

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 proposing¹. 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.

Reasons for Consent	Initial activity status
Activity Table <i>list all relevant rules in the Activity Table</i>	

7. UNITARY PLAN STANDARDS

There may be standards associated with the activity you are proposing. Not meeting those standards may change the assessment of your application. For example in the residential zones, non-compliance with the relevant standards may make a Permitted Activity into a Restricted Discretionary Activity (RDA). If the initial activity status of the use or development identified above is RDA, the non-compliance with a relevant standard may trigger an additional RDA consent under general rule C1.9(2) of the Plan.

C1.9 (2): An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity

Unitary Plan Standards	Complies	Does Not Comply	N/A
Height <i>Explain how the project complies or does not comply with the standard....</i>			
Height in relation to boundary <i>Explain how the project complies or does not comply with the standard....</i>			
Alternative Height in relation to boundary <i>Explain how the project complies or does not comply with the standard....</i>			
Height in relation to boundary adjoining lower intensity zones <i>Explain how the project complies or does not comply with the standard....</i>			

Yards <i>Explain how the project compiles or does not comply with the standard....</i>			
Maximum impervious area <i>Explain how the project compiles or does not comply with the standard....</i>			
Building Coverage <i>Explain how the project compiles or does not comply with the standard....</i>			
Landscaped Area <i>Explain how the project compiles or does not comply with the standard....</i>			
Outlook Space <i>Explain how the project compiles or does not comply with the standard....</i>			
Daylight <i>Explain how the project compiles or does not comply with the standard....</i>			
Outdoor Living Space <i>Explain how the project compiles or does not comply with the standard....</i>			
Front side and rear fences and walls <i>Explain how the project compiles or does not comply with the standard....</i>			
Minimum dwelling size <i>Explain how the project compiles or does not comply with the standard....</i>			

8. DOES YOUR APPLICATION BREACH STANDARDS?

DOES YOUR APPLICATION BREACH STANDARDS?	ACTIVITY STATUS UNDER C1.9(2)
YES	RDA
NO	N/A

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 Control² or Discretion³ 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 criteria⁴. If your 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.

Address	Legal Description	Owner / Occupier
.....		

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.

Address	Legal Description	Owner / Occupier
.....		

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