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DOC No.

# *Te Anau Basin Growth Planning*



## LANDSCAPE CAPACITY STUDY



# Te Anau Basin Growth Planning

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LANDSCAPE CHARACTER, SENSITIVITY AND CAPACITY

*Prepared for*  
Environment Southland  
*by*  
Boffa Miskell Limited



**April 2006**

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## 1.0 BACKGROUND

The Te Anau basin has experienced, and continues to experience, rapid growth, particularly since 2000. Approximately 1,000 new residential and rural-residential allotments have been created in the Te Anau basin in this time frame, with a further 250+ currently in various stages of the resource consent process.<sup>1</sup> Significant change associated with developments providing for periurban or rural residential life-style are occurring in the Te Anau area.

The Resource Management Act (RMA) requires councils to recognise and provide for, or have particular regard to, the protection of outstanding natural features and landscapes, maintenance or enhancement of amenity values, and of the quality of the environment. However, it is noted that the RMA is only one of a number of relevant pieces of legislation and therefore is only one of a number of "possible tools" to achieve the desired vision.

Concerns have been expressed that this growth should be more pro-actively managed to achieve the community's desired vision for the future of the area. This vision encompasses both environmental and socio-economic issues including the provision of community facilities, employment opportunities, and the inter-relationship with the major tourism icons of Milford Sound and the Fiordland National Park.

Various documents have addressed these issues. These include the following:

- The Te Anau Fiordland Concept Plan 2000, which contains a community visioning component.
- The Te Anau Non-Regulatory Guidelines for Te Anau 2003, which focus primarily on the natural and physical environment and encourage developers to incorporate certain features into their developments.

## 2.0 INTRODUCTION

Environment Southland (ES) and Southland District Council (SDC) commissioned Boffa Miskell Limited (BML) to carry out an investigation of landscape character and value for the Te Anau Basin. The first stage of this landscape assessment is of the entire Te Anau Basin. The study forms part of the Te Anau Integrated Planning Project (TAIPP) currently being undertaken by SDC and ES. Once general areas suitable for growth have been identified it will be necessary to carry out more refined assessments for specific areas.

Landscape change is inevitable. This may be natural or the result of human activities. Additional housing in the Te Anau Basin, with its associated transport and infrastructure needs, will result from a range of social and economic forces. It is important that landscape is a major consideration in the location of this additional housing. However, despite the inevitability of change and the apparently insatiable demand for additional housing, many people wish the landscape to remain largely unchanged. Clearly the two are not compatible. This report evaluates how the demands for additional housing can be accommodated while also retaining the aspects of the landscape that have been identified as important and

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<sup>1</sup> according to information provided by ES in the project brief

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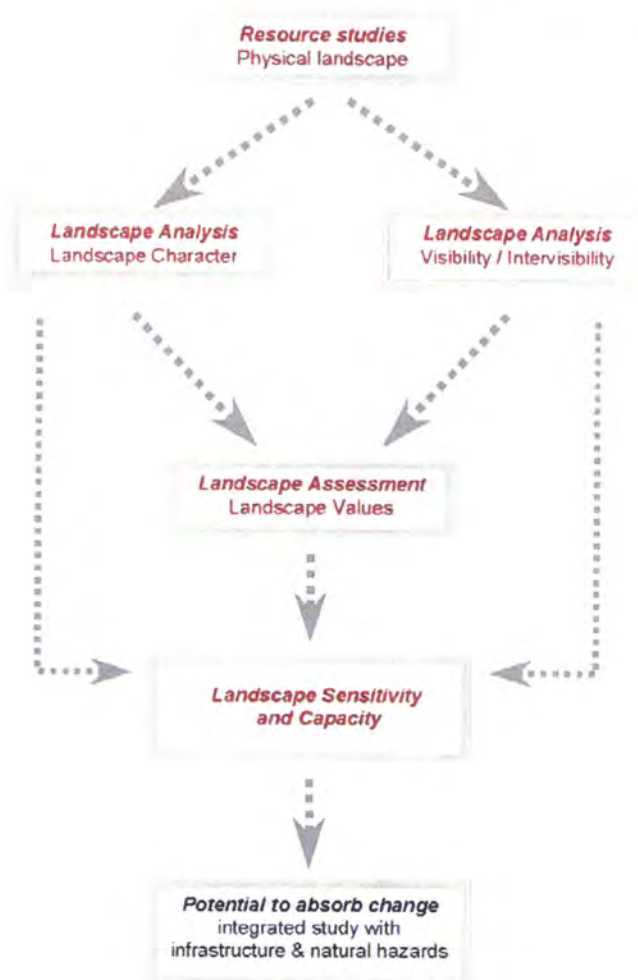
valued. The objective is to locate development where it will provide successful living conditions for its residents without having significant adverse effects on the wider community. It is important to recognise that this report is limited to landscape considerations, whereas final choice of development locations will incorporate a range of other considerations.

