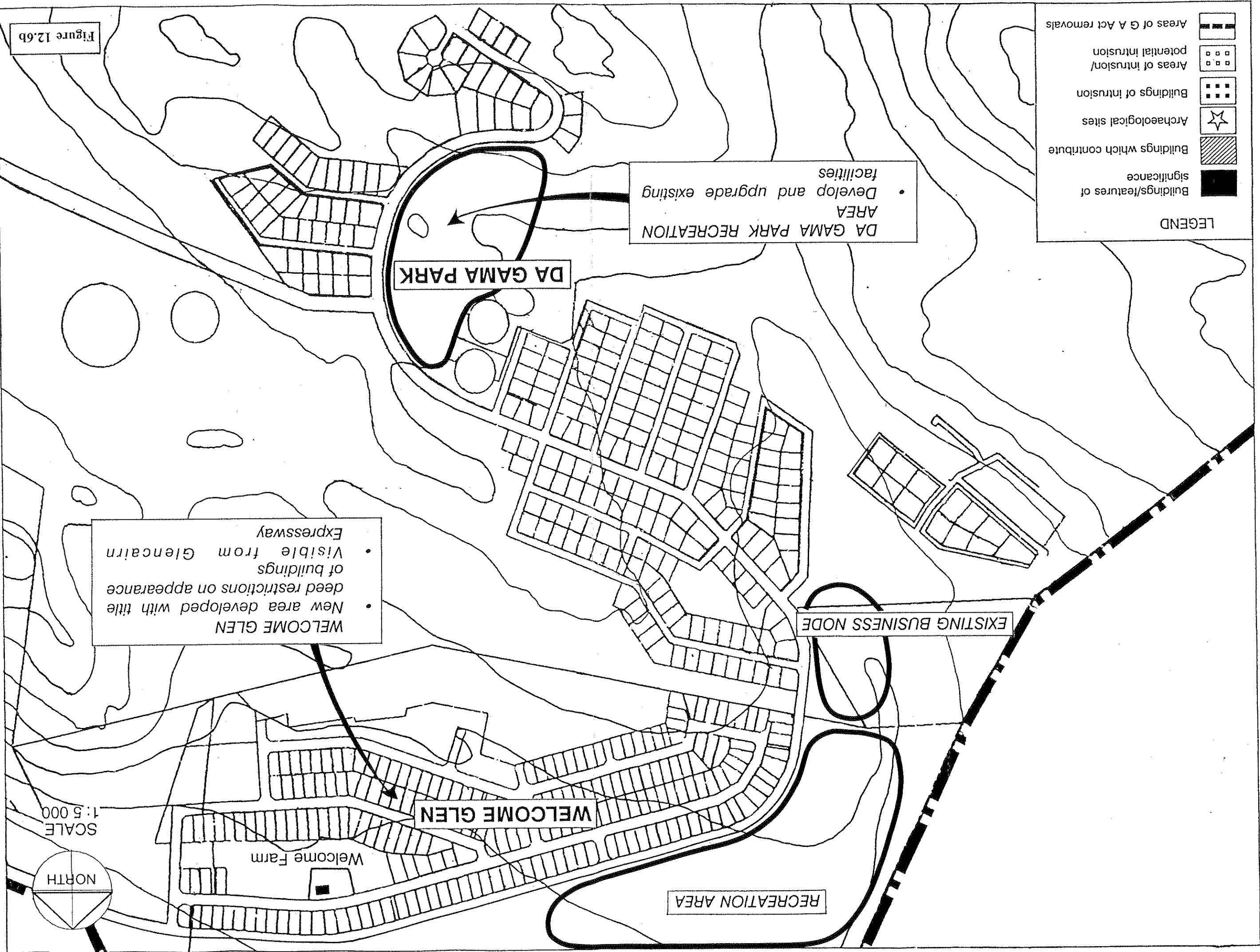
