appendix 16 daylight admission (small holding areas – rural zone)

AP16 overview

AP16.i This appendix aims to provide a reasonable standard of daylight and sunlight amenity on sites within the Small Holdings Areas.

Ap16.1 introduction

AP16.1.i. This recognises that sites within the Areas are smaller than elsewhere within the Rural Zone. Therefore the effect of shading from plantation forests or shelter belts on adjoining sites can be more significant. The effects include shading of neighbouring crops or pasture, and of houses and living areas. The sites that cause the shading can be other sites within the Small Holdings Areas, or rurally zoned sites with a boundary adjoining a site within the Small Holdings Areas.

AP16.1.ii The control consists of a recession plane inclined into the site on which the trees are growing. The control applies only to boundaries on the southern side of a site as described below. This is because it is trees close to such a boundary on the northern side that will more severely limit the amount of sunlight and daylight reaching an adjoining property to the south.

AP16.2 how the controls apply

a) The recession control applies on any southern boundary (other than a road boundary) of:
   i) a site within the Small Holdings Areas, or
   ii) a site within the Rural Zone where the boundary is shared with a site within the Small Holdings Areas,

   where a notional line drawn perpendicular and inwards from that boundary falls within 45° either side of true North (see Figures 2 and 3).

   Note, however, that a site within the Small Holdings Areas does **not** have to provide daylight amenity to an adjoining rurally zoned site.

b) Trees within plantation forests and shelter belts must not penetrate a recession plane originating 2.5m above ground level at a site boundary (other than a road boundary) and inclined into the site and upwards at an angle 45° (see Figure 1).

Figure 1

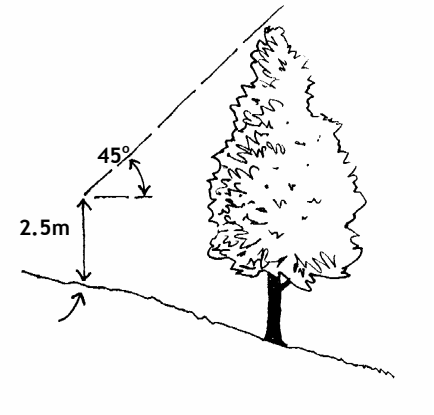


Figure 2

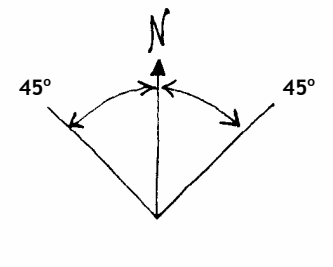
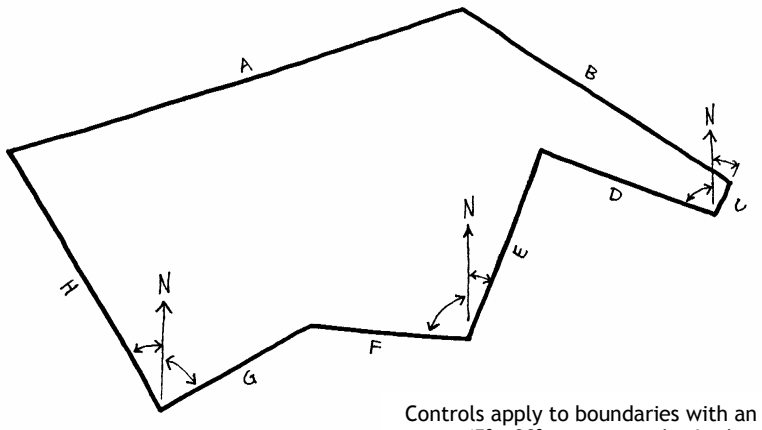


Figure 3



Controls apply to boundaries with an angle of 45° – 90° to true north. In this example controls apply to boundaries D, F & G only.