

**MACKENZIE DISTRICT COUNCIL
PLAN CHANGE 19 HEARING**

IN THE MATTER

of a hearing on submissions on Plan Change 19 to the
Operative Mackenzie District Plan pursuant to clause 8B of
the First Schedule to the Resource Management Act 1991

Pukaki Downs Tourism Limited

Submitter (#125)

Blue Lake Investment (NZ) Limited

Submitter (#122)

Kaye and Luke Paardekooper

Submitter (#54)

Lake Pukaki Natural Quiet Supporters

Submitter (#69)

EVIDENCE OF CAREY VIVIAN

(PLANNER)

28 November 2018

1. Introduction

- 1.1** My name is Carey Vivian. I hold the qualification of Bachelor of Resource and Environmental Planning (Hons) from Massey University. I have been a full member of the New Zealand Planning Institute since 2000. I am a director of Vivian and Espie Limited, a resource management, urban design and landscape planning consultancy based in Queenstown. I have been practicing as a resource management planner for twenty-four years, having held previous positions with Davie Lovell-Smith in Christchurch; and the Queenstown Lakes-District Council, Civic Corporation Limited, Clark Fortune McDonald and Associates and Woodlot Properties Limited in Queenstown.
- 1.2** While working in my various roles in Queenstown I have had extensive experience with respect to policy formulation and applications for surface of water activities. This includes:
- Reporting on all of the surface of water submissions on the Proposed District Plan (1995) (now current Operative District Plan) and the presentation of evidence to the Environment Court on various surface of water related appeals. The Operative District Plan contains a range of rule from permitted to prohibit, for commercial, non-commercial and non-motorised activities.
 - Prepared a review and section 32 evaluation on behalf of the Queenstown Lakes-District Council for the surface of water provisions as contained in the Proposed District Plan (2016). Again, the Proposed District Plan contains a range of rule from permitted to prohibit, for commercial, non-commercial and non-motorised activities.
 - I have also applied for (on behalf of private clients) surface of water activity resource consent for various commercial activities, including sea kayaking, fishing, parasailing, sailing, jet boating, fun yakking (inflatable canoes); as well as several applications for jetties, moorings and a 300-berth marina.
- 1.3** Generally speaking, the Queenstown Plan adopts a regime whereby all commercial boating activities are a discretionary activity, with some “hot spots” being either a non-complying (such as the Dart River) or prohibited activity (such as the Shotover Gorge). Motorised craft are prohibited on some rivers (such as the Hawea River year-round or the Young River during May to October inclusive) and commercial boating activities (both motorised and non-motorised) on some lakes (such as Lake Hayes year-round). In addition to the District Plan rules, the Council also has a bylaw which restricts the speed of motorised craft on certain rivers and lakes.
- 1.4** I also note that I am a private boat user and regularly do water-based activities such as fishing, paddle boarding and waterskiing; and in the past have kayaked, windsurfed (once on Lake Pukaki), jet skied and sailed.
- 1.5** Although this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2014 and agree to comply with it. This evidence is within my area of expertise, except where I state that I am relying on information I have been given by another

person. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.

2. Submissions

2.1 This evidence is a joint brief on behalf of:

- (1) Pukaki Downs Tourism Limited #125 (**PDTL**); and
- (2) Blue Lake Investment (NZ) Limited #122 (**BLINZL**); and
- (3) Kaye and Luke Paardekooper #54 (**Paardekooper**); and
- (4) Lake Pukaki Natural Quiet Supporters #69 (**LPNQS**).

PDTL Submission

2.2 PDTL is the owner of Pukaki Downs Station, which includes the Pukaki Downs Tourist Zone. Pukaki Downs Station is located on the western shore line of Lake Pukaki.

2.3 PDTL submitted on the provisions of PC19 as they related to Lake Pukaki including:

- Rural Objective 8, Rural Policy 8A, 8B, 8C, 8E, 8F, and 8G; and
- Changes to Rural Rule 7; and
- Adoption of new Rural Zone Rule 7A.2.2.

2.4 The PDTL submission generally supports PC19, as they relate to the prohibition of commercial motorised activities on Lake Pukaki. PDTL submit that listed commercial non-motorised activities as a non-complying activity is overly restrictive and should instead be a discretionary activity. PDTL submitted that such activities are naturally quiet, weather dependent (thus less frequent) and small-scale. PDTL supported jetties and boat ramps being listed as a non-complying activity.

