

Urban Design and Architecture Guidelines for **GEORGE**



**SUPPLEMENT**

prepared for: **The George Municipality**

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The Matrix... Urban Designers and Architects would like to acknowledge the valuable input provided by the **George Municipality**, members of the **George Aesthetics Committee** and the professional **planners** and **architects** that attended the various meetings and discussion groups. Vital feedback obtained during inception of and throughout the process of drafting the Guidelines has ensured that this document addresses the prevailing urban conditions and forms part of a process destined to enhance the spatial future of George.

## INTRODUCTION

The Urban Design and Architecture Guidelines are formatted as a Questionnaire containing **sixteen questions** designed to assist applicants in assessing whether a development conforms to the desired minimum urban design and/or architectural guidelines. Each question is linked to one of **five categories** in order to provide clarity as to what aspect of a development is to be considered:

<b>A. SENSE OF PLACE</b>	one question
<b>B. NATURAL CONTEXT</b>	three questions
<b>C. PLANNED CONTEXT</b>	six questions
<b>D. DESIGN AND CONSTRUCTION</b>	three questions
<b>E. HERITAGE</b>	three questions

The response for Question 01 must be made by acknowledging the relevant statements in each category of the table. The remainder of the questions must each to be answered with an explanatory paragraph of a maximum of **150 words**.

The applicant's response to this Questionnaire must be submitted on the associated document, "Urban Design and Architectural Guidelines for George: Answer Sheet."

If necessary, further clarity can be obtained by referring to the complete document "Urban Design and Architectural Guidelines for George" that describes, among other things, how the guidelines were derived.

## COMPULSORY SUPPORTING DOCUMENTS

The following documentation must be submitted by the applicant in order to validate any application:

- a. **Urban Design and Architecture Statement:** Completed Questionnaire
- b. **Drawings:**
  - Elevations, Plans and Sections at a scale of 1:100 (or 1:200 if the individual drawings cannot fit onto a sheet size of A0).
  - Context (street-facing) Elevation(s), including the elevations of a minimum of two adjacent buildings on each side of the development (where applicable), at a scale of 1:200.
  - Context Plan clearly illustrating the footprint of the proposed development as well as footprints of adjacent buildings, at a scale of 1:500.
- c. **Contextual Photographs**

## DEFINITIONS AND EXPLANATORY NOTES

The following explanatory notes and definitions define the parameters within which the Guidelines are intended to operate:

- "Development" refers to structures (e.g. buildings, etc.) and/or spaces (e.g. parks, squares, car parking)
- The "Private Realm" refers to the space within the cadastral boundary of an erf.
- The "Public Realm" refers to space beyond the cadastral boundary of an erf.
- "Defensible space" refers to privately owned land which is bounded by the public realm.
- Major planning applications are defined as:
  - schemes of ten or more units, in residential developments;
  - schemes with a total floor area of equal to or greater than 500m<sup>2</sup>, in non-residential buildings.
- Significant civic and public buildings must be designed by architects registered with a recognised professional organisation.
- Deviation from the Guidelines is only permitted in special circumstances and with special permission. Deviations must, however, still contribute to achieving the overall goal of the Guidelines.
- The Guidelines must take precedent over corporate branding and styles.
- These Guidelines take precedent over any other development-specific (architectural) guidelines.



## A. SENSE OF PLACE

The interface between the public, semi-public and private spaces is addressed by identifying three organisational zones which quantify place-related guidelines.

- **Primary Places**, with aggressive implementation, where suitably qualified design professionals must be commissioned to execute the work;
- **Secondary Places**, with medium implementation;
- **Tertiary Places**, with reduced implementation.

### QUESTION 01: IS THE DEVELOPMENT IN A PRIMARY, SECONDARY OR TERTIARY PLACE?

Identify the zone into which your development falls, referencing the map of zones appended to this document. Please tick sections 1 – 12 and provide explanatory sentence for each to explain how the design of the development adheres to the required described spatial quality. Attach this 12 point tick sheet to your design statement under Question 01.