The purpose of the TAIPP is to consider the options for pro-actively managing the extensive growth occurring in the Te Anau Basin. This landscape assessment identifies the capability of the landscape to accommodate further housing growth and development. The report and accompanying maps set out the findings of this investigation. The report has been prepared by a BML landscape planning team of Allan Rackham, Sue McManaway and Yvonne Pflüger. Investigations took place in January-April 2006.

### 3.0 METHODOLOGY

#### 3.1 Summary

The BML landscape team developed the assessment approach set out below.



Steps covered in this landscape assessment are highlighted in red.

Preliminary resource studies included a review of:

- Existing publications on the landscape and natural features within the study area.
- Data on existing development within the study area.
- Proximity to the Fiordland National Park and key vistas.

Regard was given to existing publications as outlined in the project brief.

Extensive use was made of existing information and data prior to undertaking field investigations. Preliminary desktop analysis was used to focus the on-site landscape assessment and address important issues in advance. Initial landscape character unit boundaries were identified using GIS to incorporate relevant layers of information. Recent vertical aerial photos (2002) of the township and parts of the basin have been made available to the BML investigations team.

Site investigations were a pivotal part of the assessment process. They included an aerial survey of the study area to obtain a good oblique photographic record.

The analysis of landscape character and values was carried out at a consistent depth across the study area. This provides a robust basis for integration of results from the natural hazards investigation and infrastructure planning. These basin-wide investigations proved to be sufficient to identify key 'no go' areas and any 'favoured growth areas'. These results will be integrated together with results from the natural hazards investigation and infrastructure planning. This process will involve liaison and coordination with Council staff regarding infrastructure/asset implications and needs.

The landscape assessment findings are presented as:

- A set of summary sheets for each Landscape Character Area that identify the landscape characteristics that may limit or potentially facilitate, development within the study area.
- A set of GIS maps<sup>2</sup> that indicate whether areas may or may not be suited to future development.
- This report of the findings.

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<sup>2</sup> Note: BML supplies ESRI Shape Files that are compatible with the software Southland District Council utilises

## 3.2 Overview of Landscape Capacity Appraisal Process

### 3.2.1 Resource Studies

A study area was provided by Environment Southland. Areas of broadly homogenous landscape were identified and mapped for the wider Te Anau Basin. This investigation was based on existing literature (ecology, geology, soil science), aerial photos to define landscape types (and ecosystems) for the area.

The landscape types within the study area were then refined based on detailed geomorphological patterns and variations in land cover and land use. These data are sourced from aerial photos, the New Zealand Land Cover Database and existing planning documents<sup>3</sup>. Forty-two 'Landscape Character Areas' were identified. Each area has been named and its approximate boundaries defined. These have been mapped digitally using a geographical information system (GIS).

### 3.2.2 Landscape Analysis

An intensive on-site review of the landscape character areas was completed in February 2006. This involved ground assessment and an aerial overview. An extensive photographic record was compiled. Based on this review, landscape character areas were amended and boundaries adjusted. The description and analysis of landscape character for each landscape unit consists of the following:

- GIS Map: A study area map highlights each landscape character unit.
- Description of Landscape Character Area: The descriptions of the landscape areas focus on the physical resource – the patterns and relationships of geomorphology, topography, hydrology, land cover, land use, buildings and structures.
- Summary of Key Characteristics: Recurring elements and patterns are highlighted for each area.
- Photographic Record: Photographs (terrestrial photographs and oblique aerals) illustrate the physical and visual character of each area.

