

## **7.6. Recession Planes**

- 7.6.1. No building shall exceed a height equal to the recession plane angle shown in Figure 7.3. Angles for recession planes shall vary with the direction or bearing of each site boundary according to the diagram set out in Figure 7.3. They shall commence at points 2.5m above site boundaries. This rule does not apply to buildings within the Industrial Zone, Port Zone, Cement Production Zone and Commercial Zone other than on site boundaries which abut a Residential zone.
- 7.6.2. The recession plane angle shall be calculated by orienting both site plan and relevant diagram to the true north, placing the recession diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary.
- 7.6.3. Where recession lines fall between those indicated on the diagram, interpolations shall be made. On irregular boundaries the same principles shall apply with the recession operating at right angles to all boundaries.
- 7.6.4. The level of site boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted. For the purpose of measuring recession planes only internal boundaries shall be taken as site boundaries.

### **7.6.5. Explanation/Reasons**

- 7.6.5.1. Sunlight and outlook both contribute to environmental quality. However buildings and other structures can be located so as to impact on these amenities. Admission of light to living and working areas is desirable for visual amenity and public health reasons. Compliance with recession plane guidelines ensures that overshadowing and loss of outlook is avoided.
- 7.6.5.2. Use of the recession planes enables minimum and maximum distances and maximum height of buildings in relation to site boundaries to be determined. The recession plane angle is based upon the azimuth and altitude of the sun at equinox.
- 7.6.5.3. Buildings may encroach closer only to those boundaries where the building height and direction of the sun will not cause significant overshadowing.

Figure 7.3 : Recession Plane Diagram

