

Guidance Notes for Minor Yard and Height Breaches (Rural)



Assessment of Effects on the Environment (AEE)

If your yard breach is in the rural resource area, the following matters need to be addressed in your AEE.

1. The effect on the safe and efficient operation of the roading network or airport.
 - Is the breach adjacent to a road? If yes, will it obstruct driver visibility? Be a distraction or cause glare issues for road users?
 - Is there an airport adjacent? If yes, is the building in a position that might endanger or cause glare issues for pilots?

2. The effect on the health and safety of people and communities.
 - Will the breach have any effects on safety? Does it create a hazard or enable better access to a potential hazard such as a water race, creek, steep cliff etc?

3. The effect on the amenity values of neighbouring properties.
 - Is the breach visible from neighbouring properties? What will they see? Is there any existing or proposed screening (vegetation, buildings, fences)? How far away is the breach?
 - Is the proposal in keeping with the area? Does it blend with existing buildings/structures on site?

4. The effect on landscape values.
 - What landscape is your property in? (ie Other Rural Landscape, Significant Amenity Landscape etc)
 - Is the breach on a part of the property that is highly visible? Highly natural?
 - What are the exterior colours and materials to be used for the building and/or structure? Why have you chosen these? Do they blend in or will they stand out in the landscape?
 - How much screening (topography, vegetation) surrounds the building/structure?
 - How visible is it for people on adjacent roads or public places(the Otago central Rail trail, parks, reserves etc)

Checklist for Yard and Height Breaches



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.