

RECESSION PLANES: DESIGNATED RETAIL FRONTAGE  
CENTRAL COMMERCIAL ZONE HASTINGS  
(AS SHOWN ON PLANNING MAP 55a)

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**1.0 DEFINITION OF RECESSION PLANES**

In respect of the Central Commercial Zone, a Recession Plane is commencing at a set point above the pavement and inclined at an angle toward the interior of a site through which no part of a building may protrude except; spires, masts, poles, ventilator shafts or similar structures.

**2.0 PURPOSE OF RECESSION PLANES**

Recession Planes are intended to maximise sunlight admission to key streets within the Central Retail Core, while providing for a reasonable minimum building height. They are designed to ensure adequate sunlight admission extends to at least the normal pavement width of such streets between 11.00am and 1.30pm (New Zealand Standard Time) at the Autumn and Spring Equinoxes (21<sup>st</sup> March and 21<sup>st</sup> September).

**3.0 SHADING FRONTAGES**

The orientation of streets within the Central Retail Core means that building shadows during these periods are cast in predominantly southeasterly and southwesterly direction. Accordingly Recession Planes are constructed from the northwestern and northeastern frontages of the key streets. These frontages are defined as 'Shading Frontages' and are delineated on the Plan attached with this appendix.

**4.0 CONSTRUCTION OF RECESSION PLANES**

Recession Planes shall be constructed by including a plane toward the interior of the site at an angle of 42° commencing from points 15m above the pavement on the Shading Frontages. Shading Frontages are identified on Appendix 9.0-2(B)

