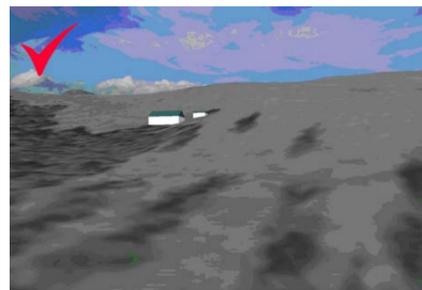
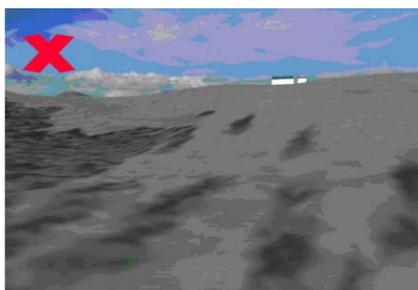


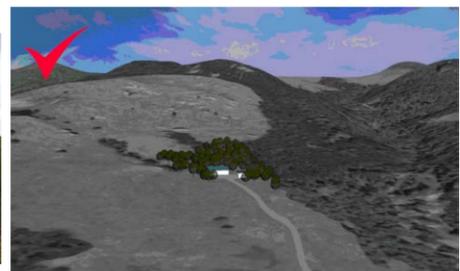
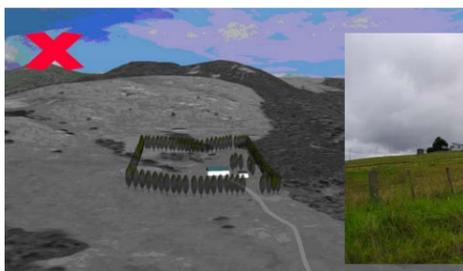
On dominant slopes and adjacent to ridgelines locating buildings below the ridgeline can mitigate their effect. Couple this with height restrictions, colour controls, and roof line considerations, can reduce the impact on the visual landscape and amenity of the surrounds. Mitigation planting can also be effective.



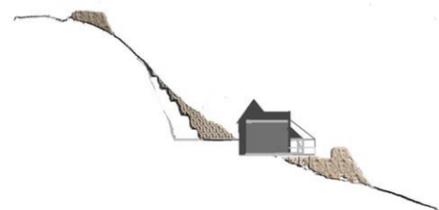
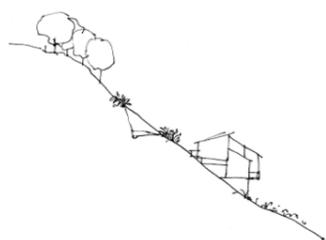
Locate buildings and structures away from highly visible and prominent areas, such as front boundaries, skylines, prominent slopes, plateau edges, or shorelines.



Planting should follow landform patterns rather than unnatural lines such as boundaries and fencelines.

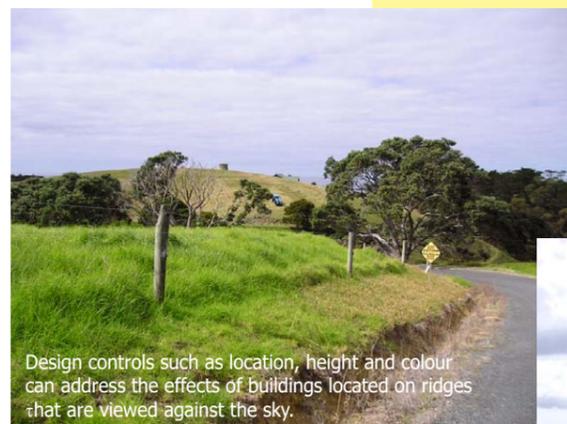


Planting can be used to screen views to a building whilst retaining, or maintaining view shafts. Bunding using fill, and manipulating ground contour and building placement on the slope can both reduce the visual impact of the building, and minimise cut/fills whilst creating level areas around the building.



D Addressing Buildings - Structure, Form, Location External Appearance

Note: For large properties the property boundaries, roads and existing and proposed buildings, vegetation and features on the property will need to be identified on a separate Site plan, which may also include sections and elevations, as required for Resource and Building Consent applications. For further details as to detail plan & as-built plan requirements, also refer also the WDC Environmental Engineering Standards Refer WDC website

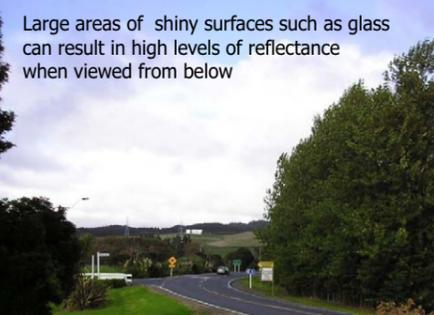
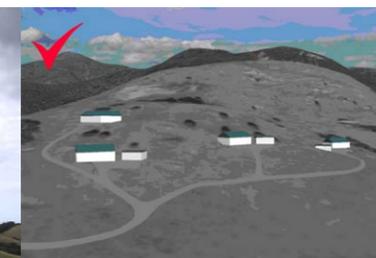
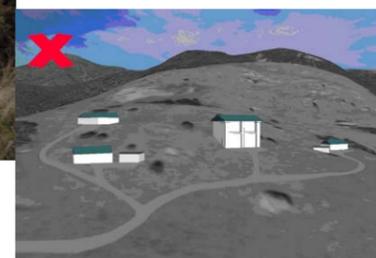


Design controls such as location, height and colour can address the effects of buildings located on ridges that are viewed against the sky.

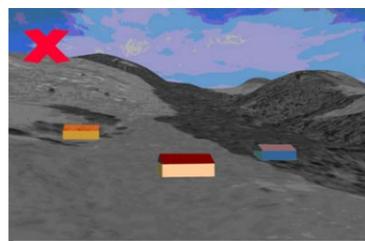
Ensure that buildings and structures are of a scale and design that is consistent with existing character and development within the surrounding rural area or coastal landscape. Screening, or modulating the ground and roof planes can assist with this. Clustering of built form, and maintaining a sense of openness maintains rural amenity, productive land and reduces reverse sensitivity effects.



Dominant forms located on ridgelines are highly prominent when viewed from below and above.



Large areas of shiny surfaces such as glass can result in high levels of reflectance when viewed from below



Use non-shiny and low-reflectance materials and colours, and the colours from the surrounding landscape to assist with the buildings and structures sitting naturally within their surroundings. Use of the rural / farm design style by using similar building materials, forms, and clustering styles can also help new developments blend with the existing rural or coastal character.



The house on the right blends in with the setting using colours from the surrounding landscape whereas the colours on the left are prominent.

