

APPENDIX 4: PROVISIONS OF THE PLAN THAT REFER TO ‘PUBLIC PLACE’

The following identifies each of the provisions that refer to public places.

Page	Provision(Objective/ Policy etc)	Number	Statement
Part 4: District Wide Issues, Objectives and Policies			
4-9	Issue: Maintenance and Enhancement of Visual Amenity Landscapes	4.2.4(3)	The key resource management issues for the visual amenity landscapes are managing adverse effects of subdivision and development (particularly from public places including public roads) to enhance natural character and enable alternative forms of development where there are direct environmental benefits.
4-10	Policy: Outstanding Natural Landscapes (Wakatipu Basin)	4.2.5(3)(v)	The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.
4-10	Policy: Visual Amenity Landscapes	4.2.5(4)(a)	To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are: - highly visible from public places and other places which are frequented by members of the public generally; and
4-11	Policy: Outstanding Natural Features	4.2.5(5)(v)	The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads;
4-12	Policy: Structures in VAL	4.2.5(9)(b)	To preserve the visual coherence of: (b)visual amenity landscapes by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment
Part 5: Rural General Zone Rules			
NB: No reference to public place within Rural General Zone Issues, Objectives and Policies			
5-23	Assessment matters: Introduction to Outstanding Natural Landscape (Wakatipu Basin) and Outstanding Natural Features – District wide.	5.4.2.2(1) intro	These assessment matters should be read in the light of two further guiding principles. First that they are to be stringently applied to the effect that successful applications for resource consent will be exceptional cases. Secondly, existing vegetation which: (a) was either • planted after; or (b) Obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places

5-23	Assessment Matters: Outstanding Natural Landscape (Wakatipu Basin) and Outstanding Natural Features – District wide.	5.4.2.2(1) (a)	Effects on openness of landscape In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places , the following matters shall be taken into account:
5-23	Assessment Matters: Outstanding Natural Landscape (Wakatipu Basin) and Outstanding Natural Features – District wide.	5.4.2.2(1)(a)(i)	(i) whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place ;
5-23	Assessment Matters: Outstanding Natural Landscape (Wakatipu Basin) and Outstanding Natural Features – District wide.	5.4.2.2(1)(b)(i)	Visibility of Development (i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and
5-26	Assessment Matters: Outstanding Natural Landscapes (District Wide)	5.4.2.2(2)(a)	Potential of the landscape to absorb development (i) whether, and to what extent, the proposed development is visible from public places ;
5-27	Assessment Matters: Outstanding Natural Landscapes (District Wide)	5.4.2.2(2)(b)	Effects on openness of landscape. (i) whether and the extent to which the proposed development will be within a broadly visible expanse of open landscape when viewed from any public road or public place and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access
5-28	Assessment Matters: Visual Amenity Landscapes	5.4.2.2(3) Intro	These assessment matters should be read in the light of the further guiding principle that existing vegetation which: (a) was either • planted after; or • self seeded and less than 1 metre in height at - 28 September 2002; and (b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places - shall not be considered: (1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and

			(2) as part of the permitted baseline. - nor shall removal of such vegetation be considered as a positive effect of any proposal.
5-28	Assessment Matters: Visual Amenity Landscapes	5.4.2.2(3)(b)(i)	(i) the proposed development is highly visible when viewed from any public places , or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access.
5-29	Assessment Matters: Visual Amenity Landscapes	5.4.2.2(3)(c)(i)	Form and Density of Development (i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places ;
5-30	Assessment Matters: Visual Amenity Values	5.4.2.2(3)(d)	Cumulative Effect Note: For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from: - from any other public road or public place frequented by the public and which is readily visible from that public road or public place ; or
5-30	Assessment Matters: Visual Amenity Values	5.4.2.2(3)(e)	Rural Amenities (i) the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places ; and from adjacent land where views are sought to be maintained;
5-31	Assessment Matters: Other Rural Landscapes	5.4.2.2(4)(viii)	The nature and extent of building setbacks and/or earthworks and/or landscaping can create buffers to avoid or mitigate the potential effects of development on adjoining properties, public roads or public places .
5-36	Assessment Matters General- Discretionary Activity - Surface of Lakes and Rivers	5.4.2.3 (xvi)(g)(i)	In the case of structures or moorings which pass across or through the surface of any lake or river or are attached to the bank of any lake or river, the extent to which the structures or moorings: (i) are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place .
5-37	Assessment Matters General- xviii Discretionary activity – forestry	5.4.2.3(xviii)(2) (b)	(b) The potential to block important views from roads and other public places ;
5-42	Site Standard – Planting of tree species with wilding potential	5.4.2.3 (xxx)(2)(b)	(b) The potential for the planting to block important views from roads and other public places ;

