



# Clutha District Council

## ASSESSMENT OF ENVIRONMENTAL EFFECTS GENERAL

*If you are applying for resource consent you will need to prepare an Assessment of Environmental Effects (AEE).*

*A resource consent is permission from a council to do something that might affect the environment, or permission to use a resource in some way. Preparing an AEE is only one step in making a resource consent application.*

*It is up to you to provide an AEE statement with your resource consent application. The Council will not accept your application without an AEE.*

## **GUIDE TO ASSESSMENT OF ENVIRONMENTAL EFFECTS**

### What is an Assessment of Environmental Effects (AEE) and how will it help you?

The Resource Management Act 1991 (RMA) requires you to prepare an AEE to accompany your application for resource consent. A good AEE will greatly assist in having your application considered quickly and efficiently.

The AEE process:

- Helps identify the effects your activity may have (both negative and positive).
- Helps you consider the views of other people affected by your activity.
- Helps identify how you can modify your activity to control adverse effects
- Assists Council and affected parties to fully understand your activity
- Assist Council in determining whether to grant consent or not, and whether conditions are appropriate.

### Why do you need a Resource Consent in the first place?

The RMA requires Council to administer the use, development and protection of resources so that they are sustainably managed. The key to this is to ensure that adverse effects of a proposal, both positive and negative, are considered before an activity is allowed to happen. Activities which generate no or only minor adverse effects will generally be permitted by the District Plan. Those activities that potentially generate adverse effects require a resource consent so that those adverse effects can be controlled. If they can not be controlled, the activity may not be allowed to proceed.

### What is an ‘‘Effect’’ on the ‘‘Environment’’?

The RMA defines ‘‘effect’’ and ‘‘environment’’ in very broad terms. This means that you must look very carefully at your proposal as all effects, whether positive or negative, short term or long term, must be identified. It is very unlikely that an activity will have no adverse effects.

‘‘Effects’’ can be

- Positive or negative
- Temporary or permanent
- Past, present, or future
- Cumulative (arising over time or in combination with other effects)

All effects must be identified, regardless of scale, intensity, character, or frequency. Potential effects of high probability and potential effects of low probability which have a high potential impact must also be identified.

The financial viability of your activity is not an effect that can be considered by Council under the RMA. However positive social, economic and cultural effects are a relevant consideration.

‘‘Environment’’ is defined as including;

- Ecosystems and their constituent parts, including people and communities
- All natural and physical resources
- Amenity values
- The social, aesthetic and cultural conditions which affect or are affected by the matters above.

### How detailed should your AEE be?

The level of detail in your AEE should be proportional to the potential effects of your proposed activity. It does not need to be exhaustive but should provide enough information for Council to fully evaluate the potential effects.

To do this you must look at the District Plan and the activities status to identify the relevant issues.

The District Plan will contain objectives, policies and possibly assessment criteria which will be relevant.

The activities status (e.g. controlled, restricted discretionary, discretionary, non-complying) will usually determine the issues you will need to address.

For controlled and restricted discretionary, the Plan will set out the matters to address. For discretionary and non-complying, a wider range of issues need to be considered, so the objectives and policies of the plan become important.

### What are the Consequences of Not Providing an AEE or an Adequate AEE?

The RMA requires every resource consent application to be accompanied by an AEE. Consequently, Council is unlikely to process your application without one.

An inadequate AEE -

- Reduces your ability to fine tune your proposal before you lodge it
- Potentially increases processing costs and time because you will be asked for further information or Council will spend more time trying to understand it.
- Reduces the chance of getting consent.

If you are having difficulty in preparing an AEE (particularly if your development is reasonably significant) you may need to contact a planning professional. Council will be able to provide you with a list of such professionals.

To assist you with the preparation of an AEE, Council has prepared simplified forms which should be completed for:

- Quarries
- Signs
- Relocated dwellings
- Minor, general issues.

The form relevant to your inquiry is attached. It should be completed and returned with your application which should also contain the following information:

- (a) Application fee in the prescribed amount (note that an additional charge may also be payable).
- (b) Copy of current Certificate of Title for the land subject to the application.
- (c) Locality Plan.
- (d) Site Plan.
- (e) A full description of the intended use of the property.

