

## APPENDIX 1 – AN EXAMPLE OF A BASIC AEE

*Application for Resource Consent  
Mr & Mrs J Smith  
Assessment of Effects  
75 Ork Avenue, Jacksonville*

### **1.0 INTRODUCTION**

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of [insert activity description as per application form]. This statement of effects accompanies and forms part of the resource consent application form

### **1.1 Description of the site**

The 576 m<sup>2</sup> rectangular site is located on the eastern side of Ork Avenue, Jacksonville, Wellywood. The site slopes steeply downwards to the east from the road, with flat areas created on the site by the use of terraces. There is an older style split level weatherboard dwelling located on the western portion of the site close to the road boundary of the site. An offstreet carparking space is located immediately in front of the dwelling.

The footprint of the existing dwelling is 108 m<sup>2</sup>, giving an existing site coverage of 19%.

The adjoining properties to the north (73 Ork Ave) and south (77 Ork Ave) are located on land with a similar topography to the subject site, and these dwellings are of a similar scale, age and design. The property located adjacent to the site on the western side of the road (72 Ork Ave) is located at a higher elevation in relation to the road, and is accessed via a driveway. The adjoining property to the east (8 Gollum St) is located at a much lower elevation, with its roof level well below the lowest part of the existing dwelling on the subject site.

A site plan is attached to the application.

### **1.2 Description of Proposal**

It is proposed to build a 30 m<sup>2</sup> addition to the rear of the dwelling, which increases the site coverage to 24%.

The proposal does not comply with the sunlight access plane rule which states that all parts of any building shall be contained within a 45° plane commencing at a point 2.5 metres above ground level inclined inwards at right angles in plan from all parts of the site's boundaries. A part of the southern wall of the proposed addition would exceed this sunlight access plane by 1.7 metres (measured vertically), and the guttering on the roof(?) of the addition exceeds the sunlight access plane by 0.3 metres (measured vertically). This is shown on the attached plans.

### **1.3 Consultation**

Consultation has been undertaken with all three surrounding neighbours. Neither of the neighbours to the rear (east), south and north boundaries expressed any concern relating to the proposed additions. The written approval

of these neighbours has been obtained as it is considered they are potentially adversely affected by the development.

## **2.0 ASSESSMENT OF EFFECTS**

A Discretionary (Restricted) Activity consent is required. The following matters are relevant:

- ***Whether the proposal reduces the sunlight/daylight access to neighbouring properties***

The site is located on the eastern side of the road. Because the house to the east of the subject site is located further to the east of where the addition will be located, there will be no adverse effects on that neighbour's sunlight. Nor will there be any effect on the adjoining neighbour to the north, given the presence of mature vegetation on this site and the distance of the dwelling.

The additional shading in relation to the property to the south will fall predominantly on the existing hedge located along the southern boundary on the applicant's property.

The main outdoor living area of the adjoining neighbours to the south (77 Ork Ave) is located to the front and rear of the dwellings, meaning that any additional shading as a result of the proposal will not be cast on these areas.

- ***Whether the proposed addition is in keeping with the design of the existing house***

It is proposed to construct the addition out of the same style and width weatherboard cladding as is currently on the dwelling. The large windows proposed on the addition break up the façade so the addition does not look bulky when viewed from neighbouring properties. The addition will be finished in colours to blend in with the existing dwelling.

- ***Whether the proposed addition is out of character with the street***

The house design is similar to a number of dwellings in the area – most of which are reasonably substantial double (or triple) storey homes.

Due to the slope of the land the addition would not be visible from Ork Road. The addition will therefore not be a predominant feature on the landscape or out of character with existing development in the area.

- ***Whether the proposed addition reduces someone's privacy***

The addition takes advantage of the opportunities provided by the existing development on the site. While there are significant areas of window proposed, these generally overlook the roof of the house below (as opposed to looking directly on it).

In any case, the neighbours have indicated that they have no objection to the proposal and their written approval has been obtained.

- ***Whether the proposed addition blocks someone's view***

No one's view will be affected by the proposed addition.

- ***Whether any vegetation needs to be removed***

The addition will be placed on an existing cleared area of land.