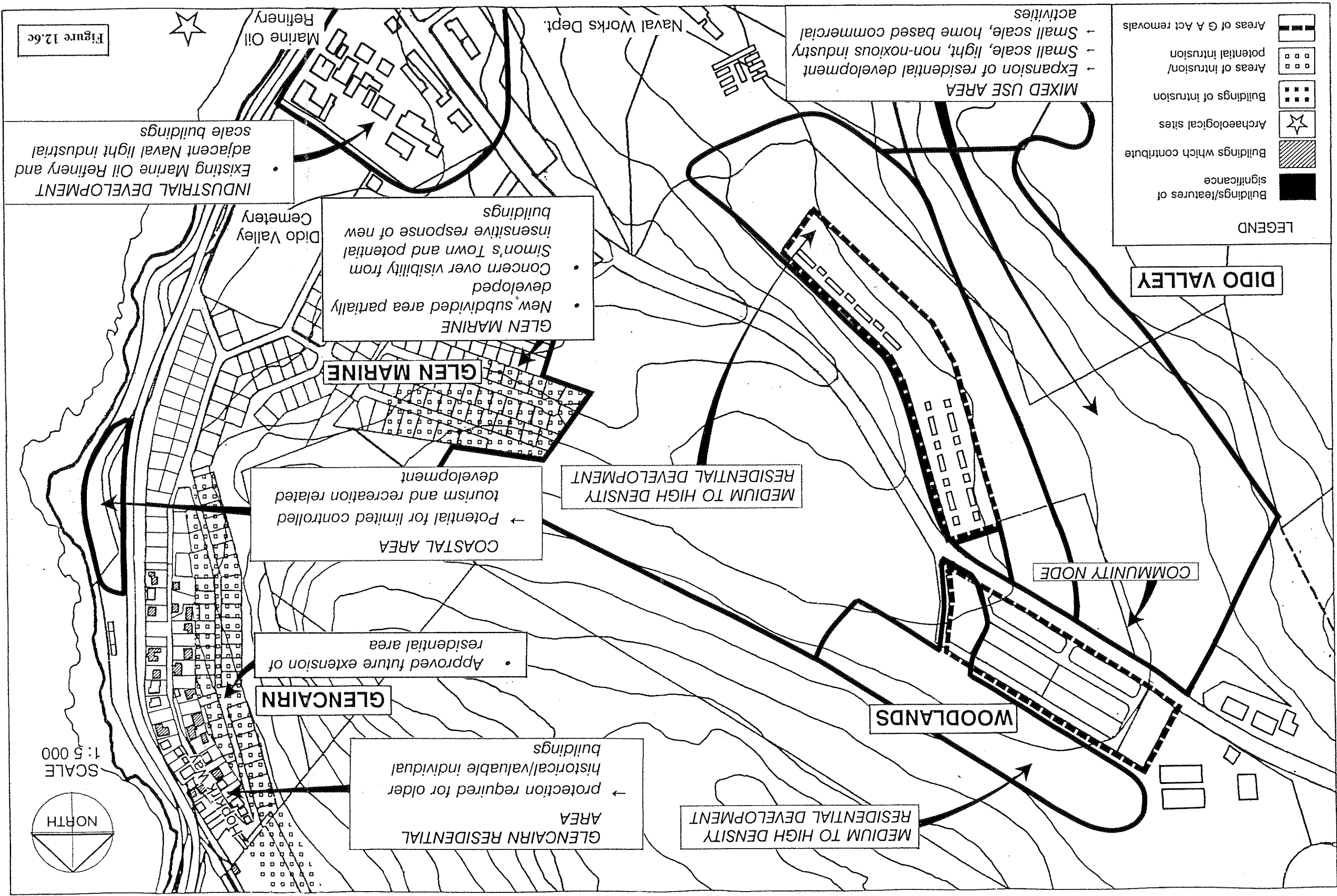