section	aspect	place type	PRIMARY	<input type="checkbox"/>	SECONDARY	<input type="checkbox"/>	TERTIARY	<input type="checkbox"/>
01	Movement	<p>Pedestrian movement must be given considered over vehicles (e.g. shared surfaces where foot traffic has the priority).</p> <p>Public transport must be the primary mode of vehicular transport.</p>	<input type="checkbox"/>	<p>A clear distinction must be made between facilities for pedestrians and vehicles (e.g. well articulated pedestrian crossings and sidewalks).</p> <p>Public transport must be an important aspect of vehicular transport.</p>	<input type="checkbox"/>	<p>The distinction between pedestrians and vehicles is not as important due to the reduced occurrence of the former.</p>	<input type="checkbox"/>	
02	Traffic	<p>Intense traffic calming measures must be implemented.</p>	<input type="checkbox"/>	<p>Traffic calming measures at significant spaces (e.g. large intersections and schools etc.).</p>	<input type="checkbox"/>	<p>Reduced occurrence of traffic calming measures, where required.</p>	<input type="checkbox"/>	
03	Sense of Enclosure Defensible Space	<p>Buildings must align with predominant building plane.</p> <p>Buildings must be flush with boundary line between public and private realm.</p> <p>Defensible space must be minimized so as not to erode boundary definition.</p> <p>Sense of enclosure must be reinforced by minimum height of three storeys (10.0m) along the York Street frontage.</p> <p>All other primary areas to have a minimum of height of two storeys along the street frontage.</p> <p>This applies to new buildings only.</p>	<input type="checkbox"/>	<p>Buildings must align with the predominant building plane.</p> <p>Buildings must set back from boundary line between public and private realms and respond to the regulation building line.</p> <p>Defensible space must be a maximum of 10m.</p> <p>Sense of enclosure must be reinforced by a minimum height of two storeys (6.5m) along the street frontage.</p> <p>This applies to new buildings only.</p>	<input type="checkbox"/>		<input type="checkbox"/>	

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04	Boundary Treatment	Boundary treatment must have a minimum transparency of 55% if no higher than 1.2m. Boundary treatment must have a minimum transparency of 70% over 1.2m to the maximum of 1.8m.	<input type="checkbox"/>	Boundary treatment must have a minimum transparency of 40% and a maximum height of 1.8m.	<input type="checkbox"/>	Boundary treatment must have a minimum transparency of 20% and a maximum height of 1.8m.	<input type="checkbox"/>
05	Significant Corners and Axes	Respond appropriately to the context in terms of form and scale.	<input type="checkbox"/>	Respond appropriately to the context in terms of form and scale.	<input type="checkbox"/>	No need to address significant corners and axes.	<input type="checkbox"/>
06	Orientation	Buildings must be orientated parallel to street edge.	<input type="checkbox"/>	Buildings must be orientated parallel to street edge.	<input type="checkbox"/>	Buildings must respond to natural context rather than to street edge.	<input type="checkbox"/>
07	Entrances	Main entrances must be articulated with recessed and/or projecting elements.	<input type="checkbox"/>	(Main) entrances can be flush or articulated with recessed and/or projecting elements.	<input type="checkbox"/>	(Main) entrances can be flush or articulated with recessed and/or projecting elements.	<input type="checkbox"/>
08	Trees	Indigenous and/or exotic trees can be planted in the Public Realm.	<input type="checkbox"/>	Only indigenous trees can be planted in the Public Realm.	<input type="checkbox"/>	Only indigenous trees can be planted in the Public Realm.	<input type="checkbox"/>
		Rings and guards must be used where trees are planted in hard surfaces.	<input type="checkbox"/>	Rings and guards can be used where trees are planted in hard surfaces.	<input type="checkbox"/>	Rings and guards can be used where trees are planted in hard surfaces.	<input type="checkbox"/>
09	Advertising	Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."	<input type="checkbox"/>	Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."	<input type="checkbox"/>	Advertising must strictly adhere to the George Municipality "Ordinance: Management and Control of Outdoor Advertising."	<input type="checkbox"/>
10	Street Furniture	Quality elements, of the highest aesthetic value (benches, bins, bollards etc.), must be provided in public spaces.	<input type="checkbox"/>	Quality elements (benches, bins, bollards etc.), must be provided in at significant spaces.	<input type="checkbox"/>	Quality elements (benches, bins, bollards etc.), can be provided in at significant spaces.	<input type="checkbox"/>
11	Lighting	Poles and fittings must be of a high quality and aesthetic value for lighting both vehicular and pedestrian routes in public spaces.	<input type="checkbox"/>	Poles and fittings must be of a high quality for lighting both vehicular and pedestrian routes in public spaces.	<input type="checkbox"/>	As a minimum; functional poles and fittings must be provided for lighting both vehicular and pedestrian routes.	<input type="checkbox"/>
12	Road Surfaces	Surfaces must be of a high quality and aesthetic value (e.g. clay or concrete pavers and cobbles in articulate patterns) for areas of greater pedestrian importance (e.g. surfaces shared with vehicles and sidewalks).	<input type="checkbox"/>	Surfaces must be of a high quality (e.g. clay or concrete pavers and cobbles in articulate patterns combined with concrete or asphalt) for areas of greater pedestrian importance (e.g. sidewalks).	<input type="checkbox"/>	Although surfaces must be of a high quality, the surfaces need not be significantly articulated.	<input type="checkbox"/>

Table 1: Sense of Place Questionnaire.

## B. THE NATURAL CONTEXT

In this category, the wider and the immediate **natural** context are considered.

