

VISUAL ASSESSMENT

REDEVELOPMENT OF THE KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

A Visual Baseline Assessment conducted identified the baseline conditions and sensitivities of the site and surrounding area. The following sensitivities were identified:



High Sensitivity Residential interfaces: Direct visual exposure from adjacent neighbourhoods, particularly along the northern edge and Portion C.



High Contextual Importance Mountain backdrop: The skyline and views toward Devil's Peak are defining features of the broader landscape.



Moderate Sensitivity Landscape structure: Mature trees, open space systems, and riparian corridors contribute to visual containment and identity.



Moderate - Low Sensitivity Movement corridors: The N2 and railway corridors provide intermittent and filtered views.



DESIGN RESPONSE

The proposed development has undergone a preliminary assessment against a set of visual indicators derived from the visual baseline report. The design demonstrates:

- Retention of key landscape elements, including mature trees and open space systems
- A coherent open space network aligned with natural drainage and river corridors
- Distributed built form with spatial separation and permeability
- Compatibility with surrounding urban grain
- Maintenance of a permeable skyline subordinate to the mountain backdrop

The development represents a transition from a contained recreational landscape to an integrated urban neighbourhood, while retaining key structuring elements of the existing landscape.