Figure 12.6b



LEGEND

- Buildings/features of significance
- Buildings which contribute to archaeological sites
- Buildings of intrusion/ potential intrusion
- Areas of intrusion/ potential intrusion
- Areas of G A Act removals

MIXED USE AREA

- Expansion of residential development
- Small scale, light, non-noxious industry
- Small scale, home based commercial activities

GLEN MARINE

- New, subdivided area partially developed
- Concern over visibility from Simon's Town and potential insensitive response of new buildings

COASTAL AREA

- Potential for limited controlled tourism and recreation related development

GLENCAIRN

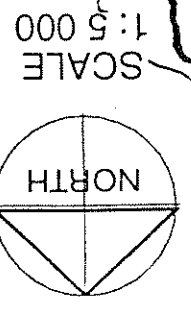
- Approved future extension of residential area

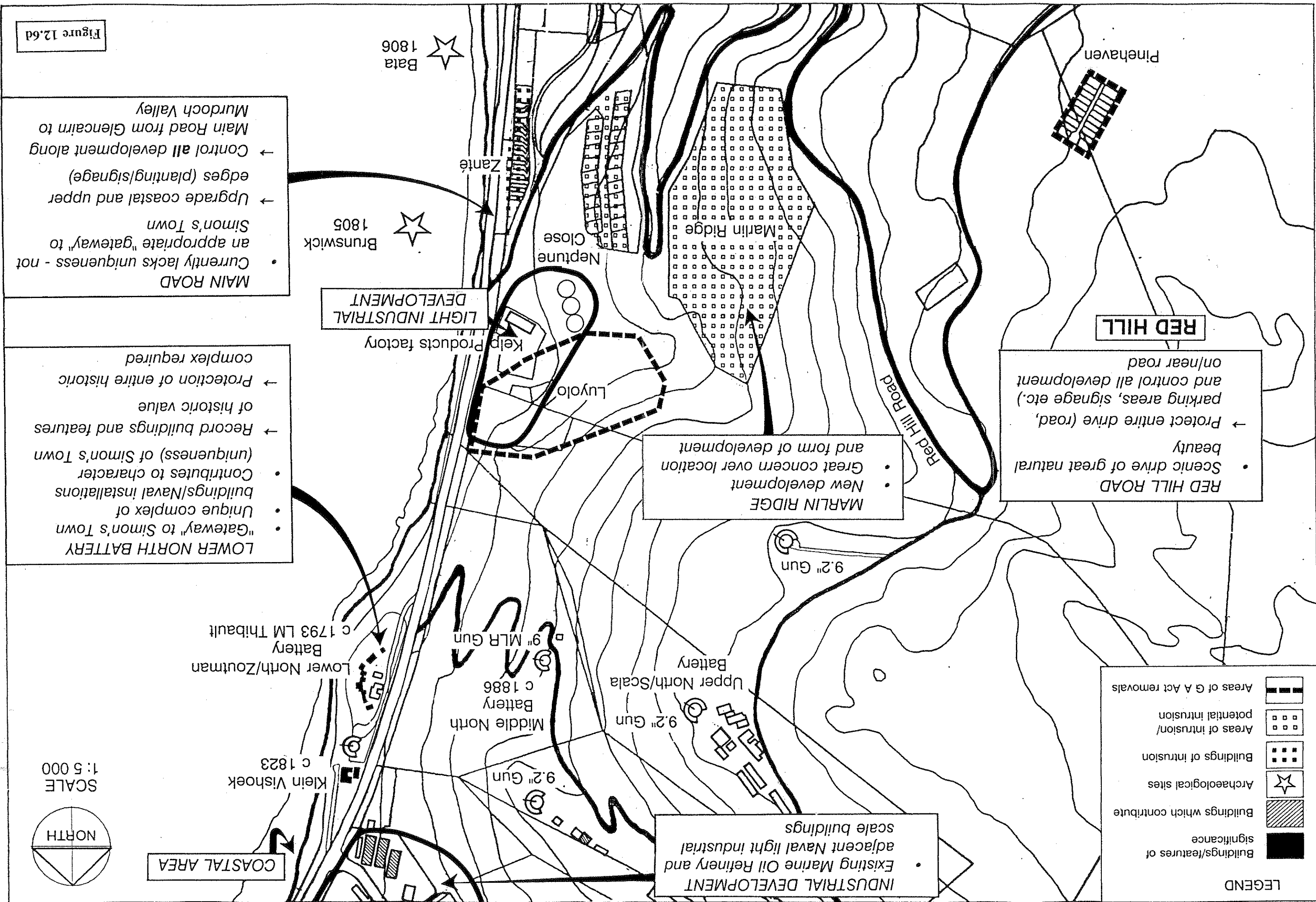
GLENCAIRN RESIDENTIAL AREA

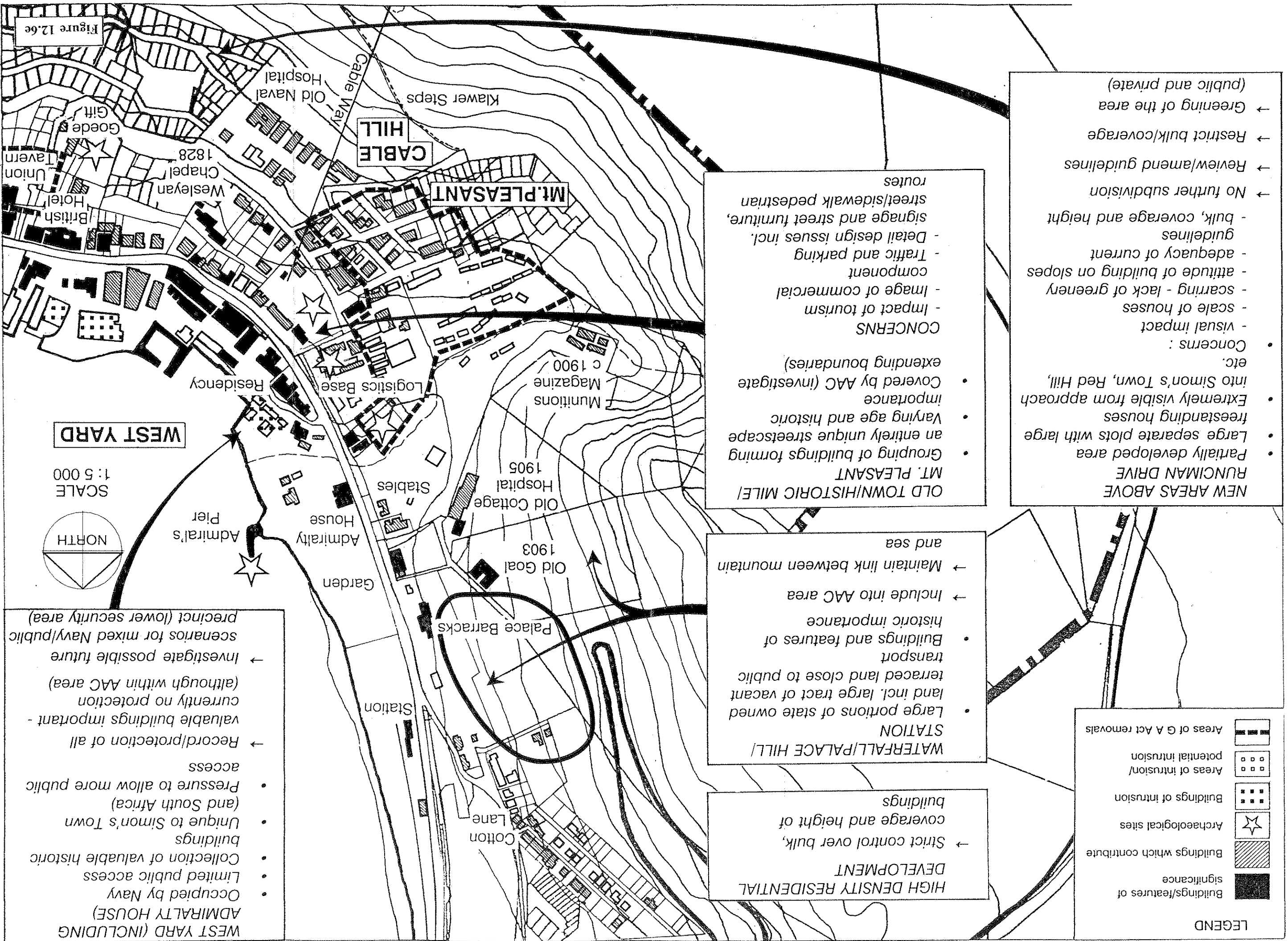
- protection required for older historical/valuable individual buildings

