

# Guidance Notes for Minor Yard and Height Breaches (Residential)



## Assessment of Effects on the Environment (AEE)

Your Assessment of Effects needs to address the following:

1. The effect on amenity values of neighbouring properties in particular access to sunlight, maintenance of privacy, and the adverse effects of noise - will there be new windows or doors or outdoor living spaces close to the neighbours?
  - Is there any existing screening between your property and the neighbours (fences, garages, buildings, trees etc)
  - Will the development shade the neighbour's property? Why not?
2. The effect on the natural character of water bodies and their margins.
  - Are there water bodies adjacent to the breach? If yes, how will these be affected (earthworks, drainage, vehicle or pedestrian traffic)
3. The effect on amenity values of the neighbourhood in particular the character of the streetscape.
  - What is the area like? New, established?
  - Will the breach be visible from the street? If yes, what will be seen? Is there any screening? Does it look in keeping with existing site? In keeping with neighbour's?
4. The effect on the safe and efficient operation of the roading network.
  - Is the breach on or near a road? If yes, does it obstruct visibility from the site or on the road? Are there doors opening out onto the footpath that might cause difficulties?
5. The effect on the heritage values of the site or area, with particular regard to any heritage buildings and/or archaeological values on or adjoining the site.
  - Is the property/site/building in a heritage precinct, a listed heritage building or over 100 years old? If yes, is the breach going to affect the heritage values? Why or why not?
6. The effect on infrastructure.
  - Is the site fully serviced – i.e. formed vehicle crossing, water and wastewater, power and telephone?
7. The effect on safety of neighbours.
  - Is the breach close to a neighbour's boundary? Can it create a fire hazard? Is it a climbable structure that could endanger children?

# Checklist for Yard and Height Breaches

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Please provide the following information with your application:

- An application form correctly filled out, signed and dated (RMA Form 9)
- An Assessment of Effects on the Environment - refer to AEE Guidance Notes
- An accurate, scaled site plan clearly showing the dimensions from the building to the property boundaries, AND all other buildings on the property, natural features and roads
- Elevation plans of the proposed building
- All affected person's approvals as identified by Council's Planning Officers, accompanied by a site plan and elevation plan signed by all legal owners of affected properties
- A current copy of the Certificate of Title
- The initial application deposit of \$140.00

If you have ticked all the boxes, your application is complete and able to be submitted to council for consideration.

If you **have not** ticked all the boxes your application is incomplete and likely to be returned to you.