

Mackenzie District Plan

SUMMARY OF SUBMISSIONS – PLAN CHANGE 9 – LANDSCAPING REQUIREMENTS IN INDUSTRIAL, SERVICE AND TOURIST ZONES – February 2006

Note: S – Support

S (with amdmt) – Support with Amendment

O - Oppose

SID:	Submitter	RID	S/O	Request	Reason/s	Heard?
1	Aoraki Smokehouse Salmon Ltd	1	S (with amdmt)	Amend the plan with the term “landscaping” more defined.	New businesses shouldn’t be so financially handicapped by having to spend thousands of dollars on landscaping (especially when no other properties seem to be landscaping their frontages)	Not specified
2	C J Black (on behalf of the Mt Cook Collection/ Godley Resort Ltd)	1	O	Broaden the definition of landscaping as follows (or like effect): “Landscaping: means the planting of live plant materials such as trees, shrubs, grasses, groundcover or other horticultural material and also includes lawn, water features, rocks, paved areas or other features, the aim of which is to improve visual amenity and/or human use or enjoyment and/or to partially or wholly screen activities or buildings and/or to provide protection from the climate.”	The definition of “landscaping” proposed is too narrow and limits the type of landscaping able to be undertaken. The definition, for example, does not refer to the planting of grasses which are a feature of the Mackenzie District.	Yes
		2	O	Delete Rule 2.3.5 (f) (v)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and (c) people who use a building can escape from the building if it is on fire; and (d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping	

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					and planting plan to be submitted to Council as part of an application for building consent. The Council's requirements with respect to landscaping are (and should be) contained in the rules.	
		3	O	Amend Rule 2.3.5 (f) (vi) as follows (or to like effect): "All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site."	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
		4	O	Amend Rule 3.3.6 (f) (v) as follows (or to like effect): "A landscaped area of a minimum depth of 1 metre shall be established along all zone boundaries. All landscaping required to be established along all zone boundaries in accordance with this provision shall include species capable of creating a continuous screen with a minimum height of 1.8 metres at maturity."	It is not clear that only landscaping along zone boundaries must include species capable of creating a continuous screen of 1.8m at maturity.	
		5	O	Amend Rule 3.3.6 (f) (vi) as follows (or to like effect): "All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site."	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
		6	O	Delete Rule 3.3.6 (f) (viii)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and	

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					<p>well being of the people who use them; and (c) people who use a building can escape from the building if it is on fire; and (d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s requirements with respect to landscaping are (and should be) contained in the rules.</p>	
		7	O	<p>Amend Rule 4.3.1 (g) (ii) as follows (or to like effect): “A landscaped area of a minimum depth of 1 metre shall be established along all zone boundaries. All landscaping required to be established along all zone boundaries in accordance with this provision shall include species capable of creating a continuous screen with a minimum height of 1.8 metres at maturity.”</p>	<p>It is not clear that only landscaping along zone boundaries must include species capable of creating a continuous screen of 1.8m at maturity.</p>	
		8	O	<p>Delete Rule 4.3.1 (g) (iii)</p>	<p>The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and (c) people who use a building can escape from the building if it is on fire; and (d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s</p>	

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					requirements with respect to landscaping are (and should be) contained in the rules.	
		9	O	Amend Rule 4.3.1 (g) (iv) as follows (or to like effect): “All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site.”	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
3	Michael Burtscher (on behalf of LTP Number 2 Ltd and Coldwater Properties Ltd)	1	O	Broaden the definition of landscaping as follows (or like effect): “Landscaping: means the planting of live plant materials such as trees, shrubs, grasses, groundcover or other horticultural material and also includes lawn, water features, rocks, paved areas or other features, the aim of which is to improve visual amenity and/or human use or enjoyment and/or to partially or wholly screen activities or buildings and/or to provide protection from the climate.”	The definition of “landscaping” proposed is too narrow and limits the type of landscaping able to be undertaken. The definition, for example, does not refer to the planting of grasses which are a feature of the Mackenzie District.	Yes
		2	O	Delete Rule 2.3.5 (f) (v)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and (c) people who use a building can escape from the building if it is on fire; and (d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of	

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					an application for building consent. The Council's requirements with respect to landscaping are (and should be) contained in the rules.	
		3	O	Amend Rule 2.3.5 (f) (vi) as follows (or to like effect): "All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site."	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
		4	O	Amend Rule 3.3.6 (f) (v) as follows (or to like effect): "A landscaped area of a minimum depth of 1 metre shall be established along all zone boundaries. All landscaping required to be established along all zone boundaries in accordance with this provision shall include species capable of creating a continuous screen with a minimum height of 1.8 metres at maturity."	It is not clear that only landscaping along zone boundaries must include species capable of creating a continuous screen of 1.8m at maturity.	
		5	O	Amend Rule 3.3.6 (f) (vi) as follows (or to like effect): "All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site."	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
		6	O	Delete Rule 3.3.6 (f) (viii)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and	

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					<p>(c) people who use a building can escape from the building if it is on fire; and</p> <p>(d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s requirements with respect to landscaping are (and should be) contained in the rules.</p>	
		7	O	<p>Amend Rule 4.3.1 (g) (ii) as follows (or to like effect):</p> <p>“A landscaped area of a minimum depth of 1 metre shall be established along all zone boundaries. All landscaping required to be established along all zone boundaries in accordance with this provision shall include species capable of creating a continuous screen with a minimum height of 1.8 metres at maturity.”</p>	<p>It is not clear that only landscaping along zone boundaries must include species capable of creating a continuous screen of 1.8m at maturity.</p>	
		8	O	<p>Delete Rule 4.3.1 (g) (iii)</p>	<p>The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that –</p> <p>(a) people who use buildings can do so safely and without endangering their health; and</p> <p>(b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and</p> <p>(c) people who use a building can escape from the building if it is on fire; and</p> <p>(d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s requirements with respect to landscaping are (and</p>	