### QUESTION 02: HOW DOES THE DEVELOPMENT RESPOND TO A SITE WITH A SLOPE OF LESS THAN 1:5?

- Building to have contrasting colours to natural backdrop, therefore colours such as white, cream, and pale shades of grey are encouraged.
- Use of face brick is regulated: a lighter shade of face brick can be used and must be limited to a maximum of 60% of the elevation. If a darker shade of face brick is used it can only be comprised of up to 30% of the elevation.
- Form and Scale of development to be appropriate to context. Refer to zoning plan for stipulated building heights.
- Retaining walls to have maximum height per tier of one metre and minimum depth of one metre per tier.

### QUESTION 03: HOW DOES THE DEVELOPMENT RESPOND TO A SITE WITH A SLOPE EQUAL TO OR GREATER THAN 1:5?

- No contrasting colours permitted. Subdued colour range complimenting shades of colours in natural surroundings.
- Use of face brick is regulated: a lighter shade of face brick must be limited to a maximum of 30% of the elevation. If a darker shade of face brick is used, it can only comprise up to 60% of the elevation.
- 1.8m high boundary treatment allowed with 70% transparency.
- No monolithic buildings permitted. Volumes of buildings and floor plates to be stepped with contours with a minimum of 50% of the floor plate to be grounded. Alternatively, predominant form to follow contours.

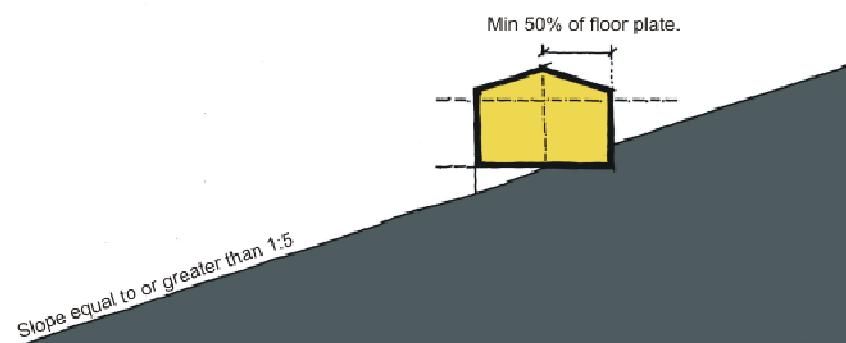


Diagram 1: No monolithic buildings on a slope equal to or greater than 1:5.

- Retaining walls to have maximum height per tier of one metre and minimum depth of one metre per tier. If natural materials are used to construct the wall, such as stone, then a height of 3m is permitted.

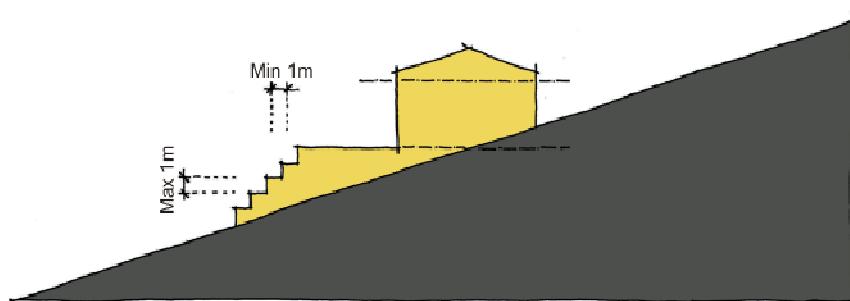


Diagram 2: Retaining walls must step in order to limit their potentially over-bearing impact on the Public Realm.

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- No stilts or columns higher than one storey or 3.2 m permitted, whichever is the lower. 3.2 m to be measured from underside of supported floor slab.

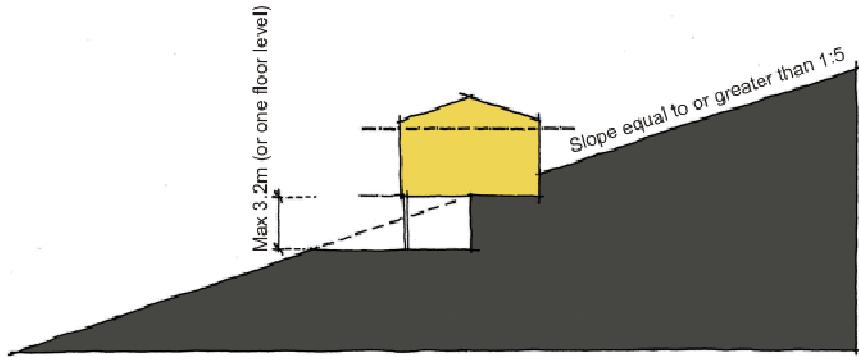


Diagram 3: The overall height of exposed columns and piers must be limited.

- New buildings to consider all elevations including roofs and under sides of floor slabs.
- Roof treatment of buildings to be considered and must not pitch in opposite direction to topography.
- Roofs to be either flat or mono-pitched in direction of slope. Dual pitch roofs to have greater length of pitch (dominant pitch) in direction of slope. Roof terraces are to be extensions of habitable spaces and not stand alone decks.

