



Clutha District Council

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Relocated Dwellings

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].

The site is located within the _____ Resource Area. It does not lie within any significant landscape, or adjacent to any coastal area of significant natural character or site of heritage/cultural importance. It does not lie within 1 km of an existing noxious industry.

The site can be physically described as _____

A parking area for ____ vehicles has been provided at _____ of the site.

A site plan is attached to the application.

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].

It is proposed to relocate a dwelling from _____ to _____ for use as a residential unit. The building is _____ years old, and is in sound condition. It is constructed of _____

The building is to be sited in accordance with the bulk and location requirements of the Clutha District Plan for the _____ Resource Area.

Once the building is relocated onto the site, it will/will not be reclad and will/will not be painted in the following colours: _____

The following other works are to be carried out: _____

Access to _____ street/road is/is not formed. Services are available in _____ street/road and will be connected within _____ months of the dwelling being relocated.

The site is unreticulated but is of _____ m² and is capable of safely disposing of effluent within its boundary.

The following landscaping will be carried out:

The activity is a controlled activity in relation to the effects it may have on the amenity values of the neighbourhood within which it is to relocate.

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 received and attached to the application. Affected parties in this instance are likely to be your neighbours].

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 the ways in which you propose to avoid, remedy, or mitigate these. To address the effects the relocated building may have on amenity values, answer the following questions].

<p>Is the relocated building similar to the existing built form of the neighbourhood in terms of building scale and design?</p>	
<p>Does the relocated building contribute to the quality of the streetscape or landscape, particularly in terms of the building finish and landscaping?</p>	
<p>Does the relocated building protect any identified heritage qualities in the neighbourhood?</p>	
<p>Does the relocated building compromise the on-site amenity value of neighbouring properties, including privacy, and access to daylight and sunlight?</p>	
<p>Does the relocated building compromise the views enjoyed by neighbouring properties in terms of where it is to be located on the site?</p>	
<p>Does the siting of the building provide reasonable on-site amenity values on the subject property, including privacy, and access to daylight and sunlight?</p>	

<p>Is the building sited so that access to the site maintains and/or enhances the safe and efficient operation of the adjoining roads?</p>	
<p>Is the building of sound construction or does it require work? If so, what work is proposed?</p>	
<p>Is the building/site connected to appropriate services? If the site is unreticulated, is it capable of safely disposing of effluent within its boundary?</p>	