Part 5: Gibbston Character Zone			
NB: No reference to public places found within Gibbston Character Zone Issues, Objectives and Policies			
5-53	Assessment Matters: (i) Landscape and Amenity Values - General B) Visibility of development	5.8.2(i)(B)(i)	the proposed development is highly visible when viewed from any public roads and other public places which are frequented by the public, or is visible from SH6
5-54	Assessment Matters: (i) Landscape and Amenity Values - General C) Rural Amenities	5.8.2(i)(C)(i)	whether the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscape from SH6 and other public places ; and from adjacent land where views are sought to be maintained:
5-54	Assessment Matters: (i) Landscape and Amenity Values - General (D) Form and Density of Development	5.8.2)i)(D)(i)	whether and to what extent there is the opportunity to utilise existing natural topography to ensure that the development is located where it is not highly visible when viewed from any public roads and other public places frequented by the public, or visible from SH6;
5-55	Assessment Matters: (i) Landscape and Amenity Values - General (E) Cumulative Effects of Development on the Landscape	5.8.2(i)(E)	Note: For the purposes of this assessment matter the term “vicinity” generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from: <ul style="list-style-type: none"> • State Highway 6, or • from any other public road or public place frequented by the public and which is readily visible from that other public road or public place; or • from adjacent or nearby residences.
5-55	Assessment Matters: (i) Landscape and Amenity Values - General	5.8.2 (iii)	Whether the building is visually obtrusive from any public road, recreation area or public place .
Part 6- Airport Mixed Use Zone			
NB: No reference to public places found within Airport Mixed Use Zone Issues, Objectives and Policies			
Part 6			
6-5	Zone Standard: Glare	6.2.5.2(ii)(a)	All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places .
6-5	Zone Standard: Glare	6.2.5.2(ii)(b)	All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place .
Part 7 Residential Zone			

NB: No reference to public places found within Residential Zone Issues, Objectives and Policies			
7-50	Assessment Matters – General- Additional Matters – Community Facilities- Landscaping	7.7.1(xxii)(b)	The extent of the visual impact of buildings, outdoor parking and outdoor storage areas where a reduced area of landscaping is proposed having regard to its visibility from adjoining sites, public places or the road and in particular, from sites of residential activity.
Part 8 Rural Living Zones			
NB: No reference to public places found within Rural Living Zones Rules and Assessment Matters			
8-3	Policies- The Rural Residential sub-zone at Bob's Cove	8.1.2(4)(4.3)	4.3 Although it is recognised that buildings will be visible from public places and from adjoining properties, the buildings shall be set amongst the trees in such a manner so as to not dominate the existing and proposed pattern of vegetation.
Part 9- Townships			
NB: No reference to public places found within Township Zone Issues, Objectives and Policies, and Rules and Assessment Matters			
Part 10: Town Centres			
10-10	Explanation and Principal Reasons for adoption	10.1.3	The proportions of facades and other building elements visible from public places is an important aspect of design which can impact positively or adversely on the general scale of a particular environment. The policy and the appearance standards which implement it are designed to ensure that the town centres retain a form and appearance which is friendly to and comfortable for the people who frequent them.
10-31	Site Standards- Queenstown Town Centre- Storage	10.6.5.1(v)	In all other parts of this zone storage areas shall be screened from view from all public places , adjoining sites and adjoining zones.
10-31	Site Standards- Queenstown Town Centre- Verandas	10.6.5.1(vi)	Verandas shall be no higher than 3m above pavement level and of a width compatible with verandas on neighbouring buildings and shall provide continuous cover for pedestrians. No verandas on the north side of a public place or road shall extend over that space by more than 2 m. Those verandas on the south side of roads shall not extend over the space by more than 3 m.
10-35	Zone Standards- Queenstown Town Centre- Glare	10.6.5.2(iii)(a)	All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places , except footpath or pedestrian link amenity lighting.
10-35	Zone Standards- Queenstown Town Centre- Glare	10.6.5.2(d)	All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.
10-39	Site Standards- Wanaka Town Centre- Storage	10.7.5.1(v)	In all other parts of this Zone storage areas shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.
10-41	Zone Standards- Wanaka Town Centre- Glare	10.7.5.2(iii)(a)	All exterior lighting installed on sites or buildings within the shall be directed away from adjacent sites, roads and public places , except footpath or pedestrian link amenity

