

TABLE 1A

Read with NHRA Stage 1 Section 8: Design Informants; & Architectural Proposals & Photomontages (Viewpoints 1-11) by JB Architecture dated 24 February 2012

| IMPACTS GENERATED BY NEW DEVELOPMENT: DESCRIPTION (PREFERRED ALTERNATIVE) | MEASURE-MENT & DURATION OF IMPACTS | SIGNIFICANCE (UNMITIGATED) OF IMPACTS ON HERITAGE RESOURCES: (VIZ MOUNTAIN & VALLEY LANDSCAPES) | INFORMANT REFERENCES | MITIGATION RECOMMENDATIONS SIGNIFICANCE (MITIGATED) OF IMPACTS ON HERITAGE RESOURCES | CONFI- DENCE |
|--|--|---|--|--|------------------|
| OVERALL CONFIGURATION & EXPOSURE | | | | | |
| 1 SITE 1 (SINGLE RESIDENCE) Viewpoints 01 & 02 | | | | | |
| 1.1 Visual exposure by virtue of site position below the north facing slopes of the Bobbejaansberg. Nature: Neutral-Negative | Sub-regional Low Negative Permanent | Low - Moderate significant visual impact, given the proposed thatch roof material, configuration, and muted wall tones, particularly as viewed from Elands Bay Hotel (1.5 km distant). | HDI Priorities 2, 3; HDI 8.5 i-vi | Mitigation: muted earthtones on walls and half-hipped (wolfneus) gable ends already employed. Further mitigation would include landscaping using indigenous plant material. Ridge cappings on wolfneus hips are unnecessary, increase visual impacts, and should therefore not be used. Significance as mitigated: Low | High |
| 1.2 Location relative to known heritage resources. Nature: Neutral | Sub-Regional Low Negative Permanent | Low significant impact given that development has been configured to avoid known archaeological sites (Hailstorm Midden) | HDI Priority 3; HDI 8.5 i, iv-vi | Mitigation: As recommended by the specialist archaeological consultant in the AIA of February 2012. This would also include pegging out the known extremities of archaeologically sensitive areas in accordance with this report and the previous AIA dated April 2009. Significance as mitigated: None-Low | Medium-High |
| 1.3 Layout configuration & massing Nature: Neutral | Sub-Regional Low Negative Permanent | Low significant impact given the strong linear nature of the building's parts which have been broken up to reduce heavy massing. | HDI Priority 3; HDI 8.5 i, iv-vi | Mitigation: Rooflines and gable ends already softened by half-hipped (wolfneus) gables. However, unnecessary hip cappings to be removed. Use of muted earth tones and natural stone for walls rather than white limewash already employed to reduce visual impacts. Significance as mitigated: Low | Medium-High |
| 1.4 Roofscape pattern Nature: Neutral | Sub-Regional Low Negative Permanent | Low-Moderate significant impact: thatch roofs help to soften overall visual impact. This is negatively offset by unnecessary hip cappings which increase visual impact. | HDI Priorities 2,3; HDI 8.5 i, iv-vi | Mitigation: Rooflines and gable ends softened by half-hipped (wolfneus) gables, (however, unnecessary hip cappings to be removed); use of muted earth tones for walls rather than white limewash to reduce visual impacts Significance as mitigated: Low | High |
| 2 SITES 2-5 (4 RESIDENCES) Viewpoints 03 - 08 | | | | | |
| 2.1 Visual exposure by virtue of site position below the western slopes of Bobbejaansberg. Nature: Negative | Local -Sub-Regional High Negative Permanent | Very High significant impact given that unspoiled sense of remoteness and historical continuity would be irretrievably lost. Vistas from Elands Cave would be negatively impacted upon. | HDI Priorities 2, 3; HDI 8.5 i-vi | Mitigation: Impacts would remain Very High notwithstanding attempts at mitigation. Falls within a no-go area for development in terms of the Stage 1 HIA. | High |
| 2.2 Location relative to known heritage resources. Nature: Negative | Sub-Regional High Negative Permanent | Very High significant impact in terms of impacts on botanical heritage resources. Low - Moderate (possible) impact in terms of archaeological resources for Sites 2-4. High significant impact in terms of impacts on archaeological resources for Site 5 due to anticipated impacts on Cape Deseada Midden. | HDI Priority 3; HDI 8.5 i, iv-vi | Mitigation: Impacts would remain High notwithstanding attempts at mitigation. (The AIA author has recommended reducing the size and number of units above the Transnet road, while avoiding any development below this road altogether). Even so, spatial and botanical impacts would remain high. Falls within a no-go area for development in terms of the Stage 1 HIA Design/Development Informants. | High |
| 2.3 Layout configuration from Transnet Road Nature: Negative Layout configuration from Elands Cave Nature: Negative | Sub-Regional High Negative Permanent Sub-Regional High Negative Permanent | Very High significant impact for reasons given in 2.1 above. Very High significant impact for reasons given in 2.1 above. | HDI Priority 3; HDI 8.5 i, iv-vi HDI Priority 3; HDI 8.5 i, iv-vi | Mitigation: Impacts would remain Very High notwithstanding attempts at mitigation. Falls within a no-go area for development in terms of the Stage 1 HIA. Mitigation: Impacts would remain Very High notwithstanding attempts at mitigation. Falls within a no-go area for development in terms of the Stage 1 HIA. | High High |
| 2.4 Roofscape pattern Nature: Negative | Sub-Regional High Negative Permanent | Very High significant impact for reasons given in 2.1 above. | HDI Priorities 2,3; HDI 8.5 i, iv-vi | Mitigation: Impacts would remain Very High notwithstanding attempts at mitigation. Falls within a no-go area for development in terms of the Stage 1 HIA. | High |