2.5 The PDTL submission neither supported or opposed the prohibition of non-commercial motorized craft on Lake Pukaki (Notified Rule 7A.2.3.b). The PDTL submission was primarily concerned with the effects of frequency, nature and scale of commercial motorized activities which the submission states are very different to non-commercial activities. The PDTL submission does state, that should the status of private motorised craft be amended through the plan change process, then the PC19 must also review the 2.3.4 Watercraft Noise rule at the same time to ensure ambient noise levels are kept low. PDTL submitted that this Rule should be amended with respect to watercraft noise on Lake Pukaki to a maximum sound level of 70 dBA (at all times) for private motorised craft on Lake Pukaki should the prohibited activity status change.

2.6 PDTL sought the following decision from Council:

- (1) Adopt **Rule 7.A.2.1 Permitted Activities on or within Lake Pukaki** in its entirety;
- (2) Amend to **7.A.2.2 Non-complying Activities on or within Lake Pukaki (a) Commercial non-motorised activities** from Non-Complying Activity to Discretionary Activity;
- (3) Adopt **Rule 7.A.2.3 Prohibited Activities** in its entirety; Note: suggest adding the words “**on or within Lake Pukaki**” to this heading.
- (4) Consequential amendment to Rule 2.3.4 Watercraft Noise should the status of private motorised craft on lake Pukaki change from prohibited to any other status.

BLINZL Submission

2.7 BLINZL is the owner of Guide Hill Station, located on the eastern shoreline of Lake Pukaki.

2.8 BLINZL submitted on the same provisions as PDTL noted in paragraph 2.3.

2.9 BLINZL submission supported the PC19 provisions on the basis that they agreed the use of commercial motorized craft on Lake Pukaki is detrimental to the significant cultural and environmental values of the lake. BLINZL fully supported the prohibition of commercial motorized activities on Lake Pukaki. The submission neither supported or opposed the prohibition of non-commercial motorised craft on Lake Pukaki. The BLINZL submission was primarily concerned with the effects of frequency, nature and scale of commercial motorised activities which the submission states are very different to non-commercial activities.

2.10 BLINZL sought the adoption of **Rule 7.A.2.3 Prohibited Activities** in its entirety and also suggested adding the words “on or within Lake Pukaki” to this heading.

Paardekooper Submission

2.11 Kaye and Luke Paardekooper own a property on the western shoreline of Lake Pukaki.

2.12 They submitted in support of the entire plan change as it related to Lake Pukaki. The submission details the reasons for the support, including protecting recreational, landscape, ecological and economic (tourism) values. The submission specifically seeks that the Lakeside Protection Areas and Scenic Viewing Corridor provisions of the District Plan be updated as a result of the plan change. The submission also seeks that the noise levels should also be updated.

2.13 The decision seeks Rural Objective 8, Policy 8B and rule 7A.2 be adopted.

LPNQS Submission

- 2.14** The LPNQS was a group concerned residents formed in response to (then) a proposed commercial hovercraft activity on Lake Pukaki. The group is managed by Ms Paardekooper. LPNQS organised a petition and I understand obtained over two thousand signatures in support of the petition which was presented to MDC as part of the consultation process leading up to PC19.
- 2.15** The LPNQS submission relates to Objective 8, Policies 8A to C and Rule 7A.2. The submission supports those provisions as publicly notified. The submission considers PC19 will protect the amenity values and special character of Lake Pukaki for future generations.
- 2.16** The submission states that motorised commercial operation of craft on Lake Pukaki would do great harm to the tourism industry because the Mackenzie Basin is a bout space, the night sky, the tranquility, the stunning quiet, and the beauty of the pristine, spiritual lakes and the specular Southern Alps. I agree with that statement.
- 2.17** I note the submission states that lakes in New Zealand have become severely polluted due to boat traffic on pristine lakes. The submission states that commercial activities bring more danger of pollution and Lakes Wakatipu and Wanaka are experiencing severe problems. I do not know what the basis of that statement is, and I do not support it. The most polluted lake in the Wakatipu Basin is Lake Hayes where motorised craft are prohibited.
- 2.18** I also note the submission is silent on non-commercial motorised craft activity on Lake Pukaki.
- 2.19** The submission seeks the adoption of the notified PC19 provisions has they relate to Lake Pukaki.

3. Discussion

Rural Objective 8

- 3.1** Mr Harte attaches as Attachment G to her section 42A report her recommended amendments to proposed PC19 provisions. With respect to PDTL and BLINZL submission interests, Ms Harte recommends the following changes:

Rural Objective 8 –Activities on or within Waterbodies.

