

19. NORTHERN TE ANAU DELTA



LANDSCAPE CHARACTER

Lake Te Anau/ Upukerora River delta. Paddocks adjacent existing suburbs and sports ground, presently undergoing subdivision development. Lot sizes at least up to 1.6ha. Esplanade reserve between lake shore and new lots. Some amenity trees.

KEY CHARACTERISTICS

- Flat delta on lake edge, currently open character - though the balance of this will change considerably with development of housing
- Large new subdivision

LANDSCAPE CHARACTER SENSITIVITY: LOW but sensitive esplanade and lake shore boundary

Natural Factors: Adjacent lake shore and esplanade reserve

Cultural Factors: Dominated by cultural patterns - infrastructure of developing subdivision

Quality/Condition: Very highly modified

Aesthetic Factors: Lake and mountain views and open character of esplanade reserve and sports ground

VISUAL SENSITIVITY: LOW but some sensitive boundaries

Visibility: Visible from adjacent properties, esplanade, domain and lake, and short stretch of Te Anau-Milford Highway. In most views the unit appears within a residential context.

Populations: Residents adjacent the site, users of the esplanade strip and sports ground, glimpses from road to Milford, visible from lake. Most viewers likely to assume development inevitable.

LANDSCAPE VALUES

- Adjacent lake shore, river, sports domain and esplanade reserve.
- Delta identified in Geopreservation Inventory as moderately well defined landform of scientific/educational and scenic value.