

Key potential effects of the project

Key issues with the project include but are not limited to:

- a) Effects arising from the loss of council-owned land for temporary and permanent construction works including:
 - i) recreational reserve land and in particular the need to relocate the existing hockey grounds and BMX park and potentially the Rosedale Pony Club; (recreational, social and visual effects);
 - ii) part of the closed Rosedale landfill (land contamination and construction effects);
 - iii) part of the Rosedale Wastewater Treatment Plant (operational effects).
- b) Up to 160 properties (dwellings and businesses) may be physically impacted on by the project area.
- c) Significant construction effects including working on a landfill site, changes to the road network, site access, dust, stormwater, water quality, visual, noise and vibration in close proximity to dwellings and businesses in an existing modified environment.
- d) Social effects including stress and reduced liveability of the community, depending on proximity and duration of exposure.
- e) Stormwater management and water quality effects.
- f) Operational noise and vibration effects.
- g) Land contamination effects from historic and existing activities.
- h) Terrestrial and freshwater ecology effects.
- i) Permanent visual effects from residential viewing audiences, particularly around Unsworth Heights and the eastern side of State Highway 1, from the proposed works including significant earthworks, retaining walls and fly-over structures.
- j) Development of a framework to incorporate urban design and landscaping elements into the project.
- k) High levels of interest in the outcomes for waterways by mana whenua.
- l) Potential opportunities to work with the Agency to:
 - address the limited opportunities to find suitable replacement sites for future sport fields in the immediate catchment area;
 - coordinate the implementation of NCI with relevant council projects affecting the same assets of area;
 - explore attenuation of adverse noise effects on existing dwellings along SH1 and SH18 that are currently exposed to high noise levels;
 - confirm an agreed approach with New Zealand Transport Agency for land and asset valuations and type of compensation