Recreational Activities being undertaken on or within the District waterways and riverbeds in a manner which avoids, remedies or mitigates potential adverse effects on conservation values, wildlife and wildlife habitats, public health and safety, the Waitaki Power Scheme, recreational values, takata whenua values and general amenity values.

- 3.2** I note that Rural Objective 8, in the heading, refers to Waterbodies, but the text of the objective only refers to “waterways and riverbeds”.

3.3 “Waterbodies” are not defined in the District Plan, however a “water body” is defined in the RMA as follows:

means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

3.4 “Waterways” are not defined in the District Plan or the RMA. The NZ Concise Oxford dictionary defines a “Waterway” as a navigational channel. A navigational channel is not a lake.

3.5 Riverbeds are similarly not defined in the District Plan, however, “bed” in relation to any river or lake, is defined in the RMA as follows:

bed means,—

(a) in relation to any river—

(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks:

(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and

(b) in relation to any lake, except a lake controlled by artificial means,—

(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin:

(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and

(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and

(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea

3.6 I consider it is important for the District Plan to get these terminologies correct, otherwise it may lead to uncertainty and challenge. I therefore recommend a consequential amendment to Rural Objective 8 as follows (double underlining or strikethrough my recommendation):

Rural Objective 8 –Activities on or within Waterbodies and their beds.

~~Recreational~~Activities being undertaken on or within the District’s ~~waterways~~ waterbodies and ~~riverbeds~~ their beds in a manner which avoids, remedies or mitigates potential adverse effects on conservation values, wildlife and wildlife habitats, public health and safety, the Waitaki Power Scheme, recreational values, takata whenua values and general amenity values.

Rural Policy 8A

3.7 With respect to Rural Policy 8A, Ms Harte recommends no change as follows:

Rural Policy 8A – Values of Waterbodies

To acknowledge the range of values associated with waterbodies within the District and to maintain or enhance those values through management of activities on or within waterbodies.

- 3.8 A support the adoption Rural Policy 8A without amendment.

Rural Policy 8B

- 3.9 With respect to Policy 8B, Ms Harte recommends the following changes:

Rural Policy 8B – Lake Pukaki

To protect the unique natural quiet, beauty and tranquillity values and experience of Lake Pukaki by avoiding commercial motorised activities on the Lake other than for essential activities and by restricting non-commercial motorised activities, other than essential activities, to the north and eastern areas of the Lake.

- 3.10 If the Hearings Panel decide to adopt a non-commercial motorised activity area in the District Plan, then I support Ms Harte’s recommendation in respect to this policy then I agree with Ms Harte’s recommendation. However, I consider the wording of the rule could be improved. Rule 7A.2.1(a) (as discussed below) refers to motorised and non-motorised “craft”. A “craft” is not defined in the District Plan, but a “motorised craft” is as “any water craft powered by an engine”. Rules 7A.2.1(b) and (c) substitute the words “craft” with “activities”. Rule 7A.2.1(d) then uses the terms “craft” again. In my opinion, there needs to be some consistency in the objectives, policies and rules to avoid ambiguity in interpretation in the future.

- 3.11 As such, I recommend that Rural Policy 8B is amended as follows;

Rural Policy 8B – Lake Pukaki

To protect the unique natural quiet, beauty and ~~tranquillity~~ tranquility values and experience of Lake Pukaki by avoiding ~~the use of commercial motorised activities~~ the use of commercial motorised water craft on the Lake other than for essential activities and by restricting ~~the use of non-commercial motorised activities~~ the use of non-commercial motorised water craft, other than essential activities, to the north and eastern areas of the Lake.

- 3.12 I recommend, as a consequential amendment (if jurisdiction exists) to the definition of “Motorised Craft” to aid interpretation of the objectives, policies and rules as follows:

Motorised Water Craft: *Means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or life-jacket, and includes any aircraft whilst such aircraft is on the surface of the water. A motorised water craft means any water craft powered by an engine and a non-motorised craft means any water craft which is not powered by an engine.*

Rural Policy 8C

- 3.13 With respect to Policy 8C, Ms Harte recommends the following changes:

Rural Policy 8C – Commercial Activities

To avoid, remedy or mitigate the adverse effects of commercial activities through assessment by way of resource consent except for commercial activities on Lake Pukaki which are prohibited.

