ASSESSMENT OF ENVIRONMENTAL EFFECTS

This basic AEE template is designed as a guide for the level of information required for minor residential projects. Further guidance for preparing a resource consent application can be found on our [website](#).

1. LOCATION OF PROPOSAL

Proposal address:

Lot and DP number:

2. APPLICANTS DETAILS

Your name:

Your address:

Your phone number:

Your email address:

3. SITE DETAILS

Site area:

Unitary Plan Zoning:

Unitary Plan Overlays, Precincts and Controls:

Special features:

Hazards:

4. PROPOSED ACTIVITY

Describe the proposal in detail, including (where applicable) what is being built, where on the site it will be built, the site and height, the intended use/purpose, number of carparks that may be required, the amount of any earthworks.
5. SITE DESCRIPTION

Describe the site, including area, dimensions, topography and any natural or man-made features or any other significant qualities and discuss these in relation to the proposal. Attaching photos is useful. (Characteristics or qualities of significance could include existing/protected trees and vegetation (indicate any vegetation you intend to remove), coastline, watercourses, any areas known to unstable, prone to flooding, slips or erosion, existing buildings or structures (note size and location), sewage or drainage lines (note location) and position of neighbouring buildings. Note also whether the site has been used to undertake a hazardous activity or store hazardous substances. This could have resulted in contamination of the soil, and any proposal on the site could automatically require a resource consent.

Note: The residential chapters of the Unitary Plan are all set out in the same way. This makes it easy for you to navigate your way through them.

Section 1: Zone description
Section 2: Objectives
Section 3: Policies
Section 4: Activity table rules
Section 5: Notification
Section 6: Standards
Section 7: Controlled Activities – 7.1 Matters for control + 7.2 Assessment criteria
Section 8: RDA – 8.1 Matters for discretion + 8.2 Assessment criteria
Section 9: Special information requirements

6. UNITARY PLAN RULES

A rule is found in an activity table and describes what activity (use and/or development) you are proposing\(^1\). All rules in the Plan should be identified. For example in the residential zones, you may be proposing additional dwellings resulting in more than 2 dwellings on a site, you will identify in the

\(^1\) In the residential zones as described above rules are found in section 4.
activity table the corresponding rule for that use. You may also be doing an extension to an existing garage as part of your development. You will also need to identify the corresponding development rule for the extension.

If in doubt put all the rules you think are corresponding to your proposal in this section. This includes Auckland Wide rules, precinct rules and overlay rules.

<table>
<thead>
<tr>
<th>Reasons for Consent</th>
<th>Initial activity status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Table</td>
<td>list all relevant rules in the Activity Table</td>
</tr>
<tr>
<td>Activity</td>
<td>Does Your Application Breach Standards?</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Yards</td>
<td></td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td></td>
</tr>
<tr>
<td>Building Coverage</td>
<td></td>
</tr>
<tr>
<td>Landscaped Area</td>
<td></td>
</tr>
<tr>
<td>Outlook Space</td>
<td></td>
</tr>
<tr>
<td>Daylight</td>
<td></td>
</tr>
<tr>
<td>Outdoor Living Space</td>
<td></td>
</tr>
<tr>
<td>Front side and rear fences and walls</td>
<td></td>
</tr>
<tr>
<td>Minimum dwelling size</td>
<td></td>
</tr>
</tbody>
</table>

8. DOES YOUR APPLICATION BREACH STANDARDS?

<table>
<thead>
<tr>
<th>Does Your Application Breach Standards?</th>
<th>Activity Status Under C1.9(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
<td>RDA</td>
</tr>
<tr>
<td>NO</td>
<td>N/A</td>
</tr>
</tbody>
</table>

9. FINAL OVERALL ACTIVITY STATUS OF THE APPLICATION:

This is the most onerous of all the activities listed above
10. OBJECTIVES AND POLICIES

Provide an assessment of the proposed project against the objectives and policies of the zoning of the site. The objectives and policies for a zone can be found at the front of the Unitary Plan chapter for that zone.