## APPLICATION FOR RESOURCE CONSENT

FOR (*applicant*)

### ASSESSMENT OF EFFECTS

#### 1. Introduction

This statement of effects accompanies and forms part of the resource consent application by (*applicant*) for (*activity*). It provides an assessment of the actual and/or potential effects on the environment of the proposed development and how those effects are to be avoided, remedied or mitigated. Also identified are those persons interested/affected by the proposal, the consultation undertaken, and the response to the views expressed during that consultation.

#### 2. Description of the Site

*[Identify the location; physical nature of the site (including size); buildings, utilities, special features, roads etc that lie within or adjoin the site; the characteristics of the surrounding area e.g. indigenous vegetation; unspoilt coastline; busy commercial centre].*

#### 3. Description of the Proposal

*[Give full details of the proposal including associated features such as road access, parking areas, servicing requirements, signs to be erected etc. Describe what aspects require consent].*

#### 4. Affected Parties and Consultation Undertaken

*[List affected parties; consultation undertaken; the views expressed by those parties; and your response to those views. Note if affected parties written approval has been reviewed and attached to the application].*

#### 5. Assessment of Effects and Measures Taken to Avoid, Remedy or Mitigate this Effects

*[Identify all the effects that you can think of (see Guide) and ways in which you propose to avoid, remedy, or mitigate these. Depending upon your activity you may need to address the following]*

<b><u>Noise</u></b>	
Is it likely to create a nuisance to neighbours?	
Will it comply with District Plan requirements?	
<b><u>Visual Amenity Values</u></b>	

<p>Will your activity detract from the visual quality of the neighbourhood or the wider landscape/environment?</p>	
<p>Is it located within a sensitive visual location (e.g. the coast, an important landscape).</p>	
<p>How do you plan to reduce adverse visual effects?</p> <ul style="list-style-type: none"> <li>▪ Already screened through existing topography or landscaping</li> <li>▪ Carry out landscaping and/or plantings</li> <li>▪ Design the building/development to complement the environment</li> <li>▪ Rehabilitate the site once development finished</li> </ul>	
<p><b><u>Effects on Neighbouring Property</u></b></p> <p>Will the bulk and location of any buildings affect neighbours access to daylight, sunlight, views, privacy, peace and quiet?</p>	
<p>Will neighbours be affected by glare, lightspill, dust, odour etc?</p>	
<p>How do you propose to reduce any such effects?</p> <ul style="list-style-type: none"> <li>▪ Site buildings to reduce effects of shading, privacy reduction etc.</li> <li>▪ Use frosted or no windows on neighbours side.</li> <li>▪ Set buildings back from boundary</li> <li>▪ Ensure lighting is designed so as not to spill onto neighbours property.</li> <li>▪ Methods to suppress dust (e.g. buffer zones, water spray, screening).</li> <li>▪ Methods to reduce/contain odour (e.g. buffer zones, design factors)</li> </ul>	

<p><b><u>Effects of Attracting Traffic to the Site</u></b></p> <p>Will your activity attract more than the normal number of vehicles to the site?</p> <p>It so, at what time of the day/week will this occur, and what type of vehicles will they be (e.g. heavy vehicles)?</p>	
<p>What route are vehicles likely to take?</p>	
<p>Will there be a conflict with other activities in terms of safety (e.g. is there a school nearby?)</p>	
<p>How do you plan to reduce any such effects?</p> <ul style="list-style-type: none"> <li>▪ Provide parking, road widening, better access</li> <li>▪ Restrict hours of operation or delivery</li> <li>▪ Hours of operation are such that no problems will occur.</li> <li>▪ Site has adequate roading network, sight distance etc.</li> </ul>	
<p><b><u>Effect on Cultural Values</u></b></p> <p>Is the site important to Maori or of historic importance?</p> <p>If so how is this to be managed?</p> <ul style="list-style-type: none"> <li>▪ Include Maori, Historic Places Trust or Council in management of operation</li> <li>▪ Set aside appropriate reserves</li> <li>▪ Carry out archaeological survey of the site</li> <li>▪ Ensure appropriate Historic Places Act procedures are followed.</li> </ul>	
<p><b><u>Effects on Waterbodies</u></b> (including wetlands)</p> <p>Are waterbodies likely to be affected (by runoff, bank damage, habitat destruction etc) by your</p>	

activity/development?

If so, how do you plan to avoid, remedy, or mitigate these effects?