- 3.14 I agree with the intent of Ms Harte's recommended change, however I consider there is a better way of doing it, as follows:

Rural Policy 8C – Commercial Activities (excluding the use of commercial motorised water craft on Lake Pukaki)

To avoid, remedy or mitigate the adverse effects of the use of commercial activities water craft through assessment by way of resource consent.

Rural Policy 8E

- 3.15 With respect to Policy 8E, Ms Harte recommends the following changes:

Rural Policy 8E– Effects on Wildlife and Wildlife Habitats

To avoid, remedy or mitigate the adverse effects of the recreational and commercial use of riverbeds and waterbodies (in particular the use of off-road vehicles and power boats) on wildlife and wildlife habitats.

- 3.16 For consistency with my recommended Rural Objective 8 above, I recommend this policy is consequentially amended as follows:

Rural Policy 8E– Effects on Wildlife and Wildlife Habitats

To avoid, remedy or mitigate the adverse effects of the recreational and commercial use of ~~riverbeds and waterbodies~~ and their beds (in particular the use of off-road vehicles and ~~power boats~~ motorised water craft) on wildlife and wildlife habitats.

Rule 7A.2.1

- 3.17 Rule 7A.2 relates to activities specifically on or within Lake Pukaki. Rule 7A.2.1 Permitted Activities on or within Lake Pukaki, as recommended by Ms Harte, reads as follows:

7A.2.1 Permitted Activities on or within Lake Pukaki

7A.2.1.a Use of motorised and non-motorised craft for search and rescue, defence, civil emergency, scientific research and monitoring and pest control purposes where the activity is an enactment of a statutory responsibility.

7A.2.1.b Non-commercial non-motorised activities

7A.2.1.c Non-commercial motorised activities within the area identified as “Non-commercial motorised activity area” on the Planning Maps

7A.2.1.d Motorised and non-motorised craft related to the operation, maintenance, upgrading and development of the Waitaki Power Scheme.

- 3.18 If the Hearings Panel decide to adopt a Non-commercial motorised activity area in the District Plan, then I support Ms Harte's recommendation in respect to this rule. However, I consider the wording of the rule could be improved, in line with my discussion above, as follows:

7A.2.1 Permitted Activities on or within Lake Pukaki

7A.2.1.a *Use of motorised and non-motorised water craft for search and rescue, defence, civil emergency, scientific research and monitoring and pest control purposes where the activity is an enactment of a statutory responsibility.*

7A.2.1.b *Use of non-commercial non-motorised ~~activities~~ water craft.*

7A.2.1.c *Use of non-commercial motorised ~~activities~~ water craft within the area identified as “Non-commercial motorised craft activity area” on the Planning Maps*

7A.2.1.d *Use of motorised and non-motorised water craft related to the operation, maintenance, upgrading and development of the Waitaki Power Scheme.*

Rule 7A.2.2

3.19 Rule 7A.2.2 Non-complying Activities on or within Lake Pukaki, as recommended by Ms Harte, reads as follows:

7A.2.2 Non-complying Activities on or within Lake Pukaki

7A.2.2.a *Commercial non-motorised activities*

7A.2.2.b *Jetties and boat ramps*

3.20 I note the PDTL submission seeks the status of commercial non-motorised water craft be changed from a non-complying activity to discretionary activity. I do not support that request. Accordingly, I confirm that PDTL are happy to withdraw that part of their submission (if need be).

3.21 I do recommend the following wording changes to be consistent with my evidence:

7A.2.2 Non-complying Activities on or within Lake Pukaki

7A.2.2.a *Use of commercial non-motorised ~~activities~~ water craft.*

7A.2.2.b *The construction of new jetties and boat ramps.*

Rule 7A.2.3

3.22 Rule 7A.2.3 Prohibited Activities on or within Lake Pukaki, as recommended by Ms Harte, reads as follows:

7A.2.3 Prohibited Activities

7A.2.3.a *Commercial motorised activities.*

7A.2.3.b *Non-commercial motorised activities other than in the area identified as “Non-commercial motorised activity area” on the Planning Maps.*

7A.2.3.c *Craft on the surface of waterways used for accommodation.*

3.23 If the Hearings Panel decide to adopt a non-commercial motorised activity area in the District Plan, then I support Ms Harte’s recommendation in respect to this policy, in particular (a) and (b). I consider that the 7A.2.3 heading should include the words “on or within Lake Pukaki” for consistency with Rules 7A.2.1 and 7A.2.2. I also consider, if jurisdiction exists, the wording of (c) could be improved as follows:

7A.2.3 Prohibited Activities on or within Lake Pukaki

7A.2.3.a Use of commercial motorised activities water craft.