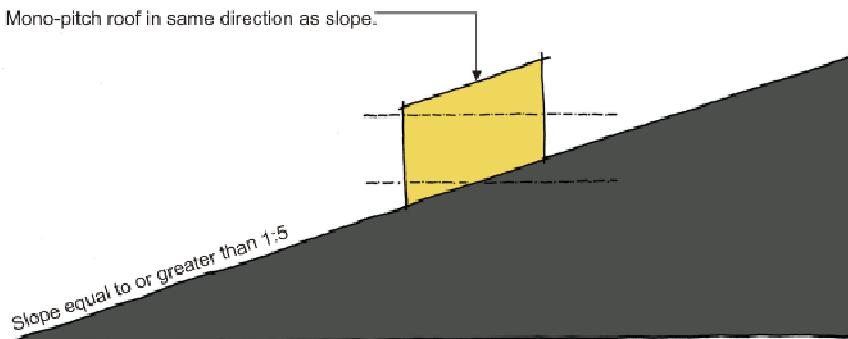


Diagram 5: Mono-pitch roofs, in same direction as slope, are encouraged.

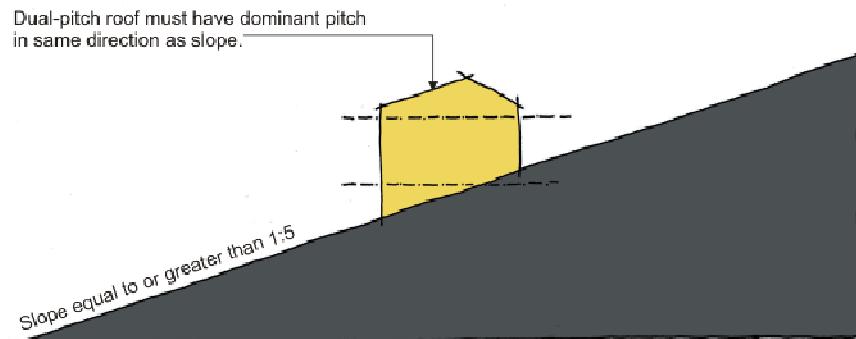


Diagram 4: Dual-pitch roofs, with dominant pitch in same direction as slope, are an alternative to mon-pitches.

- Ridge line of ground level topography must be maintained. The height of buildings on the upper slopes is restricted ensuring that the natural ground line is retained and not replaced with roof edges or building elevations. Any new buildings on even incorporating a ridge line are to offset the building by a minimum vertical distance 5m.

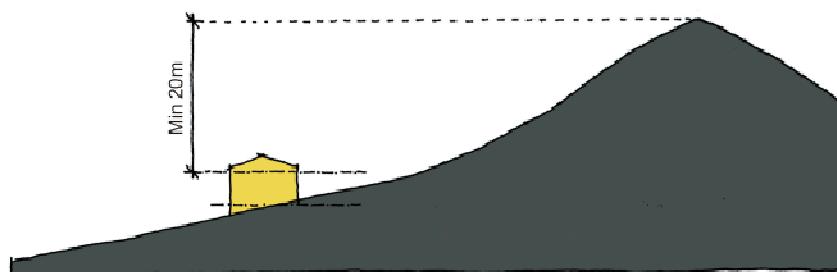


Diagram 7: Buildings must not interrupt the natural ridge line.

Diagram 6: Terraces and "party" decks must be extensions of habitable spaces.

- Treatment and consideration for underside of exposed slabs to be of an equal quality to that of the rest of the building e.g. smooth casting and painting of underside of slab, skim coated and painted, timber screening etc.
- Form and scale of development to be appropriate to context. Refer to the zoning plan for stipulated building heights.

#### QUESTION 04: HOW DOES THE DEVELOPMENT RESPOND TO A WATER COURSE?

- Developments along water courses override zone location with regard to boundary treatment.
- Boundary treatment of a development on a site adjacent to a water course i.e. rivers or a body of water i.e. dams, lakes, lagoons and ocean to have reduced boundary treatment with a minimum of 70% transparency and maximum height of 1.8m.
- Public access to be afforded along water courses to reinforce the linking green spaces.
- Cut and fill along water courses to consider the water course as a dominant elevation and not turn back on water frontage (e.g. motor dealership).