11. ENVIRONMENTAL EFFECTS

In this section you must outline all the adverse effects your proposal is likely to have on the environment and explain any steps you intend to take to lessen those effects. Some activities can only consider certain matters which the Plan directs. These can be found in Matters for Control or Discretion section of the relevant chapter. If your application is a Discretionary or Non-complying activity then the assessment is not limited to any criteria and you should assess all relevant issues.

Identify your matters for control or discretion

If your application is a Controlled or RDA the plan helps guide your assessment of the effects of your development through assessment criteria. If you activity status is Discretionary or non-complying delete section go straight to addressing the matters below.

List any relevant Matter for Control (Controlled Activities) or Matters for Discretion (Restricted Discretionary Activities) here...

In the assessment section below you should think about the assessment criteria set out in the plan and discuss the extent to which your proposal meets the assessment criteria.

Residential character:

Describe the character of the neighbourhood and how your proposal will be in keeping with, or change the character of, the area. Is it, for example, mainly low-rise housing spaced far apart, or more built up, with blocks of flats and two-storey houses close together? Is it quiet and leafy or intersected by lots of busy roads and dotted with shops? In that context, does your proposal blend in or stand out?

---

2 For residential zones these are found in section 7.1
3 For residential zones these are found in section 8.1
4 For residential zones these are found in either section 7.2 for controlled activities or 8.2 for RDA
Streetscape:

How will it appear from the road front? Will its size be proportionate to that of other houses in the street? Will it particularly dominate one neighbour? Is it consistent with the appearance of other buildings in the area when viewed from the street? Will it be, say, clad in weatherboards like its neighbours? Will it look like it was built in the same era as its neighbours? Or will it be quite distinct in appearance?

Vegetation:

Describe the type and amount of vegetation that will have to be removed because of your proposal. Show vegetation you intend to keep and any landscaping you propose - including when you propose to do it.

Earthworks and Construction:

Describe the visual effects of your earthworks, as well as sediment control measures. Will the earthworks affect the stability of your site or a neighbour’s site? Is the soil likely to contain any contaminants? Are there any streams, lakes or coastlines nearby that may be affected by the works?

Traffic:

How does it affect traffic visibility, car parking spaces, access and on-site manoeuvring? Will it generate extra traffic, and if so, how much?
Infrastructure

*Will there be sufficient infrastructure such as stormwater and wastewater in place to accommodate your project? If required will your proposal require a water supply?*

---

Other

*Describe any other effects your project is likely to have on the environment*

---

Visual impact:

*What will be the visual impact of your proposal on neighbours? What will your neighbours see? Is the building screened by fences or vegetation?*

---

Privacy:

*Will your proposal compromise your neighbours’ privacy? Will you, for example, be able to overlook someone in a way that was not possible previously? Changing the placement of a window, or moving it above eye level so it simply allows light may remedy this problem.*

---

Shading Effects:

*Will the building shade adjoining properties and at what times during the day? Think about how the sun is lower and rises and sets in different places compared with summer and what that will mean in terms of where your building casts shadows.*
12. **AFFECTED PERSONS**

*Given your assessment above, you should list here any parties you consider may be affected.*

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Owner / Occupier</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

You can also identify those who have given their [written approval](#). You do not need to address any effects on people that have provided their written approval.

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Owner / Occupier</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Note here any consultation you have undertaken with neighbours or others.*

13. **CONCLUSIONS**

(insert description summary here) (insert overall activity status here)

I consider that the proposal to ..................................................., as a ................................................................. under the Auckland Unitary Plan will satisfy the statutory obligations under Section 104 and 104A-D of the Resource Management Act, 1991.

Accordingly, it is concluded that the proposed development is consistent with the purpose of the RMA in relation to managing the use, development, and protection of natural and physical resource and consent can therefore be granted.

14. **CONDITIONS**

*List any conditions that you would like to propose as part of your application to help manage the effects of your proposal*