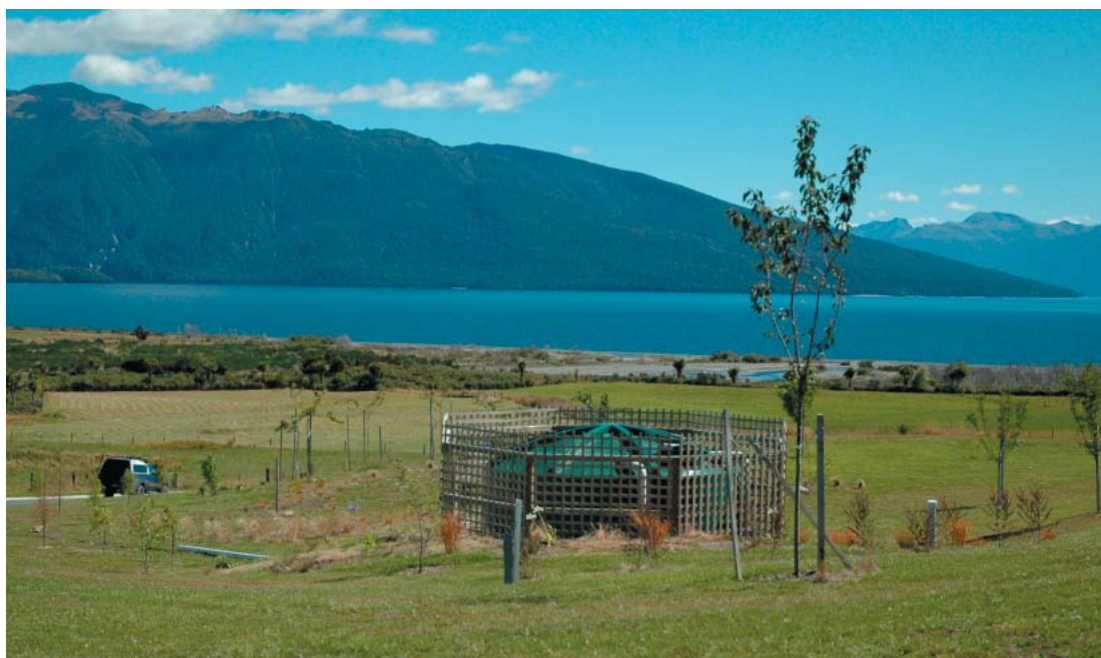


22. UPUKERORA SUBDIVISION



LANDSCAPE CHARACTER

Small landscape area, situated between the Te Anau Milford Highway, the lake and the Upukerora River. Characterised by development of new subdivision with pockets of indigenous amenity planting and a steady slope down from the road to the lake and river mouth. Views oriented north and west over lake.

KEY CHARACTERISTICS

- New subdivision
- Lake and river frontage
- Sloping gradient

LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW

Natural Factors: Some riparian vegetation on lake and river boundaries otherwise limited to amenity planting and influence of proximity to river and lake

Cultural Factors: New subdivision with associated cultural patterns - roading, housing, lighting etc

Quality/Condition: Highly modified

Aesthetic Factors: Elevation provides excellent views; sloping gradient and pleasant amenity and boundary planting contribute to aesthetic value.

VISUAL SENSITIVITY: LOW but some sensitivity to views from lake

Visibility: Visible from short stretch of Te Anau-Milford Highway although most houses will be below the line of sight, from lake, and from parts of Delta subdivision, beyond oxidation ponds.

Populations: Largest viewing population is likely to be tourists on lake excursions.

LANDSCAPE VALUES

- Slope to lake shore
- River boundary

