

## **APPENDIX VIII      GUIDELINES FOR BUILDINGS IN THE RURAL, RURAL-RESIDENTIAL AND AKAROA HILL SLOPES ZONES**

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<sup>78</sup>The Banks Peninsula landscape is a highly visible one, with prominent ridgelines, shorelines, and steep valley walls. Any change to this landscape with the introduction of structures or roading creates a visual impact.

Visual impact can be reduced by the correct siting of structures. Once this is achieved, other factors can assist to reduce visual impact. These include design form of the structure, colour, materials, softening of batter slopes, over sowing, planting, etc. The following guidelines will be taken into account by the Council when assessing resource consent applications for new buildings in the identified management areas.

### **GUIDELINES FOR THE SITING OF BUILDINGS**

1.    Avoid buildings on ridgelines, especially skylines where the structure is silhouetted against the sky.
2.    Avoid buildings on spurs and above cliff faces.
3.    Avoid buildings on steep faces where earthworks become highly visible.
4.    Ensure there is a backdrop of land for buildings when seen from obvious viewing points.
5.    Site buildings where there is a change in land form, e.g. at the base of a hill, or on a terrace.
6.    Minimise excavation. A cut slope is a highly visible one. Cut slopes must be shaped to blend into the surrounding landscape.
7.    Group the buildings of a development together.
8.    Site buildings in harmony with the land contours, e.g. with roof lines running parallel to the contour, not at an angle to it.
9.    Site buildings on lower sections of slopes rather than on upper slopes of hills.

### **GUIDELINES FOR MATERIALS**

1.    Avoid highly reflective materials.
2.    Employ materials which are organic in character and visually complement a rural landscape.

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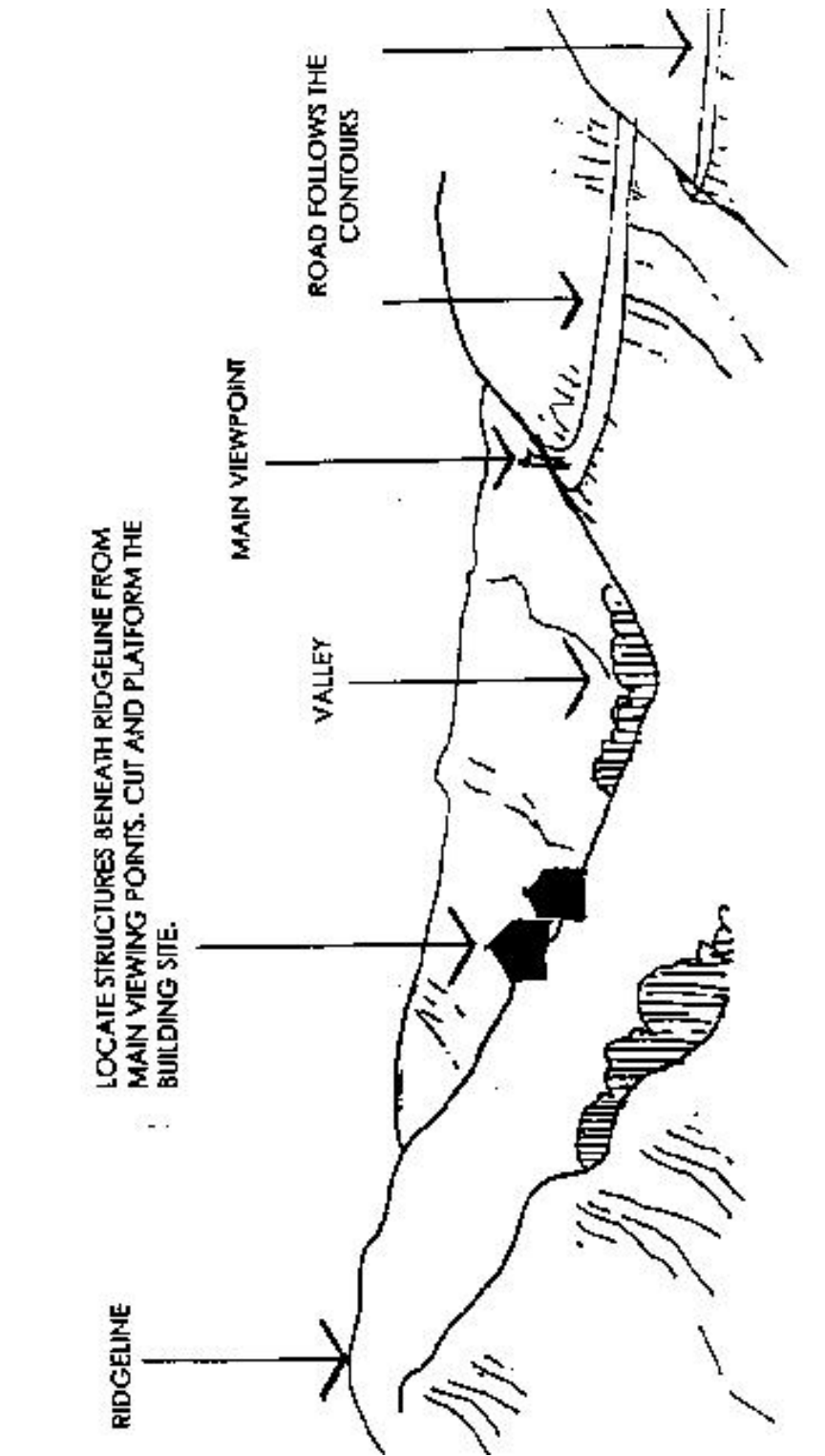
<sup>78</sup> The building guidelines are subject to appeal although the relief sought is unclear (176C/05).