7A.2.3.b Use of non-commercial motorised activities water craft other than in the area identified as “Non-commercial motorised water craft activity area” on the Planning Maps

7A.2.3.c ~~Craft on the surface of waterways~~ Use of water craft used for overnight accommodation.

Definition

3.24 Ms Harte recommends amending the definition commercial activities as follows:

Commercial Activity: means the use of land, water and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, showrooms, travel and real estate agencies, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, recreational activities where are charge for profit is involved, the sale of liquor and associated parking areas; but excludes ~~recreational activities~~, community and service activities, home occupations not-for profit recreational activities and visitor accommodation. Notwithstanding that service activities are excluded, commercial activity includes the ancillary manufacturing or repair of goods which have the same or similar effect on the environment as the retailing of those goods.

3.25 I support Ms Harte’s recommended changes to this definition.

District Plan Maps

3.26 Ms Harte also recommends a layer be inserted onto the Planning Maps delineating a non-commercial motorised activity area on Lake Pukaki. For the reason expressed above, I consider if the Hearings Panel adopt this recommendation then the area should be called “Non-commercial motorised water craft activity area”.

3.27 With respect to the map Ms Harte finds at paragraph 13 of her section 42A report that:

On the basis that it is appropriate that a non-commercial motorised boating area should extend to the western lakeshore the southern extent of such an area needs to be determined. The Marshall Day potential areas take into account the experience of people at Viewing locations 1 and 2 based on different model noise levels. The most generous area is based on motorised boating noise being 65 dB LAFmax at 25m and is a semi-circular shape commencing approximately 3km north of Boundary Stream and coming down the Lake slightly west of Jeremy Head’s recommended area. I consider however that a larger area is justified and more practical based on historic usage. A number of submitters point out that two launching ramps were provided for recreational use when the Lake was reside the second time; one at Tekapo B and one at Boundary Stream. The latter ramp is now covered in shingle but potentially could come into use in the future. I suggest that a line across the Lake just below Boundary Stream should form the southern boundary of the permitted area for non-commercial motorised boating through to the area proposed by Jeremy Head. This line could either be defined in terms of latitude (44o 04mins south) in terms of New Zealand Geodetic Datum (1 17 000mN). I understand that boaties general use latitude and longitude. The proposed area is contained in the recommended amendments to PC19 contained in

Attachment G.

- 3.28** In my experience, there is a big difference between commercial and non-commercial boating activities in terms of nature, scale and duration. It is unlikely a non-commercial boat would operate on Lake Pukaki daily (or probably even weekly). However, if the lake clears, it could become more popular for boating in the future thus generating more use and effect.
- 3.29** In my opinion, the Marshall Day acoustic report confirms that vessels complying with existing Rule 2.3.4 in Section 14 of the MDC Plan (i.e. 90 dB L_{AE} at 25 meters) will not comply with the inaudibility criterion at any location on the Lake. In my opinion, if inaudibility of motorised water craft on Lake Pukaki for amenity reasons is the goal, then all motorised craft should be prohibited on Lake Pukaki (as originally proposed by PC19).
- 3.30** I also consider that an arbitrary line on the lake surface demarcating permitted and prohibited boating will be very difficult for the Council to enforce. In my experience, a non-commercial boatie is unlikely to use latitude and longitude to navigate. They more likely to use landmarks to navigate as many private boats are not all private boats are equipped with GPS systems (Fish and Game use landmarks for prohibited fishing areas on Lake Wakatipu). Mr Head suggests landmarks, but I do not agree with his choice of using the summit of Aoraki Mount Cook as often that summit is under cloud.
- 3.31** Additionally, a boatie is unlikely to carry around a District Plan Map with them showing where they are and are not permitted to boat. The rules will require a significant amount of signage to educate users on what they are and are not allowed to do on the lake. That will be difficult given the size of the lake and the multiple areas that you could possibly launch a boat (or smaller craft like a jet ski) without even seeing a sign.
- 3.32** In my opinion, a partial prohibition for non-commercial water craft on Lake Pukaki is going to be very difficult, if not impossible, to enforce. Lake Pukaki deserves, in my opinion, special protection for its amenity, landscape, scenic, ecological and takata whenua values. The Mackenzie Basin has many lakes where you can undertake motorised boating in a short driving distance from the main townships. In my opinion, if any lake in the South Island deserves a total prohibition to motorised craft, Lake Pukaki does.
- 3.33** If the Hearings Panel decide to a total prohibition, then the recommended changes to the objectives, policies and rules I have discussed previously will need to be amended. If the Hearings Panel decide to adopt a “Non-commercial motorised craft activity area” then I would support an area no larger than Marshall Day’s 70 dB at 25m area (the middle one).

