ATTACHMENT 19 - Response to question regarding adverse effects of the Project

Describe any anticipated and known adverse effects of the project on the environment.

The effects of the project have been extensively assessed as part of due diligence, the Private Plan Change Request and the preparatory subdivision application. These assessments have included consideration of the potential adverse effects of the project are broadly as follows:

- Landscape and visual amenity effects - refer attached Landscape and Visual Assessment prepared by Boffa Miskell at Attachment 9.
- Ecological effects - refer attached Ecological Assessment prepared by BlueGreen Ecology at Attachment 10.
- Archaeological effects - refer attached Archaeological Assessment prepared by Clough and Associates at Attachment 8.
- Transport effects - refer attached Transport Assessment prepared by Stantec at Attachment 7.
- Civil engineering effects - refer attached Civil Engineering Infrastructure Assessment prepared by Woods at Attachment 11.
- Geotechnical effects - refer attached Geotechnical Assessment prepared by Riley at Attachment 12.
- Contamination effects - refer attached Preliminary Site Investigation prepared by Riley at Attachment 13.
- Economic effects - refer attached Economic Impact Assessment prepared by Property Economics at Attachment 6.
- Cultural effects - refer attached correspondence with mana whenua at Attachment 14.
- Planning assessment – refer to attached Private Plan Change Request and Assessment of Environmental Effects prepared by Incite at Attachment 5.

All potential adverse effects associated with this proposal can be appropriately managed through design and consent conditions. The Applicant has assessments from the following expert disciplines: planning, landscape and visual, ecology, archaeology, transport, civil engineering, geotechnical, economics, and soil contamination. These reports outline how potential effects can be managed through design of the retirement village, and through the conditions of consent. For example:

- Landscape and visual effects include changes to the character of the landscape, and visual effects from construction activities and the final built form of the development. These can be addressed through planting and landscaping mitigation, including an Earthworks and Landscape Plan provided as part of the application and consent conditions.

- Ecological effects include the need to reclaim wetlands to enable the construction of building platforms. Any loss of wetlands can be offset on-site to ensure a net positive environmental outcome, with the greatest opportunity for offsetting being the development of large centralised wetland areas in the centre of the Site.
- Archaeological effects include potential effects on archaeological values if these are discovered during earthworks and construction for future residential development of the Site. However, this potential risk can be addressed through the framework provided by the Heritage New Zealand Pouhere Taonga Act 2014 including an archaeological authority.
- Transport effects include the integration of the development with the adjacent transport network. These can be addressed through the resource consenting process under the District Plan and through appropriate engineering solutions, including primary multi-modal access to the Site via an intersection as outlined in the proposed Structure Plan.
- Civil engineering effects include effects associated with earthworks, stormwater, wastewater, water supply, and utilities. A Civil Engineering Infrastructure Assessment has been prepared which concludes that the Site can be suitably serviced from a civil engineering perspective.
- Geotechnical effects include known geotechnical issues such as lateral spread have been identified on the Site, which are consistent with similar sites across Paraparaumu. These geotechnical issues do not preclude the proposed development of the Site for general residential use, but these matters will need to be addressed through engineering design and the resource consent/building consent process for any future development of the Site.
- Contamination effects include risks from identified heavy metals and metalloids at concentrations exceeding the adopted background levels, but not exceeding the NES-CS health-based soil contaminant standards. A Site Management Plan (SMP) will be required to be developed prior to earthworks commencing, and a Site Validation Report (SVR) or Works Completion Report (WCR) will be required following completion of earthworks. A DSI and a draft SMP may be required to be submitted to KCDC to support a NES-CS resource consent application.
- Economic effects include positive effects on the housing and retirement village market in the Kāpiti Coast District.
- Effects on rural land resource associated with rezoning it to General Residential Zone are negligible as the Site has limited soils of a highly productive nature, the zoning provides for rural lifestyle living rather than for primary production, and the Site is a small landholding and as such, only supports rural lifestyle land uses rather than productive or intensive agriculture.

There are no particular cultural effects identified through engagement with Mana Whenua. Mana whenua have indicated that they are interested in ensuring that the environmental effects of the development are fully addressed, including any potential effects on waterways in the catchment, and

that there are opportunities to undertake environmental restoration of the degraded waterways on the Site.

The Site can be appropriately serviced by existing infrastructure including the three waters and wider transport network (i.e. with no upgrades required).

Further, the development would result in positive economic and social effects, as well as opportunities for positive ecological outcomes through the restoration of degraded waterways and the creation of a centralised indigenous marsh wetland as part of the hydrological management of the Site.