

Adverse Effects

This section describes the anticipated and known adverse effects on the environment.

Type of effect	Assessment of actual and known effects
Economic effects	<p>Overall, the economic effects are considered to be positive.</p> <p>The development project will generate employment opportunities across various sectors. Based on recent developments of similar sizes, this is likely to result in 70+ construction jobs in the residential area, along with wider planning and off-site opportunities.</p> <p>The construction of 200 to 300 new dwellings, including a mix of affordable and market housing, will contribute to addressing the housing shortage in Tauranga City and the Western Bay of Plenty sub-region. Increased housing supply has potential to alleviate pressure on housing affordability, stimulate demand in the local real estate market, and attract residents to the area.</p> <p>The project will stimulate economic activity and local GDP through capital investment and construction. Investment in infrastructure development such as 3-waters infrastructure and roading will also contribute to GDP growth.</p> <p>There is potential for local hapū employment, particular in regard to aspects such as ecological restoration.</p> <p>Provision of Active recreation adds to the sports fields network and will enable larger sporting tournaments with ease in Tauranga such as AIMS games, that contribute to the local economy (which attracts 18,000 visitors and involves 11,733 athletes from 373 schools over competition week)</p> <p>Revenue from divestment of the residential portion of the site will assist to fund the wider development, including sports and recreation outcomes.</p>
Visual / amenity effects	<p>Any visual and/or amenity effects are considered to be less than minor.</p> <p>The site is located within the existing urban boundaries of Tauranga City and is zoned in the City Plan for active recreation uses. Accordingly, a level of amenity and visual impact commensurate with urban land use can be anticipated. Notwithstanding, a landscape plan will be developed, including consideration of impacts of development on the surround area (such as the Wairoa River) and including appropriate mitigation to reduce any potential effects. Moreover, landscaping and vegetation may assist to enhance the visual amenity of the area for future residents and visitors.</p>
Social effects	<p>Overall, it is considered that the social effects will positive.</p> <p>The integration of reserves, green spaces, and diverse housing options into the development can have significant positive effects on the health and well-being of residents, while also contributing to the overall attractiveness and desirability of the area.</p>

	<p>The site is well located in proximity to Bethlehem town centre and local movement networks, providing opportunity for access to social amenities and needs to support social wellbeing.</p> <p>The project will contribute to alleviating housing shortages in Tauranga City and the Western Bay of Plenty sub-region. By providing 200 to 300 new dwellings, including a mix of affordable and market housing, the development increases the availability of housing options for residents across different income levels. The provision of diverse housing typologies and tenure arrangements within the development has potential to offer residents a range of housing choices.</p>
Environmental effects	<p>Any environmental effects are considered to be less than minor.</p> <p>Natural hazards: Analysis to date has given particular regard to both the impacts of the development on natural hazards, and of potential natural hazards on development. Residential development will be situated to avoid slope and flooding hazards. Potential for flooding will be mitigated through water sensitive design and/or on-site detention requirements.</p> <p>Stormwater runoff: Increased impervious surfaces may contribute to an increase in stormwater runoff. It is expected that stormwater runoff will be managed through the design of the development to ensure effects are managed in a manner consistent with a Comprehensive Stormwater Consent under the Bay of Plenty Natural Resources Plan.</p> <p>Ecology: A large area of the site is to be set aside for ecological enhancement, including benefits of retiring marginal grazing into wetlands. More widely over the site, an Ecological Assessment will be undertaken to determine the effects and identify methods to manage these effects, as appropriate.</p> <p>Landscape: A landscape assessment will be undertaken. It is expected that any effects on natural character, landscapes and features as well as visual effects will be managed through appropriate design responses recommended through the assessment.</p> <p>Contaminated land: There will be disturbance of contaminated land (currently used for orchards), however standard procedures under a Contaminated Site Management Plan or similar will be observed when disturbing and disposing of any contaminated soil. These measures are expected to avoid or adequately mitigate any potential public health or ecological risks.</p> <p>Earthworks: Sediment being released into the environment during earthworks, and in particular into the Wairoa River and the wetland. An Erosion and Sediment Control Plan, based on good practice, will be prepared and implemented during construction, which will appropriately mitigate and manage risks. It is expected that the resource consent will also set suitable conditions to manage effects.</p> <p>Construction: Noise and vibration during construction will occur and if it exceeds the construction noise and vibration limits (set out in NZS 6803:1999 Acoustics Construction Noise) a Construction Noise and Vibration Management Plan will be prepared and implemented to manage the adverse effects.</p>

	<p>Transportation: As the site is located within close proximity to the urban area of Bethlehem, quality transport links to enable easy access to Bethlehem town centre will be important to establish. The quality of these links should reduce the reliance on private vehicle travel for future residents. Education, recreation, commercial and employment opportunities will be within walking and cycling distances, plus existing public transport routes to service wider connections to the city centre and other areas. Vehicle access will be provided by a connection to Parau Drive and Taniwha Place to the existing SH2 which offers easy connections east and west of the site.</p> <p>Temporary construction related effects on traffic and access will occur. It is expected that this will be managed through standard construction traffic management practices.</p>
Cultural effects	<p>Council recognises the importance of protecting sites of cultural significance and is actively engaged in archaeological investigations to identify and safeguard any such sites on the land. Council are working with mana whenua to further understand and protect cultural values, as appropriate. This will include:</p> <ul style="list-style-type: none"> • Cultural values of the Wairoa River City Plan Important Amenity Landscape Plan Area overlay on the lower area of the property (proposed for ecological restoration) • Provision of cultural reserves and heritage reserves within appropriate areas of the site. <p>s 9(2)(ba)(i)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____ Council is committed to continuing to work with hapū to protect this important area.</p>
Archaeological effects	<p>s 9(2)(ba)(i)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>It is considered likely that unrecorded subsurface archaeology will be exposed during the development, and therefore approvals under Heritage New Zealand Pouhere Taonga Act 2014 will be sought.</p>