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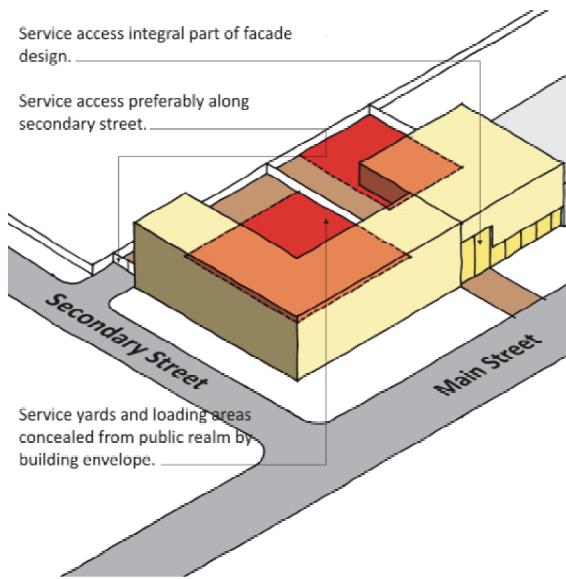
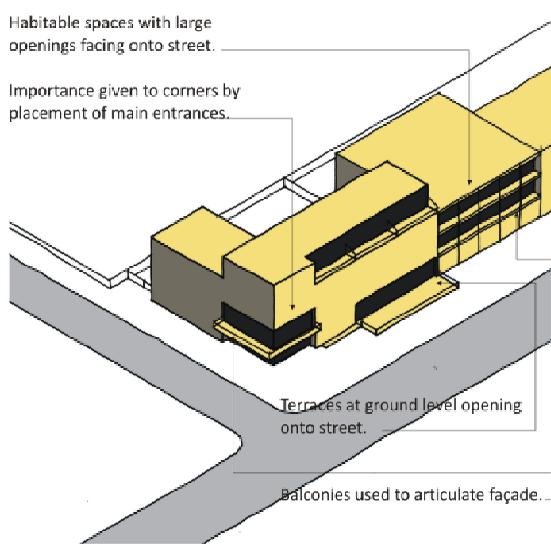
### C. THE PLANNED CONTEXT

#### QUESTION 05: HOW DOES THE DEVELOPMENT RESPOND TO ITS IMMEDIATE BUILT CONTEXT?

- Buildings must step back if taller than predominant building height along street.
- Height, bulk and mass of development must consider and respond to immediate context.
- Adjacent structures on the same erf or on a neighbouring erf must respect the impact on immediate context especially where development occurs adjacent to built and landscape heritage. Buildings to respect the predominant plane along street and respond to parameters of zoning scheme.
- Exceptions for specific uses allowed i.e. churches.
- Character of wider context and immediate context must be considered.

#### QUESTION 06: HOW DOES THE DEVELOPMENT RESPOND TO THE STREET?

- Active frontage must be implemented along street edge, especially at ground level to enhance passive surveillance. More active spaces must be located along highest order streets (e.g. reception versus private office, or lounge versus bathrooms).
- Minimum of 60% of street elevation at ground level to comprise active frontage.
- The greatest part of the active frontage of a building must face the highest order street.
- Public entrances to buildings to face the street.
- Verandas and balconies encouraged to reinforce active frontage and articulate elevations.
- Access roads must be implemented parallel to major roads where major roads do not afford access to properties. This is used to reinforce the guideline of orientating entrances towards the street edge.
- Loading bays and on-site storage areas must be concealed by the building frontage and not located along the front of the site.
- If service entrances are unavoidably located on higher order street frontages then architectural solution must be applied i.e. no roller shutters.



#### QUESTION 07: WHAT LANDSCAPE STRATEGY HAS BEEN IMPLEMENTED?

- Avenues of trees must be implemented in the public realm in places where they do not exist, including conditions where on-street parking is implemented. Existing avenue to be maintained.
- Replacement of trees in existing avenues must be of same species as existing on either side of location in avenue.
- Horticulture expert must be consulted for planting of private trees in public realm
- Subterranean (UK dictionary description: underground: existing or situated below ground level) planting for trees must be used whenever appropriate in the public realm.
- Surface resting planters for trees and other landscaped vegetation must be of high quality, robust, natural materials.
- Trees must be planted in car parks of eight or more bays at a minimum ratio of one tree per eight linear parking bays, or one tree per four double banked parking bays. This is applicable to publicly accessible parking areas.

- Perimeter treatment of parking areas to any public edge must be implemented i.e. greening with low level shrubbery or hedges or berms.
- Indigenous and where possible endemic trees must be planted in the public realm.
- Heritage trees must be preserved.
- Any trees which are replaced are must be done so with trees of same visual weight.

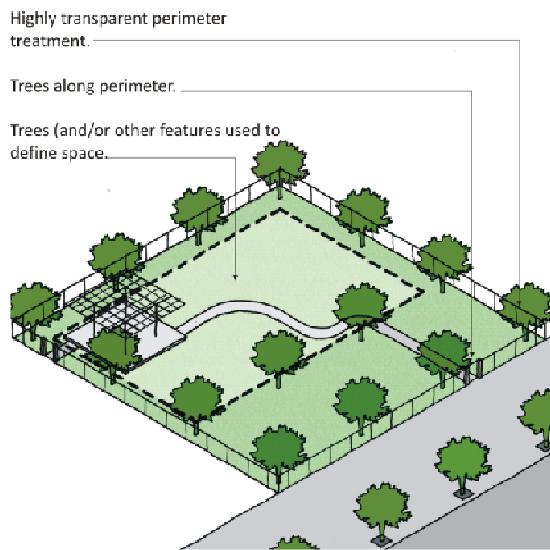


Diagram 10: Landscape used for place making.

