

Assessment of Environmental Effects (AEE): Conversion of Warehouse to Tap House, Pub, and Brewery

1. Introduction

This Assessment of Environmental Effects (AEE) is submitted to [Insert Council Name, e.g., Auckland Council] in support of a resource consent application to change the use of an existing warehouse/store room at [Insert Property Address] from industrial storage to a tap house, pub, and small-scale brewery. The site is zoned [Insert Zoning, e.g., Commercial Mixed Use] under the [Insert District Plan, e.g., Auckland Unitary Plan]. The proposed activity includes internal modifications and the operation of a bar, pub, and brewery, with a capacity for 50-80 patrons.

2. Description of the Proposal

- **Activities:** The site will operate as a tap house and pub serving on-site brewed craft beer and light food, with a small-scale brewery occupying approximately 50 square meters. Operating hours are proposed as 11:00 AM to 10:00 PM (Sunday to Thursday) and 11:00 AM to 12:00 AM (Friday and Saturday).
- **Modifications:** Internal alterations include partitioning for a bar area, brewery space, restrooms, and a kitchenette, plus upgrades for plumbing, ventilation, and electrical systems to meet Building Code standards.
- **Compliance:** The proposal seeks a land use consent, building consent, alcohol license, and trade waste consent where applicable.

3. Environmental Effects and Mitigation Measures

3.1 Noise

- **Potential Effect:** Noise from patrons, music, and brewery equipment may impact nearby residential or sensitive receptors.
- **Assessment:** Noise levels will be monitored to comply with District Plan limits for the [Insert Zone] zone (e.g., 45 dB L10 during nighttime per NZS 6802:2008).
- **Mitigation:** Acoustic insulation will be installed in walls and ceilings. Amplified music will be limited to low levels, and outdoor areas (if any) will close by 9:00 PM. A noise management plan will be implemented, including regular monitoring.

3.2 Traffic and Parking

- **Potential Effect:** Increased vehicle trips (estimated 20-30 per day) may affect local traffic and parking availability.

- **Assessment:** The site provides [Insert Number, e.g., 10] on-site parking spaces, with additional street parking available. Traffic impacts are expected to be minor given the site's [Insert Location Context, e.g., proximity to commercial areas].
- **Mitigation:** A traffic management plan will be developed if required, ensuring compliance with District Plan parking ratios. Signage will direct patrons to designated parking areas.

3.3 Waste Management

- **Potential Effect:** Solid waste (e.g., food packaging) and liquid waste (e.g., brewery wastewater) could impact local infrastructure or the environment if not managed properly.
- **Assessment:** Wastewater will be discharged to the public sewer, with a trade waste consent from [Insert Authority, e.g., Watercare] ensuring compliance with discharge standards.
- **Mitigation:** Solid waste will be collected by a licensed contractor, with recycling facilities provided on-site. Spill containment measures will be installed in the brewery area.

3.4 Air Quality

- **Potential Effect:** Odors from brewing or cooking may affect air quality for neighboring properties.
- **Assessment:** Brewing odors are expected to be minimal, and the kitchenette will focus on low-risk food preparation (e.g., reheating).
- **Mitigation:** Adequate ventilation systems with filters will be installed to disperse odors. Brewing processes will be enclosed to reduce emissions.

3.5 Amenity and Community

- **Potential Effect:** The change of use may alter the character of the area or impact community amenity.
- **Assessment:** The tap house aims to enhance local amenity by providing a community-focused venue. Consultation with neighbors will address concerns.
- **Mitigation:** Community engagement will occur prior to operation, with feedback incorporated into operational plans. Lighting will be directed to avoid glare on adjacent properties.

4. Statutory and Policy Framework

- **Resource Management Act 1991:** The proposal aligns with Section 5 (sustainable management), Section 6 (amenity values), and Section 7 (efficiency) by mitigating effects and enhancing community use.
- **District Plan:** The activity is assessed as a [Insert Activity Status, e.g., discretionary activity] under the [Insert Zone] zone rules. Compliance with noise, parking, and waste management standards will be ensured.
- **Building Act 2004:** The building will meet Building Code requirements for commercial use, including fire safety and accessibility.

5. Consultation

- Preliminary discussions have been held with [Insert Neighboring Parties or Groups, e.g., adjacent property owners], with further consultation planned to address specific concerns. A summary of feedback will be provided with the consent application.

6. Conclusion

The proposed tap house, pub, and brewery is expected to have minor environmental effects, which will be adequately mitigated through the measures outlined. The activity will contribute positively to the local economy and community while complying with relevant statutory requirements. Further technical assessments (e.g., noise report, traffic study) will be submitted as part of the application.