

TABLE 1C

Read with: NHRA Stage 1 Section 8: Design Informants; & Architectural Design 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
7 ARCHITECTURAL IMPACTS: SITES 1-&5 Viewpoints 01-08; Dwgs B24-B27				NOTE: This assessment relates to architectural merits only and does not take into account location. Any development on Sites 2-5 will fall within a development no-go area and is therefore deemed inappropriate and therefore unacceptable.	
7.1 Architectural Scale & Massing Neutral	Sub-Regional Positive Permanent	No-Low significant impact: substantially in accordance with the HIA design informants (HDI's). Single storey scale supported.	HDI Priorities 1, 2, 3 HDI 8.5 i-viii	Mitigation: As recommended in Section 7.5 of the HIA 2 report, but with particular regard to the correct use of stone cladding; avoidance of possible false shutters; satellite dishes; ensuring consistency of roof pitches and avoidance of intrusive cement block wall systems. Significance as mitigated: Low	Medium-High
7.2 Architectural Grain & Density Nature: Neutral	Sub-Regional Positive Permanent	Low significant impact: dwelling design treated as a collection of small scale buildings to make up an appropriately modest cluster of domestic elements.	HDI Priorities 1, 2, 3 HDI 8.5 i-viii	Mitigation: No additional mitigation measures recommended. Significance as mitigated: Low	Medium-High
7.3 Integration with the Landscape Neutral-Negative	Local Low Neg Permanent	Moderate significant impact: given that even development of this domestic scale will unavoidable impact on an undeveloped site.	HDI Priority 2, 3 HDI 8.4.1 iv	Mitigation: Planting between building elements, softening of roof profiles including removal of unnecessary ridge cappings over 'wolfneus' roof hips. Significance as mitigated: Low-Medium	Medium-High
7.4 Roof Treatment Nature: Neutral	Sub-Regional Positive Permanent	No-Low significant impact: substantially in accordance with the HIA design informants (HDI's). Use of thatch with half-hip (wolfneus) end gables supported.	HDI Priorities 2,3; HDI 8.5 i, iii-vi	Mitigation: No additional mitigation measures recommended. Significance as mitigated: None-Low	High
7.5 Wall Treatment Nature: Neutral-Positive	Sub-regional Low - Negative Permanent	No-Low significant impact: substantially in accordance with the HIA design informants.	HDI Priorities 2,3; HDI 8.5 i, vii	Mitigation: Proposals already employ use of muted earth tones as recommended in the design informants (the use of white limewash is discouraged). No additional mitigation measures recommended. Significance as mitigated: Low	High
7.6 Architectural Expression Nature: Neutral-Negative	Sub-Regional Low Negative Permanent	Low - moderate significant impact: substantially in accordance with the HIA design informants apart from unnecessary use of capped roof hips.	HDI Priorities 1, 2, 3 HDI 8.5 (Guiding Principles intro) & i-viii	Mitigation: Removal of unnecessary capped roof hips. Architectural expression otherwise regarded as positive. Significance as mitigated: None (positive)	Medium-High
8 SITE 6 (INDUSTRIAL FACILITY) Viewpoints 09 - 11					
8.1 Architectural Scale & Massing Negative	Sub-Regional Low-Negative Permanent	Moderate-High significant impact: depending on whether roofline would be visible from the southern portions of the site. If not, then Moderate given that this building is scaled to that of a small-medium sized industrial shed as typically encountered on the West Coast.	HDI Priorities 1, 2, 3 HDI 8.5 ii, iv, v & vi	Mitigation: Test to ensure that the roofline does not intrude above the skyline as viewed from the south over the intervening transverse ridges indicated in Design Informants Diagram 4. No further mitigation apart from the proper use of stone cladding and the use of natural surrounding planting to reduce impacts. Significance as mitigated: Medium	Medium-High
8.2 Architectural Grain & Density Nature: Neutral-Negative	Sub-Regional Med-Negative Permanent	Moderate significant impact given unavoidable unarticulated industrial footprint. Roofscape however broken up to reduce impacts, including for views from above.	HDI Priorities 1, 2, 3 HDI 8.5 ii, iv, v & vi	Mitigation: No additional mitigation measures recommended other than use of natural planting around building to reduce impacts. Significance as mitigated: Low	Medium-High
8.3 Integration with the Landscape Negative	Local Med-High Negative Permanent	Moderate-High significant impact: given that development of this nature and scale cannot integrate significantly with the landscape, which constitutes largely undeveloped land.	HDI Priority 2, 3 HDI 8.4.1 iv	Mitigation: No further mitigation feasible, apart from lowering of overall roof heights and introduction of further indigenous planting. Significance as mitigated: Medium-High	Medium-High

ARCHITECTURAL IMPACTS Continued.....					
8.4 <i>Roof Treatment</i> Nature: <i>Neutral</i>	<i>Sub-Regional</i> <i>Low - Negative</i> <i>Permanent</i>	Moderate significant impact: Typical of small-medium sized industrial shed roofs as encountered on the West Coast.	HDI Priorities 2,3; HDI 8.5 i, iii-vi	<i>Mitigation:</i> No additional mitigation measures recommended. <i>Significance as mitigated: Medium</i>	<i>Medium-High</i>
8.5 <i>Wall Treatment</i> Nature: <i>Neutral-Positive</i>	<i>Sub-regional</i> <i>Low - Negative</i> <i>Permanent</i>	No-Low significant impact: substantially in accordance with the HIA design informants.	HDI Priorities 2,3; HDI 8.5 i, vii	<i>Mitigation:</i> Proposals already employ use of muted earth tones as recommended in the design informants (the use of white limewash is discouraged). No additional mitigation measures recommended. <i>Significance as mitigated: Low</i>	<i>High</i>
8.6 <i>Architectural Expression</i> Nature: <i>Neutral-Negative</i>	<i>Sub-Regional</i> <i>Low Negative</i> <i>Permanent</i>	Low significant impact: substantially in accordance with the HIA design informants. Typical of sheds associated with the fishing industry along the West Coast.	HDI Priorities 1, 2, 3 HDI 8.5 (Guiding Principles intro) & i-viii	<i>Mitigation:</i> No additional mitigation measures recommended. <i>Significance as mitigated: Low</i>	<i>Medium-High</i>