## QUESTION 08: HOW DOES THE USE OF OPEN SPACE CREATE A SAFE, ACCESSIBLE, USABLE, USER-FRIENDLY ENVIRONMENT?

- Pathways to and through parks and green spaces must be sufficiently lit.
- If no lighting implemented then parks must be fenced and locked at night.
- Park fencing must have 70% transparency.
- Pathways must be a minimum of 1.4m wide.
- Parks and green spaces must incorporate functional features e.g. play facilities and street furniture.
- Street furniture must be implemented in accordance with requirements of place description according to Question 1.
- Trees shall be used as space defining elements. Planting of trees must be in an organised format so as to create (useable) space.
- Parks and open or green spaces must receive perimeter planting to define edges.
- Shading must be provided in these open spaces by using natural vegetation, pergolas or other structures.

## QUESTION 09: HOW DOES THE DESIGN INCORPORATE FEATURES THAT REDUCE ITS ENVIRONMENTAL IMPACT?

While it is vital to incorporate environmentally conservative principles in contemporary design, these elements can often bring with them aesthetic concerns.

Consider the impact of decisions on the public realm for design in the private realm.

- Contemporary architectural expression must respond to the prevalent climatic conditions i.e. orientation.
- Where possible, buildings must be designed to maximize solar exposure.
- Solar shading must be implemented on north and west elevations
- Where solar shading devices are implemented this must be done in such a way that transparency of the active frontage is not compromised
- Light pollution and excessive lighting must be avoided e.g. up-lighters in front of buildings to be positioned and angled in such a way that excessive light does not spill beyond the elevation. Light must be reflected light and placed at a maximum height of 1m.
- Flood lights and security lighting must be strategically located to ensure that light pollution does not negatively affect the quality of the public realm. e.g. limited to use in sports facilities and industrial areas.
- High mast lighting limited must only be used where no other lighting options possible.
- Mechanical plant such as generators, water storage tanks and rainwater harvesting tanks must be screened or enclosed and not visible from the street or obviously visible from neighbouring property. In the case of generators and other noise

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generating plants, this will assist with reducing sound pollution. If plant is not stepped back from building then should form part of elevation. Air conditioning units must not be fitted where visible from public realm.

- Solar thermal devices and photovoltaic panels must be implemented with consideration to context i.e. reflection into adjacent windows.
- Domestic wind turbines must be used as a last resort for provision of on-site renewable energy, and must be implemented in such a way that their visual impact is minimised. I.e. back gardens. Consider noise implications.
- Green roofs considered to be a noteworthy method of reducing environmental impact of the building by reducing water runoff. The visual impact is minimal and considered to provide a positive contribution to the appearance of the building from street level.

## QUESTION 10: HOW DOES THE DESIGN INTEGRATE SERVICES AND INFRASTRUCTURAL DEVICES?

- Services including water and sewerage pipes must be integrated into the building e.g. screened ducts.
- Satellite dishes must be implemented with consideration to context i.e. where possible; satellite dishes not to be placed on street elevation and must be screened. Satellite dishes must be considered as an integral part of design e.g. block of flats to avoid stack of individual satellite dishes on balconies.
- Private sub stations must be integral part of building design or boundary with minimised visual impact on street elevation.
- Transceiver base stations must avoid being located in primary and secondary areas.
- Where this does occur:
  - To be located on top of tall buildings;
  - Consider context i.e. surrounded by heritage buildings and
  - To be purpose designed

## D. DESIGN AND CONSTRUCTION

### QUESTION 11: HOW DOES THE DEVELOPMENT CONTRIBUTE TO THE LOCAL ARCHITECTURAL LANGUAGE?

New buildings must reflect contemporary South African Architecture. Although this concept may be seen as elusive it is informed by an appropriate response to local climate, materials available, technology, economics, cultural diversity, landscape, urban setting, place and space making. See "10 years + 100 buildings Architecture in a Democratic South Africa," Joubert, Ora; Bell-Roberts; 2009.

- Original site specific interpretation of context must be conveyed in the design.
- Buildings must exhibit architectural quality and be fit for purpose, durable and well built. i.e. SANS as minimum
- Development must incorporate local climatic responsive architecture e.g. Sub-Saharan climate versus South African climate and United Kingdom climate versus South African climate.
- No foreign styles may be used. Foreign styles, in this context, refer to building designs that draw heavily on architectural languages that are specific to socio-geographical areas elsewhere in the world e.g. Tuscany, Bali, and Switzerland.
- Religious styles must be incorporated in a contemporary manner in new religious buildings.
- Shutters must only be implemented in a functional capacity making use of hinges and rails.
- No pastiche architecture permitted. Pastiche architecture refers to exact replication of historical architectural styles and elements on contemporary buildings.
- Carports must not be erected in prominent locations and must be complimentary to the building in terms of design and colour.

