

Preparing an

Assessment of Environmental Effects



Resource Consent application
District Landuse



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What is an Assessment of Environmental Effects?

An Assessment of Environmental Effects (AEE) is a statement about the effects of a proposed activity or structure on the environment. Without an AEE a resource consent is considered incomplete, even when there are no effects an AEE is required to explain why.

Effects include:

- ▶ Any positive and adverse effect.
- ▶ Any temporary or permanent effect.
- ▶ Any cumulative effect that arises over time or in combination with other effects.
- ▶ Any potential effect that has a high probability of happening.
- ▶ Any potential effect that has a low probability of happening but a high potential factor. For example, while there may be a low probability of a hazardous substance spill there will be a significant adverse effects on the environment if it does happen.

Environment includes:

- ▶ Ecosystems, including people, communities and local neighbourhood.
- ▶ All natural and physical resources.
- ▶ Amenity values (defined in the Resource Management Act 1991 (RMA) as “natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes”).
- ▶ Social, economic and cultural conditions which affect, or are affected by, the matters above.

Why do I need to do an AEE?

The RMA requires that an AEE must accompany all resource consent applications. An AEE is important because it helps the processing planner understand the effects on the environment. This is helpful when determining aspects of the consent such as potentially affected parties and conditions of approval. If you do not include an AEE with your resource consent application then your application will be returned to you. If the information in your AEE is inadequate then your application will either be returned to you or be subject to a further information request under Section 92 of the RMA. If this happens then your application will be placed on hold (i.e the processing of the application will be suspended until the information is received and accepted).

How detailed should my AEE be?

The amount of detail provided in the AEE should match the scale and nature of the anticipated environment effects. Generally, the larger or more complex the effects are, the more detail will be required to enable full and proper assessment by the processing planner.

Can I prepare an AEE myself?

Yes you can, by filling out the required sections of this form. You may wish to discuss this first with Council's duty planner. If your application has a technical aspect, it might be necessary or preferable to get professional help (such as from a consultant planner, engineer, acoustic specialist). A specialist report may also be necessary e.g acoustic report, traffic impact assessment report or cultural impact assessment.

For further information on how to write an effective AEE, see the Ministry for the Environment website
www.mfe.govt.nz/publications/rma/aee-guide-aug06/

What to address

The following explains what you should address in a basic AEE for a District Land use resource consent application.

Description of the site and its features

Clearly describe the site and its features. This should include:

- ▶ The size and shape of the site;
- ▶ The topography of the site (is the site flat or sloping?);
- ▶ Description of all the existing buildings and their use on the site;
- ▶ Any water features – are there wetlands, ponds, rivers or streams running through or adjacent to the site? If so where are they?
- ▶ Services where are all the existing services water/ sewer/ stormwater/ power/ telephone services. If rural show the location of your effluent field.

Attach a scaled site Plan and provide photos of the site. Page 5 of the Resource Consent application form lists what is required to be on a site plan.

Description of the proposal

Describe the activity in detail. All aspects of your proposal need to be clearly outlined. Should your consent application be successful it will be limited to what was included in your application. Therefore, if something is omitted from the application the consent will not cover that aspect.



Current and Past Activities on the site

List and provide the details on the current and past activities on the site. Please provide a rough time frame for these activities (if you know that information) (i.e retail/shop from 1956-1982). Please also list any resource consents (current and past) that relate to the site. Please indicate which consents are still being exercised (used) and which ones are not being exercised (used). If the site has only been used for residential purposes, please state that in your application.

Assessment of the Tairawhiti Resource Management Plan objectives, polices and rules

The District is divided into zones, each zone has different rules that relate specifically to that zone. In addition to the zone rules sites are often (but not always) within other “Overlays,” for example hazard overlays or natural heritage overlays (i.e the Coastal Environment). Each “overlay” has further rules specifically relating to that individual overlay. All overlays must be addressed and an assessment provided in your application, in addition to the zone rules assessment. A link to Tairawhiti Maps is provided below, this link will allow you to check what zone and what overlays your site is within.

All of the zoning rules are located in Part D (Area provisions) of the TRMP. Please also note that all District land use consent applications are also required to comply with the rules in Part C2.1 Built Environment. All of the TRMP provisions are available on our website.

A mapping tool to determine what zone and overlays each site is within and all TRMP provisions can be found on our website.
www.gdc.govt.nz/tairawhiti-plan/



The rules relating to overlays are spread out through the TRMP (see link to the TRMP below). If you have trouble finding the relevant rules for overlays please contact the Duty Planner for guidance.

Your AEE needs to include reference to the rules that are proposed to be breached (number them) and what status this makes the activity.