			lighting.
10-42	Zone Standards- Wanaka Town Centre- Glare	10.7.5.2(iii)(d)	All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.
10-44	Site Standards- Arrowtown Town Centre- Outdoor Storage	10.8.5.1(v)	Where a storage area does not form part of a building the storage area shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.
10-46	Zone Standards- Arrowtown Town Centre- Glare	10.8.5.2(iii)(a)	All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places , except footpath or pedestrian link amenity lighting.
10-46	Zone Standards- Arrowtown Town Centre- Glare	10.8.5.2(iii)(d)	All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.
10-48	Site Standards- Corner Shopping Centre Zones Rules- Storage	10.9.5.1(iv)	All storage areas shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.
10-50	Zone Standards- Corner Shopping Centre Zones Rules- Glare	10.9.5.2(iii)(a)	All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places , except footpath or pedestrian link amenity lighting.
10-50	Zone Standards- Corner Shopping Centre Zones Rules- Glare	10.9.5.2(iii)(d)	All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.
Part 11: Business and Industrial Zones: Issues, Objectives and Policies, and Rules and Assessment Matters			
11-3	Policies - Amenity within the Business and Industrial Areas	11.1.3(2.2)	By ensuring sites for business and industrial activities provide an attractive frontage to streets, public places and neighbours.
11-9	Zone Standards- Business Zone- Glare	11.2.5.2 (iii)(a)	Exterior lighting installed on sites or buildings shall be directed away from adjacent sites, roads and public places .
11-9	Zone Standards- Business Zone- Glare	11.2.5.2 (iii)(b)	Roofs of buildings shall be finished to avoid glare when viewed from any public place .
11-13	Zone Standards- Industrial Zone- Glare	11.3.5.2 (ii)(a)	Fixed exterior lighting shall be directed away from adjacent sites, roads and public places .
11-13	Zone Standards- Industrial Zone- Glare	11.3.5.2 (ii)(b)	b) Roofs of buildings shall be finished to avoid glare when viewed from any public place .

