

Attachment D - Adverse effects identified by surrounding residents and proposed mitigation

Adverse effect identified by surrounding residents	Proposed mitigation	Outcome
<ul style="list-style-type: none"> The intensification and scale of development would severely damage the amenity and hugely impact the peaceful enjoyment of these quiet family homes. 	<ul style="list-style-type: none"> Only upgrade the playing surface and install training standard lights on one existing field. 	<ul style="list-style-type: none"> The changes will not give rise to any appreciable increase in noise from the park during busy times compared to the existing use, but will increase the amount of time that the park can be used in a week. The peak usage experienced on a Saturday at Dacre Park remains the same. Evening use of the fields is for training only which minimises the number of people on site (compared to match days).
<ul style="list-style-type: none"> Dacre Park is simply too small a site, and the imposition of floodlighting in a residential area with older stock housing which is ill suited to managing ensuing light and noise pollution, coupled with a topology which will amplify noise 	<ul style="list-style-type: none"> Lights will be LED and will be directed on the playing surfaces to reduce light spill and glare. The use of the lighting shall be restricted to sports club training only, on Tuesday – Friday evenings from 5pm – 8pm. 	<ul style="list-style-type: none"> Floodlights will fully comply with glare conditions in the Auckland Unitary Plan (AUP). The amount of evening use is restricted to give surrounding residents 3 days free of any evening noise and restrict any noise and light

	<ul style="list-style-type: none"> • Under 17 and younger are given preference for evening training at Dacre Park. • NSUFC to prepare and enforce a code of conduct which penalises players and teams for using inappropriate language on the pitch that could be readily heard beyond the park boundaries. • The Council and / or NSUFC to prepare and enforce a noise management plan for use at the park. The plan should be a relatively straightforward document prescribing general measures that can and should be taken to reduce noise, a complaints recording and response procedure and corrective actions to be taken in the event that a particular team or activity is found to be generating unnecessary or unreasonable noise levels. • The park should be subject to conditions of use which preclude the use of amplified sound equipment 	<p>effects to 8pm on other days.</p> <ul style="list-style-type: none"> • Noise generated is fully compliant with the AUP. • The additional evening use is mainly being utilised by kids and youth teams. • The code of conduct is a tool to help crack down on inappropriate language. • Noise enforcement plan is an agreed plan that ensures club is adhering to commitments made in regards to use of field.
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	(including loud hailers) unless compliance with the relevant AUP noise limits can be demonstrated prior to their use.	
<ul style="list-style-type: none"> Traffic implications for Lake Road, of which the Ryman Healthcare development demands, are yet to be realised. 	<ul style="list-style-type: none"> Create a second entrance into Dacre Park. NSUFC to continue to promote “Bike to Football” campaign with Auckland Transport. 	<ul style="list-style-type: none"> South bound through traffic on Lake Road is modelled to have an average delay time of 2.5 seconds compared to 12 seconds with only one access. Traffic experts HGT2 (who prepared traffic impact assessment report) consider that the proposal will not create any adverse safety effects on the local road network HGT2 anticipate that the proposal will create negligible changes to the three intersections onto Lake Road (Mozeley Road/ Lake Road, Dacre Park / Lake Road, Garden Centre/ Lake Road) once in operation.
<ul style="list-style-type: none"> The access is a significant safety issue, particularly for youth visiting the site after dark. The residential streets are poorly lit narrow cul-de-sacs, ill suited to cars turning, arriving and departing to collect children – we have grave reservations about this safety 	<ul style="list-style-type: none"> Create a second vehicle and pedestrian entrance into Dacre Park off Lake Road. Install an additional 43 on site carparks with lighting. During detailed design conduct a 	<ul style="list-style-type: none"> Provide a more accessible entrance and car park for players and parents to reduce cars using surrounding residential streets. Complies with all car parking requirements in the AUP.

aspect.	crime prevention through environmental design (CPTED) and safety in design (SiD) review to address any safety concerns, possible mitigations may include additional amenity lighting.	
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