| OVERALL CONFIGURATION & EXPOSURE Continued..... | | | | | |
|--|--|--|---|--|-------------|
| 3 SITE 6 (INDUSTRIAL FACILITY) Viewpoints 09 - 11 | | | | | |
| 3.1 Visual exposure by virtue of site position below the western slopes of Bobbejaansberg. Nature: Neutral-Negative | Sub-regional Med-High Negative Permanent | Moderate-High significant impact , given that parts of the roof and gables are likely to be visible from Elands Bay over the roofs of the adjacent fish factories (albeit at a distance of 1,5km), and moderately visible from the sea. Views of the site are obscured by natural transverse ridges along the southern coastal approach, although parts of the roof and gables may be visible from here due to height. The WW2 radar gantry is currently visible from the south. (Refer HIA 2 Figure 9). The building will be partly visible from Elands Cave over the roof of the radar building. | HDI Priorities 2, 3; HDI 8.5 i-vi | <i>Mitigation:</i> Overall height of the roof of the proposed industrial facility to be tested to ensure that its roof profile does not intrude into the skyline as viewed from the Transnet road within the southern portion of the property - and, if necessary, reconfigured to ensure that this does not occur. <i>Significance as mitigated: Moderate</i> | Medium |
| 3.2 Location relative to known heritage resources. Nature: Neutral-Negative | Sub-Regional Low Negative Permanent | Low significant impact given that development has been configured to avoid known archaeological sites (Elands Bay Open & satellite sites). | HDI Priority 3; HDI 8.5 i, iv-vi | <i>Mitigation:</i> As recommended by the specialist archaeological consultant in the AIA of February 2012. This would also include pegging out the known extremities of archaeologically sensitive areas in accordance with this report and the previous AIA dated April 2009. <i>Significance as mitigated: None-Low</i> | Medium-High |
| 3.3 Layout configuration from Transnet Road Nature: Neutral-Negative | Sub-Regional Low-Med Negative Permanent | Moderate significant impact given its limited footprint in relation to the total area of the industrial zoned area, and broken-up roof configuration on the one hand, but substantial relative height on the other (even though not excessive for an industrial building). | HDI Priority 3; HDI 8.5 i, iv-vi | <i>Mitigation:</i> No additional mitigation measures recommended. <i>Significance as mitigated: Moderate</i> | Medium-High |
| Layout configuration from Elands Cave Nature: Neutral-Negative | Sub-Regional Med Negative Permanent | Moderate significant impact given that the industrial development will be visible from Elands Cave, albeit partially – and then over the existing radar station buildings which have the greatest impact on this view. | HDI Priority 3; HDI 8.5 i, iv-vi | <i>Mitigation:</i> No additional mitigation measures recommended. <i>Significance as mitigated: Moderate</i> | Medium |
| 3.4 Roofscape pattern Nature: Neutral-Negative | Sub-Regional Med Negative Permanent | Moderate - High significant impact for reasons given in 3.1 above, taking into account that roof areas have been carefully broken up in lieu of having one single large pitch roof extending over the entire building footprint. | HDI Priorities 2,3; HDI 8.5 i, iv-vi | <i>Mitigation:</i> Overall height to be reduced, if necessary as described in 3.1 above. <i>Significance as mitigated: Moderate</i> | |