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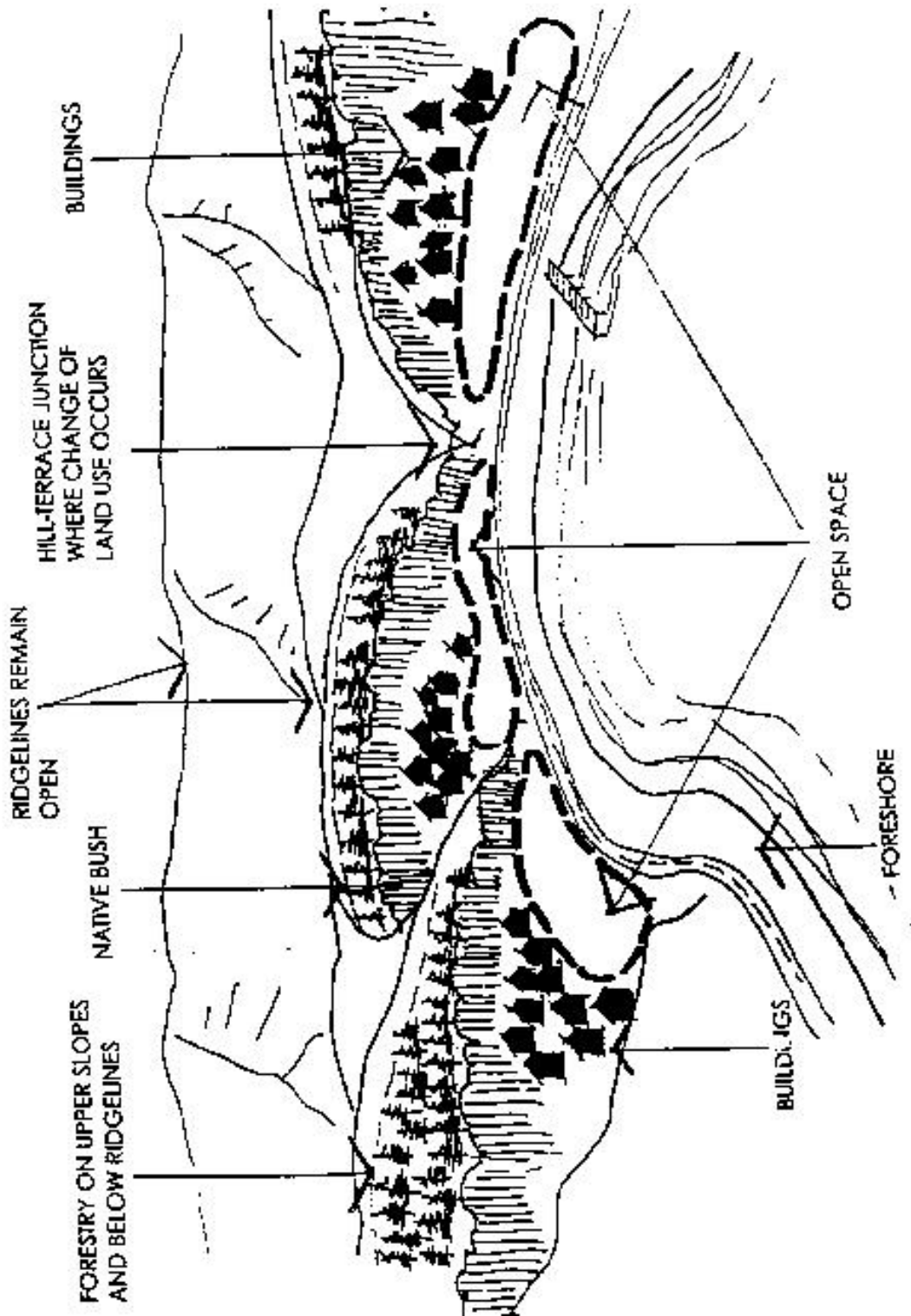
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### **GUIDELINES FOR COLOURS**

1. Avoid colours which would lead to a building appearing highly visible in a rural setting.
2. Avoid colours which do not derive from or complement the colours of natural elements of the landscape. Such elements include soil, rocks, streams, rivers, vegetation, the sky and the sea.
3. Employ colours which derive from or complement the colours of natural elements of the landscape.
  - An exception to this guideline is the use of red roofs and white vertical walls in the Rural-Residential and Rural Zones. These colours have traditionally featured in New Zealand rural areas.



Suggested model for developments.



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