

# Guide to Preparing an Assessment of Environmental Effects (AEE)

## What is an AEE?

An AEE is a statement that details any effects which a proposed activity may have on the surrounding environment. An application for resource consent is not considered complete until you attach an AEE to it, and it is not sufficient to say there are no effects without saying why.

## Why Provide an AEE?

As part of your application for resource consent, the Resource Management Act 1991 requires that you tell us about the likely 'effects' that your proposal will have on the environment.

The effects of your proposed activity are a key consideration when the Council decides how it will process the application (notified or non-notified) and whether to approve the application. This makes an AEE a vital source of information for Council when assessing your application, and also when completed properly, the AEE will help Council make a decision with minimal cost and delay.

The purpose of an AEE is to make you, the Council and any interested parties aware of the likely effects (positive as well as negative) of your proposed activity or development. The information is also useful as it can illustrate ways in which any negative effects can be avoided, remedied or mitigated.

## How to Prepare an AEE?

To start preparing an AEE, it is useful to think about the ways in which your proposal may affect anything (properties and people) around it. If you identify any negative effects, then try and include in your AEE how these could be remedied or how you could reduce them.

Your assessment need not be a long report. In many cases, it will be fairly straightforward. If your proposal is easily understood and the affects are likely to be less than minor, the assessment can be a simple explanation of what is expected. In the case of larger scale activities, the assessment may need to cover more complex issues and you may need some professional input (e.g. from a private planning consultant).

Your AEE may need to include some or all of the following matters:

- Any ways of avoiding, remedying or mitigating any negative effects identified;
- Any alternatives to the proposal, including alternative locations (only where the effects are considered significant);
- Identification of those person(s) affected by your proposal and consultation you have had with them;
- Any effects on the landscape and built environment present; and
- Any positive information as well.

An assessment will only need to cover what is relevant, and be as simple or complex as the proposal and expected effects. One of the easiest ways is to look at why you need one in the first place.

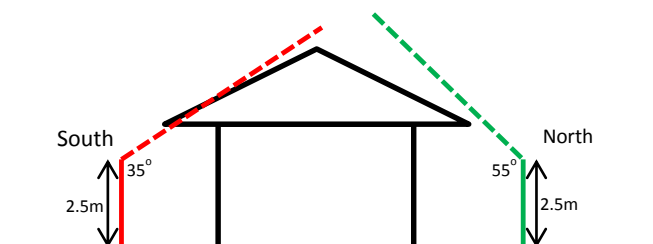
## Example: Recession Planes

### 1. What is your activity?

It is proposed to construct a new dwelling.

### 2. What is the rule that you do not comply with?

The District Plan requires all buildings to be contained within a building envelope constructed by recession planes. The proposed dwelling will intrude the building envelope constructed by recession planes.



### 3. What is the environment in this case?

The subject site, the neighbours and the streetscape form the surrounding environment.

### 4. So what are the effects of your activity (the new dwelling) on the environment (yourself, your neighbours and the streetscape) from not meeting the rule (recession plane)?

Effects of intruding the recession plane will include:

- Overshadowing of the neighbours garden, resulting in a loss of sunlight on this area of the property;
- It is a two story building and will overlook the neighbours yard, resulting in a loss of privacy; and
- There will be little room along the boundary of the property to successfully provide any gardens.

### 5. Any ways of overcoming these effects?

The roof line of the dwelling has been designed with a low profile so as little shadowing as possible occurs.

Windows on the wall that overlooks the neighbouring site have been removed and skylights are proposed. This will ensure there are no privacy issues for the neighbouring property.

I have consulted with my neighbour and the design changes have resulted in written approval being provided.

## Example: Relocated Dwelling

### 1. What is your activity?

It is proposed to re-locate a dwelling from Christchurch to a residential site within Timaru.

### 2. What is the rule that you do not comply with?

The District Plan does not provide for re-locatable dwellings to be moved to a site without obtaining resource consent.

### 3. What is the environment in this case?

The subject site, the neighbours and the streetscape form the surrounding environment.

### 4. So what are the effects of your activity (the new dwelling) on the environment (yourself, your neighbours and the streetscape) from not meeting the rule (relocating building)?

Effects of the re-located dwelling will include:

- There is the potential for the dwelling to be damaged during transportation;
- The dwelling will need to be re-clad once positioned on the subject site;
- The dwelling has the potential to impact on the amenity values of the site while any repairs and cladding occur.

### 5. Any ways of overcoming these effects?

Any damage to the dwelling will be repaired within six months of the dwelling being positioned on the subject site. The attached photo's show that the dwelling is currently in good condition and an engineer's report has been attached confirming this.

New brick cladding will also be used on the dwelling. This will also occur within six months of the dwelling being positioned on the subject site. Once completed, the new cladding will give the dwelling the same appearance as any other dwelling within the residential environment.

As any affects on the neighbours and wider environment will only be for a short duration no consultation has been carried out.