An example of a rule table taken from the TRMP is shown below.

Rule Number	Rule	Standards	Status	Zone	Matters of Control or Discretion
Permitted activities					
1.6.1(1)	Residential activities	General standards A to G in DD1.6.1.1 below	Permitted	All residential zones	N/A

Please note: That any activity status other than Permitted (i.e Controlled, Restricted Discretionary, Discretionary or Non-Complying) requires resource consent. The status of activity will be shown on the relevant rule table.

Your AEE also needs to include an assessment against the relevant objectives and policies. For example should the rule that you breach be a zone rule, the relevant objectives and policies will be at the front of that particular part of the plan. For example the rules for the General Residential zone are in Part DD of the TRMP, therefore, the objectives and policies relevant to this zone are towards the start of Part DD. If your proposal breaches more than just the zoning rules, find the relevant Part in the plan relating to these additional breaches and refer to the start of that particular Part of the TRMP to locate the objectives and policies.

You may find that cutting and pasting the relevant objectives and policies from the TRMP into your application helps. Then provide a comment underneath each individual objective and policy on how your proposal does or does not comply with them.

Character

What is the existing character of the surrounding area? Neighbourhood? Will your proposal change the character of the area?

Amenity Values

The RMA interprets **amenity values** as “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”. Part of assessing amenity values is assessing the visual amenity of the project. When assessing visual amenity please provide information on the following:

- ▶ What impact will the proposal have on the surrounding neighbours (i.e. how will their outlook change?)
- ▶ Is the proposal/development consistent with the surrounding area when viewed from the road?
- ▶ How dominant are the proposed buildings?
- ▶ What improvements will you make to improve the streetscape?
- ▶ Will there be any loss of privacy for anyone?
- ▶ Will any proposed buildings shade any of the adjoining properties?
- ▶ Will buildings be screened in any way (i.e. with fences or landscaping?)
- ▶ When taking into consideration all your answers to the questions in the below points (i.e traffic, parking, noise etc), how might your proposal affect the amenity of adjoining properties and the surrounding area?
- ▶ Do you think anyone is adversely affected by your proposal? Provide the reasons as to why not.

Traffic Car Parking and Access

- ▶ Will the proposal generate more traffic to the site?
- ▶ Will there be car parking on site?
- ▶ Will the onsite parking comply with the rules in C2.1 of the TRMP? This is in reference to the number of parks able to be provided, parking and manoeuvring construction, design and surfacing.
- ▶ Where will the site access be?
- ▶ Will the access comply with the construction standards for new vehicle crossings?
- ▶ Will the traffic generation or parking have any effect on the neighbours or surrounding area?

Noise

- ▶ What noise will be generated by the proposal and how will these effects be mitigated (lessened)?
- ▶ Can the proposal/activity comply with the noise rules in the TRMP?
- ▶ Will there be any vibration?

Discharges

- ▶ Will there be any discharge to land, air or water? – If there is please contact our Regional consenting staff on 06 867 2049. They can provide advice on the level of detail that is required for your application.

NES for Soil Contamination

- ▶ Does your application involve a change of use of the land or subdivision?
- ▶ Does your proposal involve land disturbance?
- ▶ If yes please refer to the Wasteminz factsheets provided at the front counter and/or seek advice from the Duty Planner.
- ▶ Should the NES apply this will need to be addressed in your AEE.

Signage

- ▶ Will there be any signage?
- ▶ If so provide all signage details including the location of all signage, the dimensions, content and height of lettering.



Cultural Heritage

- ▶ Are there any registered archaeological or Wahi Tapu sites registered on the site? Will your proposal have any effect on them? What measures will you put in place to ensure that there is no damage to these sites? Have you consulted with local iwi or Heritage New Zealand? If so please provide that documentation.
- ▶ Is your site close to the coast or adjacent to rivers or streams? If yes will there be any effect to these waterways? Have you consulted with local iwi? If so please provide that documentation.

Built Heritage

- ▶ Are there any registered heritage buildings on the site?
- ▶ Are there any items listed in the Post European contact schedule on the site?
- ▶ Will your proposal have any effect on them? What measures will you put in place to ensure that there is no damage to the building or site? Have you consulted with Heritage New Zealand? If so please provide that documentation.

Earthworks

Will your proposal involve earthworks?

- ▶ If yes what will the volume for earthworks be?
- ▶ Where on the site will the earthworks be under taken (show on site plan)?
- ▶ Please contact our Land Management Team on 06 867 2049 to check if a geotechnical report will be required to be provided.

If you need further guidance or advice on how to prepare a AEE refer to the Ministry for Environment website www.mfe.govt.nz or contact

Or contact Councils Duty Planner
06 869 2444