INDUSTRIAL DEVELOPMENT

- Existing Marine Oil Refinery and adjacent Naval light industrial scale buildings







LEGEND

- Buildings/features of significance
- Buildings which contribute
- Archaeological sites
- Buildings of intrusion
- Areas of intrusion/potential intrusion
- Areas of G A Act removals

HIGH DENSITY RESIDENTIAL DEVELOPMENT

- Strict control over bulk, coverage and height of buildings

WATERFALL/PALACE HILL STATION

- Large portions of state owned land incl. large tract of vacant terraced land close to public transport
- Buildings and features of historic importance
- Include into AAC area
- Maintain link between mountain and sea

OLD TOWN/HISTORIC MILE/MT. PLEASANT

- Grouping of buildings forming an entirely unique streetscape
- Varying age and historic importance
- Covered by AAC (investigate extending boundaries)
- CONCERNS
- Impact of tourism
- Image of commercial component
- Traffic and parking
- Detail design issues incl. signage and street furniture, street/sidewalk pedestrian routes

NEW AREAS ABOVE RUNCKMAN DRIVE

- Partially developed area
- Large separate plots with large freestanding houses
- Extremely visible from approach into Simon's Town, Red Hill, etc.
- Concerns :
 - visual impact
 - scale of houses
 - scarring - lack of greenery
 - attitude of building on slopes
 - adequacy of current guidelines
 - bulk, coverage and height
- No further subdivision
- Review/amend guidelines
- Restrict bulk/coverage
- Greening of the area (public and private)

WEST YARD (INCLUDING ADMIRALTY HOUSE)

- Occupied by Navy
- Limited public access
- Collection of valuable historic buildings
- Unique to Simon's Town (and South Africa)
- Pressure to allow more public access
- Record/protection of all valuable buildings important - currently no protection (although within AAC area)
- Investigate possible future scenarios for mixed Navy/public precinct (lower security area)

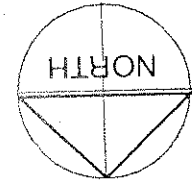
SCALE

1 : 5 000



WEST YARD

Figure 12.6e



SCALE
1: 5 000

LEGEND

	Buildings/features of significance
	Buildings which contribute
	Archaeological sites
	Buildings of intrusion
	Areas of intrusion/ potential intrusion
	Areas of G A Act removals

EAST YARD
• Collection of buildings and
features of varying age and
historic value
→ Review/record of all buildings
(covered to an extent in existing
AAC guidelines)
Concern over lack of control of
historic buildings and new
development in this area
(although included in
guidelines)