### QUESTION 12: HOW DOES THE DEVELOPMENT INCORPORATE APPROPRIATE FORM, PROPORTION AND SCALE?

- Prevalent angular forms must comprise the dominant form of a development.
- Fluid forms, which break with the rhythm of their neighbours, are acceptable as alternative forms for iconic buildings such as theatres and stadiums.
- Ensure the appropriate co-ordination of proportion and scale of the building to its context.
- Ensure the appropriate co-ordination of proportion and scale of the building to itself, e.g. domestic style must not be used at a commercial scale.

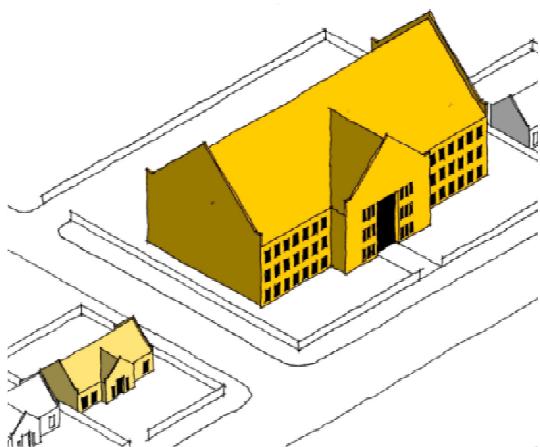


Diagram 11: Inappropriate scale and proportion.

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### QUESTION 13: HOW DOES THE DEVELOPMENT UTILISE MATERIALS, PATTERN TEXTURE AND COLOUR?

- Materials must be fit for purpose and durable.
- Honesty of materials to its intended use is important e.g. the use of mirrored glass on solid elevations to imitate windows is not acceptable.
- The street-facing boundary wall of erven must not be constructed from precast concrete post and panel walls.
- Moderate mix of materials is encouraged. If extreme application of materials is implemented e.g. one dominant material or more than five materials, a registered architect is to oversee and sign-off the project. E.g. Constitutional Court uses more than 50 materials.
- No psychedelic, luminous, or neon colours permitted.
- No use of primary colours as the dominant colour on a building is permitted.
- Accent colours must be bold and used only on elements of interest.

## E. HERITAGE

### QUESTION 14: HOW DOES THE DEVELOPMENT INFLUENCE HERITAGE VALUE?

These guidelines are governed by the Provincial Heritage Resources Act (PHRA).

- Development must not detract from the heritage value of the building
  - Signage on built heritage must be restricted and respect the heritage elements of which they will become a part;
  - Signage and corporate branding elements must be of a restrained nature that do not in any way dominate, or obscure the details or prominent features. (e.g. must use individual lettering incorporating three dimensional elements).
- Prominent lines of building elements must not be obscured.
- No corporate branding to external envelope of heritage buildings is permitted.
- Heritage buildings are subject to Aesthetic committee and Heritage Committee approval.

### QUESTION 15: HOW ARE MAINTENANCE AND/OR PRESERVATION TO HERITAGE BUILDINGS CARRIED OUT?

Guidelines for maintenance and preservation are set to ensure that heritage elements are kept in a state of good repair, so as to not compromise their visual or structural integrity.

Definition of terms:

*Maintenance:* the continuous protective care of the fabric and setting of a place (*The Burra Charter; The Australia ICOMOS Charter for places of cultural significance 1999*).

*Preservation:* maintaining the fabric of a place in its existing state and retarding deterioration (*The Burra Charter*).

- Where possible, materials of a similar nature to those of the original construction must be used e.g. It is inappropriate to re-roof a Victorian house, which was originally enclosed with corrugated iron, with concrete tiles. It is, however, acceptable to re-roof the building with corrugated profile mild steel or aluminium, as it has a similar appearance to the original. This extends to decorative elements and gutters.
- Colours similar to those of the original building must be used. It is not always possible to establish the original colour(s) on-site, in which case it would be necessary to refer to historical documentation to provide guidance e.g. it is inappropriate to re-coat the external walls of a building that was originally of a cream colour, with bright red paint.

### QUESTION 16: HOW ARE RECONSTRUCTION, RESTORATION AND/OR ADAPTATION TO HERITAGE BUILDINGS CARRIED OUT?

Guidelines for reconstruction, restoration and adaptation are set to ensure that significant new interventions to heritage elements do not compromise their visual or structural integrity.

Definition of terms:

*Reconstruction:* returning a place to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric (*The Burra Charter*).