Part 12.2- Resort Zones:					
NB: No reference to public place found within Part 12.1: Resort Zones Issues, Objectives and Policies, or Part 12.2 Resort Zone Rules					
Part 12.3 Rural Visitor Zones					
NB: No reference to public place found within Part 12.3: Rural Visitor Zones Issues, Objectives and Policies, or Part 12.4 Rural Visitor Zone Rules and Assessment Matters					
Part 12.6 Penrith Park Zone					
NB: No reference to public place found within Part 12.6: Penrith Park Zone Issues, Objectives and Policies.					
12-51	Site Standards- Visual Amenity			12.7.5.1(ii)(d)	No part of any building located in Activity Area (1) of the Penrith Park Zone Plan 'A' north of the visual amenity line shall intrude into the skyline when viewed from any public place, excluding Lake Wanaka and any road or walkway within the zone.
12-51	Site Standards- Visual Amenity			12.7.5.1(ii)(e)	No part of any building located in Activity Area (1) of the Penrith Park Zone Plan 'A' north of the visual amenity line shall be visible from any public place within 50m of the Shoreline excluding the surface of Lake Wanaka.
12-51	Site Standards- Building Line			12.7.5.1(iii)(b)	No building on any allotment affected by the building line shall be visible when viewed from any public place within 50m of The Shoreline, excluding the lake surface, and referred to on Penrith Park Zone Plan 'A' as The Beach
12-53	Resource Assessment- Controlled Buildings	Consents Matters- Activity	- (i) -	12.7.6(i)(b)	Whether the building is visually obtrusive from any public road, recreation area or public place.
12-53	Resource Assessment- Discretionary Buildings	Consents Matters- Activity	- (i) -	12.7.6(ii)(a)	The extent to which the building intrudes into the skyline when viewed from any public place excluding (i) the surface of Lake Wanaka (ii) any road or walkway within the Zone.
12-53	Resource Assessment- Discretionary Buildings	Consents Matters- Activity	- (ii) -	12.7.6(ii)(b)	The extent to which the building is visible from any public place within 50 meters of the shoreline, excluding the surface of Lake Wanaka.
12-54	Resource Assessment- Discretionary Vegetation	Consents Matters- Native	- (iii)	12.7.6(iii)(b)	The extent to which any native vegetation to be removed from the site will be or has been replaced and the contribution that new vegetation makes or will make to the visual amenity of the site and locality when viewed from any public place within 50 meters of the shoreline, excluding the surface of Lake Wanaka.
Part 12.8 Bendemeer					

NB: No reference to public place found within Part 12.8: Bendemeer Zones Issues, Objectives and Policies, or Part 12.9 Bendemeer Zone Rules and Assessment Matters			
Part 12-10 Remarkables Park Zone			
12-68	Explanation and Principal Reasons for Adoption	12.10.3(3)	Activity Area 2 - Riverside Public Recreation Activity area 2a on the river peninsula adjoining the Kawarau River, to the south covers land owned by the Council and is proposed to be developed for public open space. This element of the southern Riverside Public Recreation area is the proposed river access area. This area would be a public place carefully located on the river's edge in order to take advantage of the opportunities of such a location for river access. It may provide a terminus for water transport between the Frankton locality, Queenstown and other parts of the District as well as focus for limited commercial uses, eg restaurants, ticketing facilities.
12-87	Assessment Matters – River Access	12.11.6(l)	The extent to which structures complement and enhance public places such as pathways and access to the river.
Part 12-13 Hydro Generation Zone NB: No reference to public place found within Part 12.12: Hydro Generation Zones Issues, Objectives and Policies, or Part 12.13 Hydro Generation Zone Rules and Assessment Matters			
Part 12-14 Quail Rise Zone			
NB: No reference to public place found within Part 12.14: Quail Rise Zones Issues, Objectives and Policies			
12-110	Assessment Matters- General	12.15.6(i)(b)	Whether, and to what extent, the proposed development is visible from scenic rural roads and other public places .
12-112	Assessment Matters- vii Tree Removal and Topping	12.15.6(vii)(c)	The extent to which the removal or topping of a tree or trees exposes development when viewed from public roads and other public places outside of the Zone.
12-112	Assessment Matters- Building Height	12.15.6(ix)(a)	The extent to which any building or structure will be visible from public roads or other public places ; and
Part 12-16 Meadow Park Zone			
NB: No reference to public place found within Part 12.16: Meadow Park Zones Issues, Objectives and Policies, or Part 12.17 Meadow Park Zone Rules and Assessment Matters			
Part 12-18 Frankton Flats Special Zone			
NB: No Issues, Objectives or Policies to check			
12-132	Zone Standard- Glare and artificial illumination	12.18.5.2(iv)	All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places , except footpath or pedestrian link amenity lighting. All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.