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					should be) contained in the rules.	
		9	O	Amend Rule 4.3.1 (g) (iv) as follows (or to like effect): “All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site.”	It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).	
4	Grants Motels Ltd, Mackenzie Experience Ltd & Wairepo Developments Ltd	1	O	The Council should stay out of saying what the landowner should do.	The landowner should make the decision on the landscaping of sites, not the Council. On our developments in Twizel we have landscaped the sites to our own ideas and we are proud of our developments. The Council as developers did a very poor job on the sites they sold. The Council will need to address the water problem if we are to have more gardens i.e. no water no growth of any plants or grass. Along our boundaries we have Council owned land which is in lawn and trees. No need for more landscaping. Land values are going up. Let the developer decide.	Yes
5	J G Murray (on behalf of Ailsa Ltd)	1	O	Broaden the definition of landscaping as follows (or like effect): “Landscaping: means the planting of live plant materials such as trees, shrubs, grasses, groundcover or other horticultural material and also includes lawn, water features, rocks, paved areas or other features, the aim of which is to improve visual amenity and/or human use or enjoyment and/or to partially or wholly screen activities or buildings and/or to provide protection from the climate.”	The definition of “landscaping” proposed is too narrow and limits the type of landscaping able to be undertaken. The definition, for example, does not refer to the planting of grasses which are a feature of the Mackenzie District.	Yes
		2	O	Delete Rule 2.3.5 (f) (v)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the	

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					<p>setting of performance standards for buildings, to ensure that –</p> <p>(a) people who use buildings can do so safely and without endangering their health; and</p> <p>(b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and</p> <p>(c) people who use a building can escape from the building if it is on fire; and</p> <p>(d) buildings are designed, constructed and able to be used in ways that promote sustainable development.</p> <p>It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s requirements with respect to landscaping are (and should be) contained in the rules.</p>	
		3	O	<p>Amend Rule 2.3.5 (f) (vi) as follows (or to like effect):</p> <p>“All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site.”</p>	<p>It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).</p>	
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				planting season (May 1 to 31 October) following completion of the construction of any buildings on the site.”	period which may expire in winter).	
		6	O	Delete Rule 3.3.6 (f) (viii)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that – (a) people who use buildings can do so safely and without endangering their health; and (b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and (c) people who use a building can escape from the building if it is on fire; and (d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council’s requirements with respect to landscaping are (and should be) contained in the rules.	
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		8	O	Delete Rule 4.3.1 (g) (iii)	The purpose of the Building Act 2004 is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that –	

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					<p>(a) people who use buildings can do so safely and without endangering their health; and</p> <p>(b) buildings have attributes that contribute appropriately to the health, physical independence and well being of the people who use them; and</p> <p>(c) people who use a building can escape from the building if it is on fire; and</p> <p>(d) buildings are designed, constructed and able to be used in ways that promote sustainable development. It is therefore inappropriate to require a landscaping and planting plan to be submitted to Council as part of an application for building consent. The Council's requirements with respect to landscaping are (and should be) contained in the rules.</p>	
		9	O	<p>Amend Rule 4.3.1 (g) (iv) as follows (or to like effect):</p> <p>“All landscaping required by this rule shall be undertaken and completed by the end of the first planting season (May 1 to 31 October) following completion of the construction of any buildings on the site.”</p>	<p>It is not clear when an activity commences on site. Further, the rule should require the landscaping to be completed by the end of the next planting season, rather than 6 months after the activity commencing (a period which may expire in winter).</p>	

Further Submissions

Further sub. ID	Original submitter	Submission Point	Further submitter:	S/O
F.1.1	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.1	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.2	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.2	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.3	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.3	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.4	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.4	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.5	C J Black on behalf of the Mt Cook Collection &	2.5	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S

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	Godley Resort Ltd			
F.1.6	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.6	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.7	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.7	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.8	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.8	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.9	C J Black on behalf of the Mt Cook Collection & Godley Resort Ltd	2.9	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.10	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.1	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.11	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.2	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.12	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.3	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.13	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.4	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.14	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.5	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.15	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.6	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.16	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.7	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.17	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.8	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.18	M Burtscher on behalf of LTP No 2 Ltd & Coldwater Properties Ltd	3.9	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.19	J G Murray on behalf of Ailsa Ltd	5.1	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.20	J G Murray on behalf of Ailsa Ltd	5.2	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.21	J G Murray on behalf of Ailsa Ltd	5.3	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.22	J G Murray on behalf of Ailsa Ltd	5.4	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.23	J G Murray on behalf of Ailsa Ltd	5.5	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.24	J G Murray on behalf of Ailsa Ltd	5.6	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.25	J G Murray on behalf of Ailsa Ltd	5.7	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
F.1.26	J G Murray on behalf of Ailsa Ltd	5.8	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S

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F.1.27	J G Murray on behalf of Ailsa Ltd	5.9	Grants Motels Ltd, Mackenzie Experience Ltd, Wairepo Developments Ltd	S
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