

Tauranga Integrated Courthouse – Social Impact Assessment

Overview

The Property Group (TPG) has been engaged to undertake a social impact assessment (SIA) of the future development of a new Innovative Court Complex in Tauranga City, between Monmouth and McLean Streets to inform the Notice of Requirement.

The purpose of the SIA is:

- to understand and predict the ways in which the future use of the site, as allowed for by the proposed designation, may impact the community in either a positive or negative way; and
- to identify the mitigation measures and strategies that can be employed within the designation conditions to reduce and manage any potential negative impacts.

In accordance with international best practice (International Association of Impact Assessment, 2015), the SIA will be undertaken across three stages.

- Stage 1 – Establishing baseline conditions to understand the potential issues.
- Stage 2 – Predicting and assessing the potential impacts.
- Stage 3 – Identifying mitigation strategies.

Stage 1 of the assessment has been completed and potential impacts on the community to be assessed have been scoped. This has been undertaken based on desktop analysis and working alongside the early engagement with surrounding landowners.

The next stages of the assessment, which include assessment of the impacts and identification of mitigation strategies, will be informed through further consultation and case study analysis.

Early Findings

The baseline assessment has been undertaken within the local neighbourhood directly surrounding the site and also within the wider area to assess any potential impact on visitors to the complex and area. Based on this assessment, it is considered that most of the potential social impacts will be from direct interaction with the future complex and its users, and therefore mostly experienced within the local neighbourhood area.

Whilst the profile of the residents living close to the site is generally in keeping with the profile of Tauranga as a whole, it represents very limited levels of cultural diversity compared with that of the people who are likely to be accessing the new complex. This presents a real opportunity for the new site to play a role in welcoming and supporting a greater range of cultures which is key to the principles of the innovative courthouse project and implementation of a co-design process with Mana whenua.

Potential Impacts

The wellbeing capitals in the Governments Living Standards Framework (MBIE, 2019) have been used to scope and predict potential social impacts to be assessed. The assessment of these impacts will inform the development of mitigation strategies that will be incorporated into requirements of the designation.

Wellbeing Capitals	Potential Social impacts to be assessed	Preliminary Assessment of Scale of Impact
Human Capital The capabilities and capacities of people to engage in work, study, recreation, and social activities	• Way of life – Potential changes to the way people live and how they get around. This includes any impact on their use of surrounding streets and parking and also any useability/privacy at private properties adjoining the site.	• Any potential impacts on adjoining sites and use of the surrounding network can be mitigated through design and operational procedures • These impacts will be key considerations of the urban design and traffic impact assessments to ensure impacts are no more than minor
	• Safety and security - Any impact on public safety and security, including people's perceptions about their safety, their fears about the future of their community. This includes consideration of how the design of the facility (visitor access and waiting areas) can be managed to reduce these fears.	• The design of the future complex, including areas where people congregate and points of access the site, can be managed to ensure there is no potential public safety concerns. • It is considered that the creation of a new site, that is designed with this in mind, can have a positive impact on the current operation where loitering and congregation outside the court buildings is currently concerning neighbouring residents
Social Capital The norms, rules and institutions that influence the way in which people live	• Their community and sense of belonging - Changes to how people interact with one another or the elements of built and natural environment that add to identify, a sense of place	• As the site is located within a city fringe location and the associated amenity values are in keeping with a mix of residential and government facilities it is not considered

and work together and experience a sense of belonging.	• Their culture - Any impact on the ability to experience and practice culture, including shared beliefs, customs, values and stories, and connections to land, places, and buildings. • Their political systems – The extent of which people are able to participate in decisions that affect their lives.	there will be an impact on the local resident's sense of belonging. • The development of a new complex presents an opportunity for the new site to play a role in welcoming and supporting a greater range of cultures which is key to the principles of the innovative courthouse project and implementation of a co-design process with Mana whenua. • The planning and design process has adopted a robust process of engagement to ensure people have adequate input into the designation process (especially where a fast-track process is employed).
Natural Capital All aspects of natural environment that support life and human activity	• Their environment - Any impact on the quality of the environment in which they live including any change to amenity or the level noise they are exposed to.	• As the site is located within a city fringe location and the associated amenity values are in keeping with a mix of residential and government facilities it is not considered there will be an adverse effect on the noise environment. The redevelopment of the site presents an opportunity to improve street amenity values.
Financial and Physical Capital Financial and human made physical assets usually associated with supporting material living conditions	• Personal and property rights –whether private property adjoining the site is affected (over shadowed, privacy) or will benefit through improved amenity.	• Any potential impact on adjoining properties can be managed through design • The redevelopment of the site presents an opportunity to improve street amenity values.

Initial scoping of the impacts, as outlined above, demonstrates that the proposed use of the site for an innovative court complex is unlikely to have any significant social impacts that cannot be managed through design and operation of the site. The development of new site has potential to have positive impacts for the local community including improving street amenity and better management of visitors to the site through a design response.

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