

## 23. SINCLAIR ROAD FARMLAND



### LANDSCAPE CHARACTER

Rolling and undulating landscape unit with knolls and gentle depressions with wetlands. A rural working landscape, east of Te Anau Milford Highway. Vegetation dominated by modified and rough pasture with pockets of tussock, wetland vegetation and exotic shelterbelts. Dwellings are generally clustered close to Sinclair Road, apart from some new lifestyle blocks in the southern-most corner. These areas have a different character from most of the unit.

### KEY CHARACTERISTICS

- Open, large homogenous farming landscape unit
- Wetlands

### LANDSCAPE CHARACTER SENSITIVITY: MODERATE but less sensitive around southern-most corner

*Natural Factors:* Scattered tussock in semi-improved pasture, wetlands and wetland vegetation

*Cultural Factors:* Rural working landscape, gravel road, fences, shelterbelts and other farm structures dominate this landscape but lifestyle blocks are moving into southern corner

*Quality/Condition:* While modified farming patterns clearly dominate they do not overwhelm natural processes and patterns

*Aesthetic Factors:* Pleasant, open rural character in the fore and midground, with views to foothills covered in mature beech forest.

### VISUAL SENSITIVITY: MODERATELY LOW but sensitive boundary along Te Anau-Milford Highway

*Visibility:* Open character, however shelterbelts and topography constrain full visibility. Large areas visible from Sinclair Road. Western slopes visible from busy Te Anau-Milford Highway.

*Populations:* Only those slopes adjacent the highway likely to be viewed by large numbers.

### LANDSCAPE VALUES

- Natural wetland (some protected by QEII covenants or DoC administration) and tussock values
- Pleasant rolling, rural landscape