

Appendix 3: 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.

These potential adverse effects are all typical in the mixed setting of Kaikohe where the project is proposed. Only those factors relating to wetlands make parts of the development slightly more difficult however these have been considered in the overarching design. Except for these matters, the development proposed is fairly standard development proposals where adverse effects can be mitigated or remedied.

A specific adverse effect to the community if the proposal does not go ahead is that the project is closely linked with IAF funding. It is imperative that this consent is processed quickly and efficiently to ensure a smooth process and assist FNDC with their requirements to provide infrastructure for the community.