

- 62.3 The proposed development retains the key frontage of the character supporting building along Dominion Road, and manages new development appropriately;
- 62.4 Potential adverse effects of a temporary nature arising from demolition and construction activities can be appropriately mitigated through control of development and monitoring of construction works;
- 62.5 The effects of the new building are of a minor adverse nature only, resulting from additional scale;
- 62.6 This change of scale is well managed internally to the site, so that significant adverse effects are avoided;
- 62.7 Potential adverse effects arising from lack of design and material quality may be easily addressed through conditions of consent; and that,
- 62.8 The proposed development also has some potential to generate permanent beneficial effects for the character area, indirectly through increased activity and opportunity for the community, including new residents, to visit and appreciate other places in the character area.



John Brown

Plan.Heritage Ltd.

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