Other Matters

- 3.34** I note the Paardekooper submission also requests amendment to Policy 3B6 Lakeside Protection Areas and Policy

3B7 Scenic Viewing areas. The submission requests that these policies be updated to include specific reference to the plan change.

3.35 Policies 3B6 and 3B7 read:

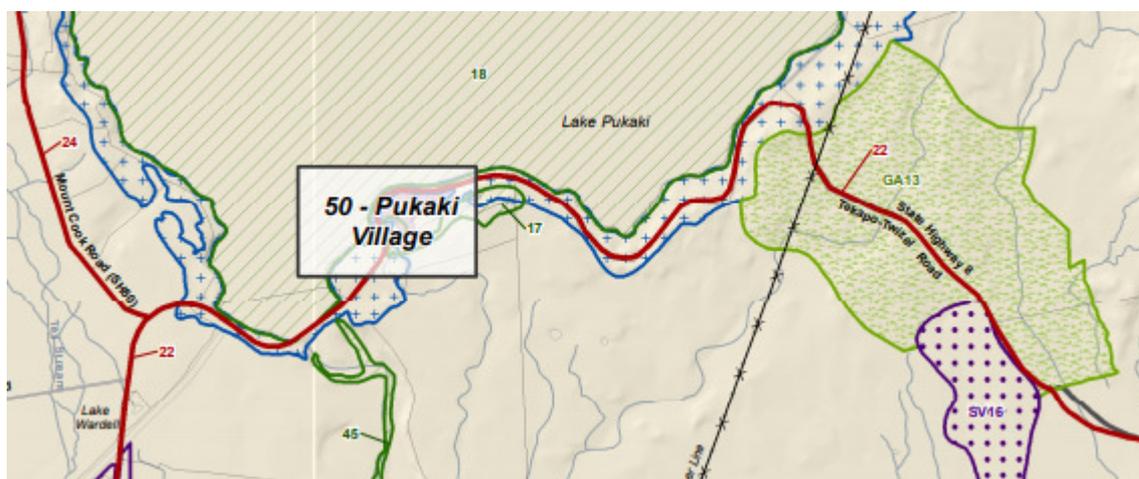
Policy 3B6 – Lakeside Protection Areas

- (a) To recognise the significance of the lakes of Te Manahuna/the Mackenzie Basin, their margins and settings to Ngāi Tahu and to recognise the special importance of the Mackenzie Basin's lakes, their margins, and their settings in achieving Objective 3B;
- (b) Subject to (c), to avoid adverse impacts of buildings, structures and uses on the landscape values and character of the Mackenzie Basin lakes and their margins;
- (c) To provide for the upgrading maintenance and enhancement of the existing elements of the Waitaki Power Scheme;
- (d) To avoid, remedy or mitigate the adverse impacts of further buildings and structures required for the Waitaki Power Scheme on the landscape values and character of the Basin's lakes and their margins.

Policy 3B7 – Views from State Highways and Tourist Roads

- (a) To avoid all buildings and the adverse effects of irrigators in the Scenic Grasslands and the Scenic Viewing Areas;
- (b) To require buildings to be set back from roads, particularly state highways, and to manage the sensitive location of irrigators to avoid or limit screening of views of the outstanding natural landscape of the Mackenzie Basin;
- (c) To avoid clearance, pastoral intensification and/or agricultural conversion of Scenic Viewing Areas and Scenic Grasslands;
- (d) Subject to Policy 3B13, to otherwise minimise the adverse visual effects of irrigation of pasture adjacent to the state highways or tourist roads.

3.36 Planning Map 33 shows the extent of the LPA and SVA at Lake Pukaki:



Excerpt from Planning Map 33

3.37 It appears from the wording of these policies that they are land based policies. This, at least in regard to Scenic Viewing Areas, makes little sense to me. The view of Lake Pukaki with Aoraki Mount Cook in the background is as scenic as it gets in New Zealand. I fail to see why Scenic Viewing Areas should not extend to lake surfaces and also justify prohibited activity status for some activities. That said, this is something that is more appropriately dealt with as part of a future district plan review, not PC19.

Carey Vivian

20 November 2018