

## Potential Effects

Potential adverse effects associated with housing and commercial development at the proposed development sites are summarised as follows across both FNDC and NRC jurisdictions:

### Effects of Subdivision / Land Use:

- Providing sufficient 3 waters infrastructure to residential and commercial allotments / activities.
- Providing sufficient telecom and energy supply infrastructure.
- Promoting easements for services and access [and any other matters].
- Considering any heritage resources, vegetation of significance, fauna of significance, and landscapes of significance. For example, Notable trees, historic sites or buildings, sites of cultural significance, archaeology, Outstanding Natural Features and Landscapes and areas of significant flora and fauna.
- Access to reserves and waterways, particularly the coastline.
- Land use compatibility – i.e reverse sensitivity effects.
- Provision of access, parking and effects on transport networks.
- Effects of earthworks.
- Consideration of natural hazards and site stability [geotech].
- Natural character of the coastal environment.
- In terms of the water storage and some of the housing aspects – effects of discharging, damming water, taking water, undertaken large scale bulk earthworks, land disturbance and vegetation clearance and potential consents under the NES Freshwater may be required.
- Potential heritage approvals where archaeology may be located through the detailed design components of each aspect of the overall development.

These potential adverse effects are all typical in the mixed setting of the Far North where the project is proposed.