

Figure 5: Sun shading, mid-winter (2pm, 3pm) with fencing (Appendix A)

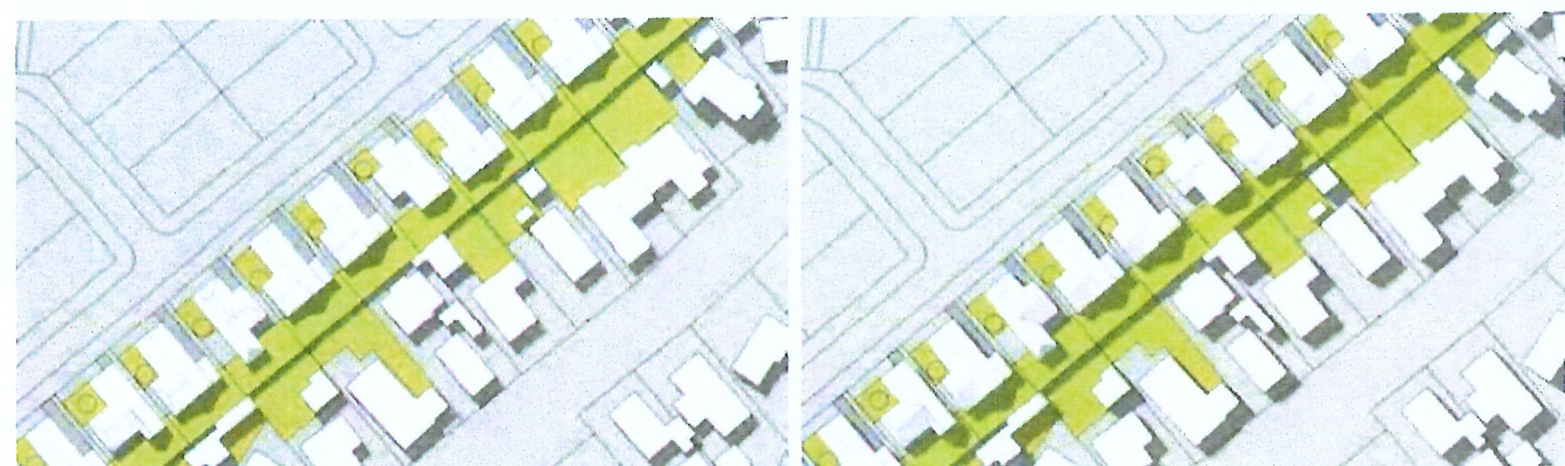


Figure 6: Sun shading, equinox (2pm, 3pm) with fencing (Appendix A)

As the s42A report agrees that the proposed 5m max height of any new dwelling units adjoining properties along Meadowbrook Drive "will be sufficient to mitigate potential loss of sunlight and visual amenity". If it is helpful to the Commissioner, I consider that a further control could be applied to the Plan Change provisions - I recommend increasing the rear setback from 1.5m to a **min 3m setback** for any future dwellings that share a common boundary with Meadowbrook Drive that would provide enhanced mitigation of any adverse amenity effects over and above current separation distance controls.



2



3

11:11

VoLTE LTE1

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01 September 2021

\$4,184,000

Rateable value
reassessment



01 September 2018

\$870,000

Rateable value
reassessment



01 September 2015

\$700,000

Rateable value
reassessment



4



NOT LISTED

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611 Rangitikei Line, Cloverlea, Palmerston North

HomesEstimate: 19 May 2022

\$5.3M

2 19m²

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5