- Preservation of riparian vegetation
- Avoid work in riparian margins/bed of waterbody
- Plant out riparian margin
- Rehabilitate margin and disturbed areas
- Use methods of least impact, (i.e. as stated in industry codes of practice, e.g. Forestry Code of Practice, ORC 'Riparian Management' document)

**Effects on Soil/Land**

Is your activity likely to have an adverse effect on soil through causing soil loss?

Is your activity likely to cause erosion or instability?

Does your activity involve significant earthworks or involve moving/depositing large quantities of material?

If so, how do you plan to avoid, remedy, or mitigate any effects of these activities?

- Ensure timing and duration of construction is undertaken at appropriate time of the year/day
- Stockpile topsoil and overburden in a manner that prevents runoff or loss from windblow.
- Avoid earthworks during wet conditions.
- Use cutoffs to direct water away from disturbed soil/fill.
- Rehabilitate site to original condition once finished work
- Revegetate all bare areas as soon as possible.
- Avoid unstable sites

<ul style="list-style-type: none"> <li>▪ Use ‘least impact’ methods</li> <li>▪ Ensure all formed surfaces are adequately drained by a watertable.</li> <li>▪ Ensure cut and fill batters are kept to a minimum, revegetated and blended, as far as possible, into surrounding landscape.</li> <li>▪ Provision made for rehabilitation should company collapse (e.g. bond).</li> </ul>	
<p><b><u>Effects on Indigenous Vegetation/Habitats</u></b></p> <p>Could your development potentially adversely affect an area of indigenous vegetation or habitat?</p> <p>If so, how do you propose to avoid, remedy, or mitigate this?</p> <ul style="list-style-type: none"> <li>▪ Avoid work in these areas</li> <li>▪ Fence off such areas</li> <li>▪ Adopt management methods to remedy wilding tree spread</li> <li>▪ Provide legal protection</li> <li>▪ Use ‘least impact’ methods</li> <li>▪ Enhance habitat through planting/pest control</li> </ul>	
<p><b><u>Use, Storage and/or Transportation of Hazardous Substances</u></b></p> <p>Does your activity involve either the use, storage or transportation of hazardous substances?</p> <p>Is so, how do you propose to avoid, remedy or mitigate any potential adverse effects?</p> <ul style="list-style-type: none"> <li>▪ Ensure the material is contained in appropriately designed facility.</li> <li>▪ Ensure secondary containment systems are in place in case of spills.</li> <li>▪ Maintain appropriate buffer distances from neighbours.</li> <li>▪ Ensure all materials are used in accordance with</li> </ul>	

<p>manufacturer's instructions.</p> <ul style="list-style-type: none"> <li>▪ Ensure no leakage will occur, either directly or indirectly, to waterbodies and/or stormwater systems.</li> <li>▪ Ensure appropriate Codes of Practice and/or New Zealand Standards are complied with.</li> </ul>	
<p><b><u>Effects on Heritage Items, Sites or Buildings</u></b></p> <p>Is your activity/development likely to adversely impact on any place or item of heritage value?</p> <p>If so, how do you propose to avoid, remedy or mitigate any such effects?</p> <ul style="list-style-type: none"> <li>▪ Carry out an assessment of the values associated with the items, site or building.</li> <li>▪ Ensure design/work is authentic and/or complements heritage values.</li> <li>▪ Provide legal protection of item/site.</li> <li>▪ Utilise appropriate buffer zones.</li> <li>▪ Develop management plan to protect heritage values.</li> <li>▪ Consult and follow appropriate guidelines.</li> </ul>	
<p><b><u>Servicing Requirements</u></b></p> <p>Does your activity require services (including rural water supply)?</p>	
<p>Does your activity generate the need for upgrading services (e.g. footpaths, roads etc)?</p>	
<p>Is your site reticulated or unreticulated?</p>	
<p><b><u>Natural Hazards</u></b></p> <p>Is your site affected by a natural hazard (e.g. flood prone; fault line; coastal erosion)?</p>	

<p>Does your site contain fill?</p>	
<p><b><u>Public Access</u></b></p> <p>Will your activity/development inhibit public access to public lands, the coast or waterbodies?</p>	
<p><b><u>Positive Effects of your Activity</u></b></p> <p>What positive effects will your activity have (including social, economic and cultural)?</p>	