

20. SOUTH TE ANAU



LANDSCAPE CHARACTER

Mixed use southern shores of Lake Te Anau. North facing slopes, down towards lake. Land use includes golf course, nursery, control gates and public lookout at Waiiau River, walkways and rural-residential/lifestyle blocks. Vegetation dominated by modified grassland and exotic amenity trees. Small lifestyle blocks along William Stephen Road.

KEY CHARACTERISTICS

- Mixed use, high amenity
- Elevation above lake and northwest orientation

LANDSCAPE CHARACTER SENSITIVITY: **LOW but sensitive lake shore boundary**

Natural Factors: Strongly influenced by lake boundary

Cultural Factors: Overlaid with many different cultural elements - golf course, housing etc

Quality/Condition: Highly modified but indigenous riparian plantings help retain strong connection with lake shore

Aesthetic Factors: Elevated views of the lake, attractive recreation areas and pleasant amenity plantings

VISUAL SENSITIVITY: **MODERATE with some sensitive boundaries**

Visibility: Visible from lake and lake shore areas, parts of town, Manapouri-Te Anau Highway, golf course road and William Stephen Road. Amenity plantings restrict some views.

Populations: Visitors and residents likely to be attracted to the area - potentially large viewing population.

LANDSCAPE VALUES

- Connection with lake - views, public walkways etc
- Riparian plantings

