

Appendix 23

Scale and Significance Assessment

APPROACH TO EVALUATION

Scale and Significance

Section 31 (1)(c) of the RMA outlines that the evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

Section 32(1)(c) means that the scale and significance of the proposal is the key factor in influencing the level and type of detail required for the Section 32 evaluation. It will also influence the choice of methods for assessing efficiency and effectiveness, the associated costs and benefits of the evaluation process.

Scale refers to the size or magnitude of the effects, what is affected, by how much and over how wide an area. The significance refers to the importance of the effects whether this is at a national, regional or local level.

The scale and significance of the PPC has been determined following the criteria outlined in the MFE best practice guide. The relevant criteria are assessed below:

<i>Criteria</i>	<i>Comment</i>	<i>Scale and Significance</i>
Reason for the Change	The PPC is initiated at a local level due to land use consent being granted on the subject site for Commercial use, the PPC will provide greater certainty and flexibility for the site and cater for demand in Commercial zoned land for the community.	Low
Degree of Shift from the Status Quo	The Status quo can be defined through two different approaches, the current Residential Zoning provides the status quo in existing zoning of the site and the approved land use consent application (for a Petrol Station and Future Business Area) provides for the status quo in terms of anticipated environmental effects or "baseline". The PPC is site specific and will only relate to the subject site. The Residential and Commercial provisions in some instances are similar, however some provisions differ. The anticipated environmental effects will be similar in nature due to the Commercial Activity deemed acceptable by Council on site through the granting of the land use consent.	Low
Who and how many will be affected?	Public interest in the PPC includes members of the local community, Iwi, local community groups, businesses and adjacent neighbours. Adjacent neighbours will be potentially affected in terms of perceived reverse sensitivity issues (which are addressed in the PPC). The proposed future Commercial Zone will provide for future generations through providing future commercial space for businesses and amenities for the local community.	Medium
Degree of impact on or interest from Iwi / Maori	Te Uri O Hau have been consulted through the process and have identified that Te Uri O Hau have no interest in the PPC.	Low
When will effects occur?	It is considered that potential effects will be temporary in terms of any potential effects resulting from earthworks, construction and so forth. The PPC has been prepared to ensure that any other potential effects in terms of reverse sensitivity issues are addressed through the PPC and therefore there will be	Low

	no on-going effects resulting from the PPC.	
Geographic Scale of Impacts	It is considered that the geographic scale of impacts are localised to the subject site, directly adjacent neighbours, those users of the site, and those viewing the site. Therefore the geographic scale is localised and relates to a single site.	Low
Type of effect	Type of effects anticipated include the temporary effect of potential earthworks, construction and so forth. These potential effects will be addressed through any land use consents submitted to Council. Positive effects include the amenity enhancement of the site through urban design guidelines, pedestrian connectivity, future urban / commercial areas to provide for economic opportunities for the local community and to provide for additional amenities for the community. The PPC seeks to achieve Part 2 matters of the RMA.	Low
Degree of policy risk, implementation risk or uncertainty.	The existing land use consent granted on site for the proposed petrol station and future business area provides a baseline of anticipated environmental, social, economic and cultural effects on site. It is considered that the PPC will provide for better environmental, social, economic and cultural outcomes than those resulting from the consented land use on site through the additional design guidelines and rules to ensure that reverse sensitivity issues are addressed and amenity values are enhanced. The PPC provides a level of certainty for the local community in terms of environmental outcomes anticipated on site.	Low
<p><i>Scale= size or magnitude of effect</i> <i>Significance = importance of effects at a local level</i></p> <p>Conclusion The scale and significance assessment of the PPC has been assessed and determined that overall the scale and significance is assessed as having low scale and significance in terms of the MFE best practise criteria in terms of environmental, social, economic and cultural effects. This provides the framework for the evaluation methods and tools which have been utilised in this Section 32 assessment.</p>		

Quantification / Choice of Evaluation Methods

Methods undertaken for assessing effects of options have been determined based on the scale and significance of the proposal which has been determined to be low. These methods have been undertaken to provide a baseline assessment, provide an assessment of the various options, social, economic, environmental and cultural effects and the effectiveness and efficiency of provisions.

A number of methods have been undertaken to provide for detailed investigation and assessment in order to inform the Section 32 analysis and include (but not limited to) the following:

Qualitative analysis –

- Public consultation;
- Cultural Impact Assessment;
- Traffic Impact Assessment;
- Infrastructure and Servicing Assessment;

Quantitative Data Analysis –

- Distribution of existing commercial zoned land and existing commercial use;
- Analysis into the surrounding development capacity;
- Economic Impact Assessment;

Modelling –

- Spatial analysis of the surrounding environment;
- Analysis of District Plans;
- Baseline effects analysis;
- Visual stimulations of potential development outcomes.

Methods for evaluating options -

- Ranking matrix

The above is addressed in the various reports attached as appendices and summarised in this report.