Part 13- Heritage NB: No reference to public place found within Part 13- Heritage Issues, Objectives and Policies.			
13-12	Assessment Matters- Discretionary Activity - Landscape Feature	13.3.2(iii)(d)	the effect of any building on the visibility of the tree from a road or public place .
Part 14- Transport NB: No reference to public place found within Part 14: Transport Issues, Objectives and Policies, Transport Rules and Assessment Matters			
Part 15- Subdivision. Development and Financial Contributions NB: No reference to public place found within Part 15- Subdivision Development and Financial Contributions Issues, Objectives and Policies.			
15-11	Assessment Matters- Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)	15.2.3.5(b)(vii)	In the Bendemeer Special Zone the extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and does not compromise the ice sculptured legibility of the land within the zone particularly when viewed from State Highway 6 to the south of the zone, Morven Ferry and Arrow Junction Roads and any other public places to the south, excluding the Crown Range Road.
15-12	Assessment Matters (c) Gibbston Character Zone (B) Visibility of Development	15.2.3.5(c)(B) (i)	the proposed development is highly visible when viewed from any public roads and other public places which are frequented by the public, or is visible from SH6;
15-12	Assessment Matters (c) Gibbston Character Zone (C) Rural Amenities	15.2.3.5(c)(C) (i)	whether the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscape from SH6 and other public places ; and from adjacent land where views are sought to be maintained;
15-13	Assessment Matters (c) Gibbston Character Zone (C) Form and Density of Development	15.2.3.5(c)(D) (i)	whether and to what extent there is the opportunity to utilise existing natural topography to ensure that the development is located where it is not highly visible when viewed from any public roads and other public places frequented by the public, or visible from SH6.
15-13	Assessment Matters (c) Gibbston Character Zone (E) Cumulative Effects of Development on the Landscape	15.2.3.5(c)(E)	from any other public roads or public place frequented by the public and which is readily visible from that other public road or public place ; or

15-31	Site Subdivision Standards - Landscaping and Recreational Access	15.2.8.2(ii)	The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.
Part 16- Hazardous Substances NB: No reference to public place found within Part 16 Hazardous Substances Issues, Objectives and Policies, Hazardous Substances Rules and Assessment Matters			
Part 17- Utilities NB: No reference to public place found within Part 17 Utilities Issues, Objectives and Policies			
17-12	Site Standards – Landscaping	17.2.5(ii)	Landscaping shall be established to mitigate the visual effects of buildings, structures and access, to ensure they are integrated with the surrounding environment when viewed from adjoining sites and public places . Landscaping shall include planting with trees or shrubs of at least one metre which at maturity reach a height of at least 2m and shall be maintained or replaced.
17-12	Assessment Matters	17.3.2(ii)	The extent of the visual impact of the utility from any adjoining Residential, Rural-Residential, Rural-Lifestyle, Township, Town Centre, Corner Shopping Centre, Remarkables Park, Resort or Rural Visitor zoned site or from any public road or public place , and its impact on the amenity values and character of the surrounding environment taking into account its external appearance.
Part 18- Signs			
18-2	Outdoor Signs- Policies	18.1.3.1(1)(1)	<i>the effect of illumination on adjoining properties and public places.</i>
18-2	Outdoor Signs- Policies	18.1.3.1(1)(5)	<i>To ensure outdoor signs in or over public places or attached to utilities, community facilities or public reserves, other than in business areas, are limited to signs necessary for direction, public information or public safety.</i>
18-4	Prohibited Activities	18.2.4(e)	signs attached to any vehicle parked in or visible from any road or public place for the principle purpose of commercial advertising
Part 19- Relocated Buildings, Temporary Buildings and Temporary Activities NB: No reference to public place found within Part 19 Relocated Buildings, Temporary Buildings and Temporary Activities Issues, Objectives and Policies			
19-5	Assessment Matters- Amenity	19.2.2.5(a)(ix)	The effect of the activity on the use normally made to any public place in respect of its use, character and conservation value.
Part 20- Open Space Zone, Landscape Protection NB: No reference to public place found within Part 20 Open Space Zone, Landscape Protection Issues, Objectives and Policies, Open Space Zone, Landscape Protection Rules and Assessment Matters			

Definition of public place: Means every public thoroughfare, park, reserve, lake, river to place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, or other agencies. For the purposes of this District Plan, public place shall not include any access easement established under ... Act from December 2007.