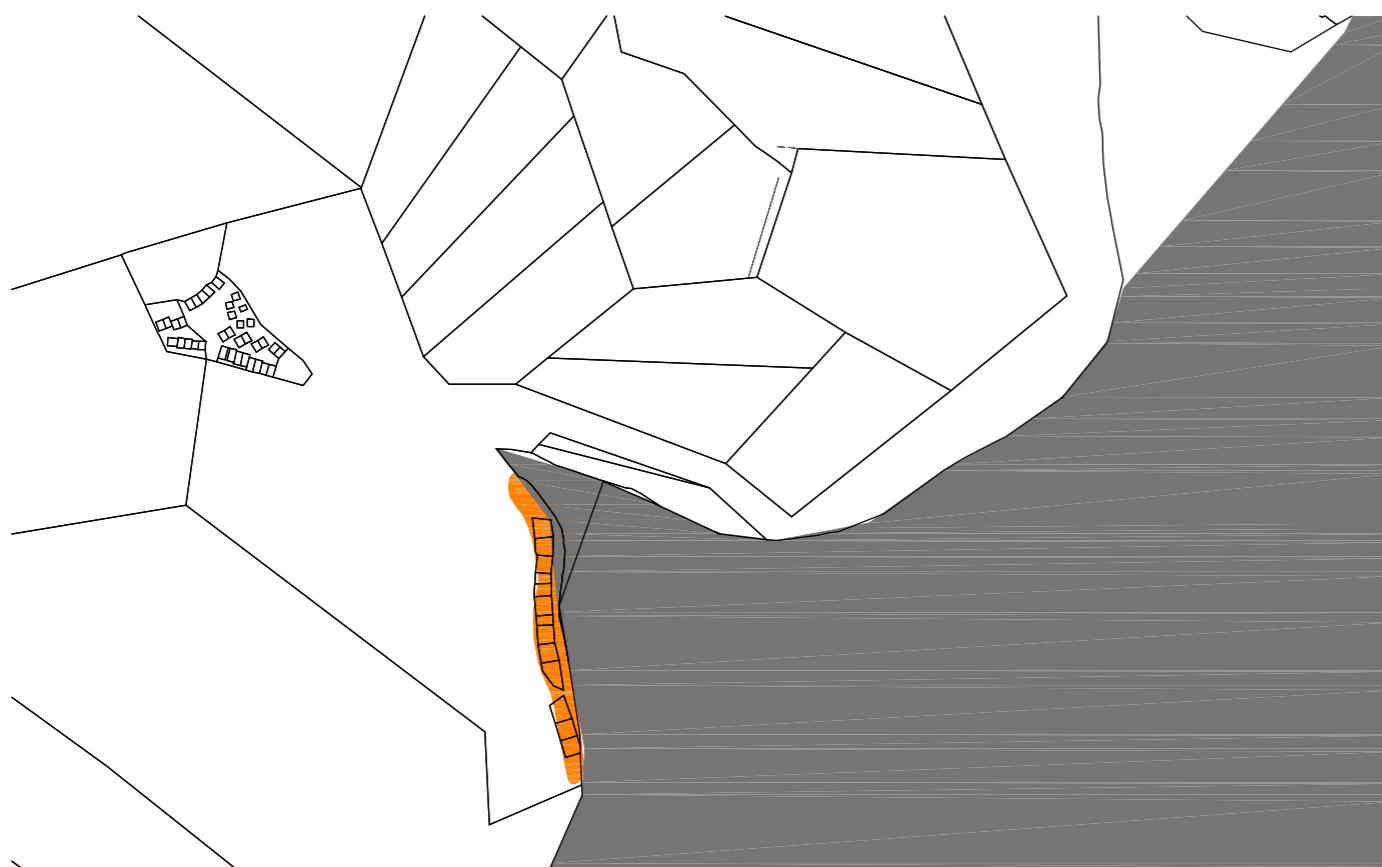
*Restoration:* returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new materials (*The Burra Charter*).

*Adaptation:* modifying a place to suit the existing use or a proposed use (*The Burra Charter*).

- Reconstruction, restoration and adaptation must respect the heritage elements of which they will become a part.
- The formal nature of reconstruction, restoration and adaptation must complement the existing. This can be approached in two ways:
  - Replication: where the new element(s) are a direct formal and/or material copy of the existing element(s). This extends to colour selections.
  - Contrast: where the new element(s) are of a different formal and/or material nature to the existing element(s). This extends to colour selections.
- Minor projects can either replicate or contrast the heritage elements(s) of which they will become a part. Minor projects are those where the additional area is no greater than 10% of the existing foot print up to a maximum of 25m<sup>2</sup>.

Major reconstruction, restoration and adaptation must contrast the heritage element(s) of which they will become a part





VICTORIA BAY: Place Map

scale 1:10000



HEROLD'S BAY: Place Map

scale 1:10000



WILDERNESS: Place Map

scale 1:10000

Primary Place  Secondary Place  Tertiary Place 