

## **Section 5.10 Guidelines for Buildings in the Stewart Island/Rakiura Urban Zone**

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Oban's landscape derives its visual character from the physical setting of hills and harbour and public spaces (beaches, streets etc). It is important that the continuing development of buildings and structures on the Island do not spoil these features, but rather that such development maintains and if possible enhances the distinctive visual character of the township.

The appropriate form and appearance of buildings and structures is in part determined by site factors such as size, contours, orientation, existing vegetation and the character of surrounding buildings. Accordingly, 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 building or structure (eg a low profile design), colour, materials, retention of existing indigenous vegetation, landscaping work, revegetation and sensitive earthworks.

The following guidelines will be taken into account by Council when assessing resource consents for new buildings or additions to existing buildings.

### **Siting Of Buildings And Structures:**

1. Avoid buildings on ridgelines/hill tops, especially skylines where the structure is silhouetted against the sky.
2. Avoid buildings on steep faces where earthworks become highly visible.
3. Ensure there is a backdrop of land for buildings when seen from obvious viewing points, rather than these buildings protruding on to the skyline.
4. Site buildings where there is a change in the landform, eg at the base of a hill or on a terrace.
5. Minimise excavation. A cut slope is a highly visible one. Cut slopes must be shaped to blend into the surrounding landscape.
6. Group the buildings of a development together.
7. Retain and/or establish indigenous vegetation so as to form a visual backdrop for the siting of buildings and integration of built structures into the landscape.
8. Site buildings in harmony with the land contours, eg with rooflines running parallel to the contour, not at an angle to it.

### **Materials:**

1. Avoid highly reflective materials.
2. Employ materials that are natural in character and visually compliment the Stewart Island/Rakiura landscape.
3. Utilise the Council's lighting guidance information when considering installation of external artificial lighting.

### **Colour:**

1. Avoid colours which would lead to a building appearing highly visible in the Island setting.
2. Where more industrialised materials such as galvanised iron, concrete are used, the use of warm colours and low reflective finishes are encouraged to ensure compatibility with the landscape.
3. Avoid colours, which do not derive from or compliment the colours of natural elements of the landscape (such elements include soil, rocks, streams, rivers, vegetation, the sky and the sea).

4. The sensitive use of colour will enhance the appearance of a building and can contribute greatly to the streetscape character. Two approaches are encouraged:
  - (a) Pale body colour, darker accent, with dark trim and roof.
  - (b) Dark body colour, pale accent and trim and a dark roof.

The preferable choice of colours are those in the neutral, earthy and natural ranges, including white.

Bright primary colours such as bright yellow, bright red, bright blue, bright green and purple should be avoided as background and base colours. While sometimes such colours are favoured by corporate business chains, such organisations are encouraged to recognise the unique nature of the Stewart Island/Rakiura environment.

### **Design Features:**

1. The shape and size of new buildings should generally reflect the scale and form, which has been established by existing buildings, rather than being incongruous in the existing setting.
2. Avoid flat roofs.
3. Carparking - grouped, out of sight behind buildings or screening in the form of landscaping/vegetation where possible.