EAST YARD
1902 - 1907

Lighthouse

Phoenix
1829

IMT
Martello
Tower

Queens Battery
c 1887

War Memorial

Burial
Grounds

High
School

Albertyn's
Stables
Square
Cottage

pastorie
NGK
TMS
Hospital
Mosque

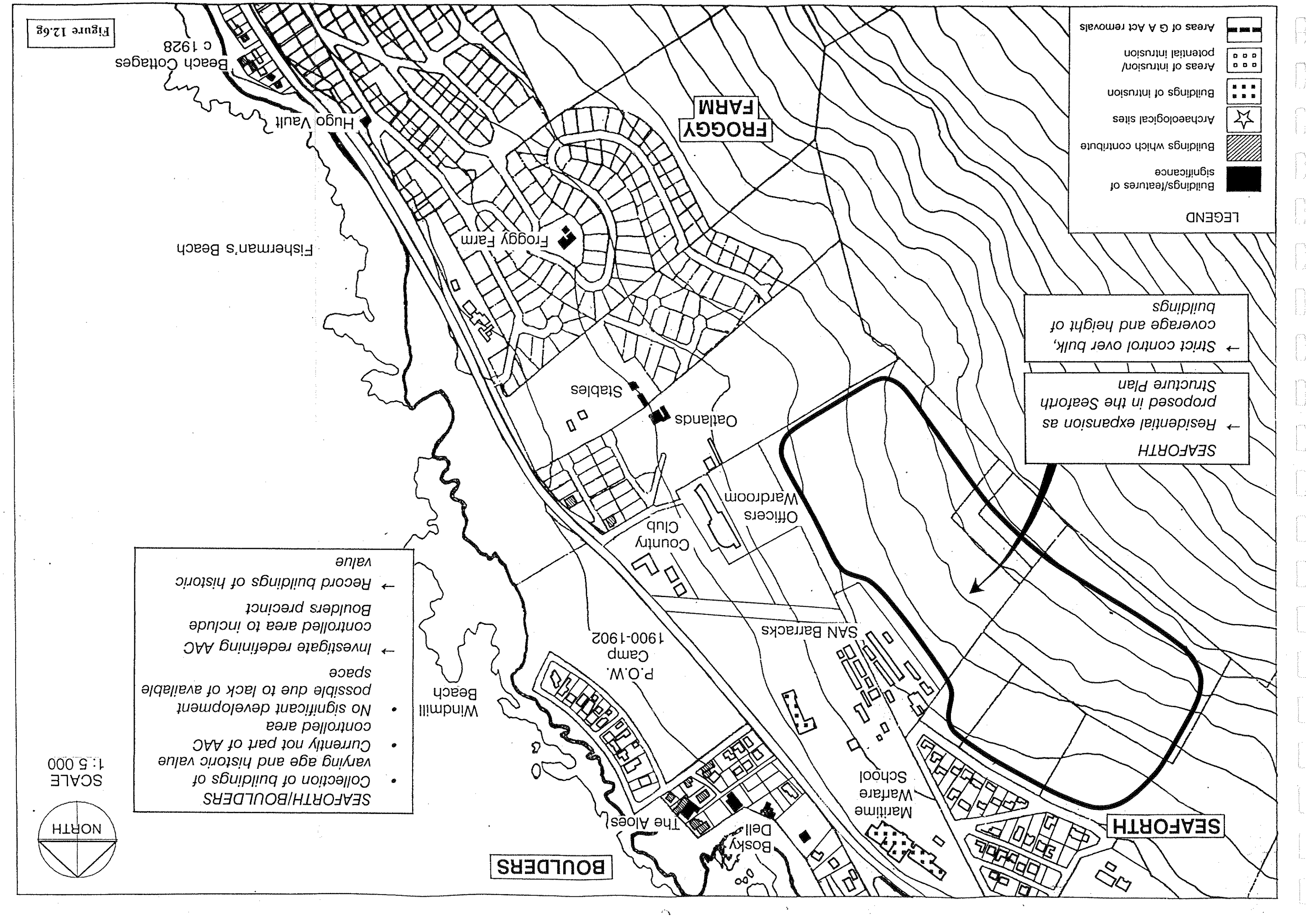
Runciman's Drive
SIMON'S KLOOF

SEAFORTH

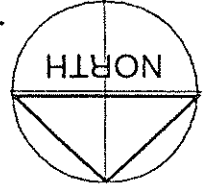
Barge

Figure 12.6f

Figure 12.6g



SCALE
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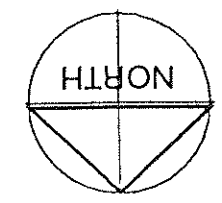
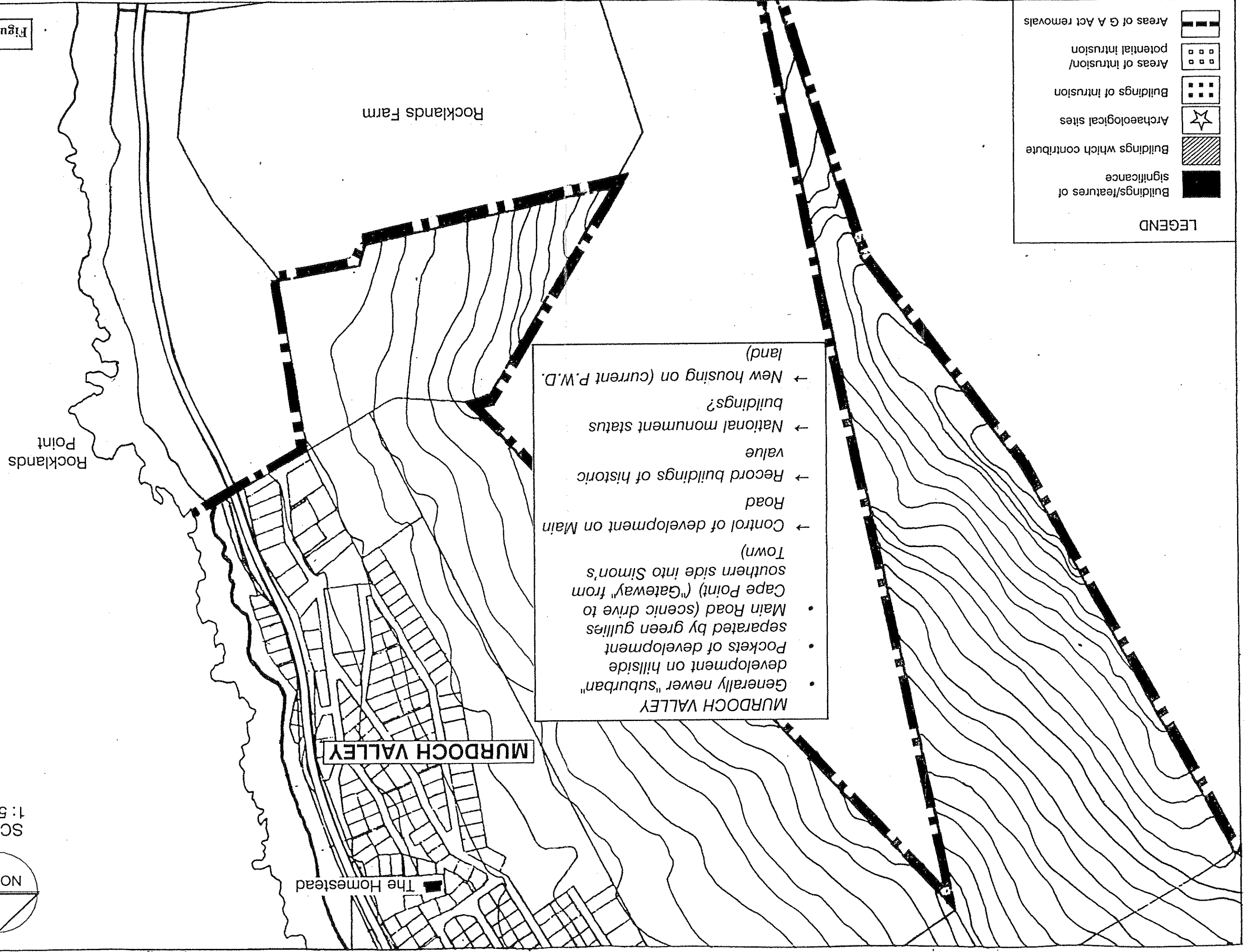


LEGEND

	Buildings/features of significance
	Buildings which contribute
	Archaeological sites
	Buildings of intrusion
	Areas of intrusion/potential intrusion
	Areas of G A Act removals

MURDOCH VALLEY

- Generally newer "suburban" development on hillside
- Pockets of development separated by green gullies
- Main Road (scenic drive to Cape Point) ("Gateway" from southern side into Simon's Town)
- Control of development on Main Road
- Record buildings of historic value
- National monument status buildings?
- New housing on (current P.W.D. land)



SCALE
1:5 000

Figure 12.6h