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<sup>3</sup> such as Background Paper – Landscape and Ecology (1993) Southland District Council. Conservation Management Strategy: Mainland Southland - West Otago (2000) Department of Conservation. Draft Fiordland National Park Management Plan (2002) Department of Conservation. Growth in the Te Anau Basin (Volumes 1 and 2) (2005) Southland District Council and Environment Southland. Inventory of Important Geological Sites and Landforms in the Southland Region including the Subantarctic Islands (1993) Geological Society of New Zealand. Non Regulatory Developer Guidelines - Te Anau Ward (2003) Southland District Council. Regional Policy Statement for Southland (1997) Southland Regional Council. Southland District Plan (2001) Southland District Council. Southland Regional Landscape Assessment (1997) Boffa Miskell Limited. Te Anau Fiordland Concept Plan (2000) Southland District Council.

### 3.2.3 Landscape Assessment

The landscape has been assessed and categorised by defining the sensitivity and value of each distinct area.

- Analysis of Landscape Character Sensitivity: The character of the landscape units is one of the two factors that determine their ability to absorb change, visibility being the second one. The analysis is based on judgments about sensitivity of aspects most likely to be affected. Namely, these aspects cover Natural Factors, Cultural Factors, Quality/Condition and Aesthetic Factors.
- Analysis of Visual Sensitivity: The visual sensitivity covers the visibility of a landscape unit as well as the population likely to visually experience the area. The assessment of visibility of each landscape unit is based on findings from the onsite investigations and the photographic records.
- Analysis of Landscape Values: The value assessment is based on findings from the landscape analysis described above and findings from existing planning documents. The criteria to assess significance and value of each landscape character unit consider designations on both a national and local level as well as other criteria indicating value, such as tranquillity, remoteness, wilderness and conservation interests. Units with similar characteristics have been categorised according to their value as the basis for an indicative assessment of their suitability for future development.

## 4.0 LANDSCAPE CAPACITY FOR DEVELOPMENT AND ABILITY TO ABSORB CHANGE

*Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.*

The basis for this capacity assessment is the landscape character and sensitivity analyses described in the earlier section. This 'character' approach makes an important contribution to finding solutions that enable desirable housing while, at the same time, help to maintain the qualities of a diverse landscape character. The landscape's sensitivity relates directly to its capacity to accommodate further residential development.

The following figure is the model used in these investigations:

<p><b>Landscape capacity to accommodate new housing development in the Te Anau Basin study area</b> Housing is assumed to be up to 2 storey eg. &lt;8m + gardens or developed curtilage + access roads, and infrastructural services</p>	=	<p><b>Landscape Character Sensitivity</b> Incorporating naturalness, aesthetics, openness (Cultural – T.whenua and heritage not addressed)</p>	+	<p><b>Visual Sensitivity</b> Includes general visibility, viewer expectations and mitigation potential</p>	+	<p><b>Landscape Value</b> Includes perceptual and experiential issues, existing designations and District Plan issues</p>
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The landscape character and visual sensitivity assessments identify key physical and visual landscape criteria that will determine the area's ability to accommodate change.

Landscape value introduces a major subjective component dealing with people's interests, associations, experiences and perceptions. Although subjective, there is generally some community agreement – either through designations, district plan directions or common understanding of which places are special. In this investigation we have taken a comparative approach, seeking to make judgements based on the relative values attached to different landscapes by various communities of interest.

Decisions about the capacity of different parts of the basin will reflect the interaction between the sensitivity of the landscape in the area, the type and extent of change, and the way that the landscape is valued. It is conceivable, for example, that a capacity study may show that a certain specified amount of appropriately located and well-designed housing may be acceptable even in a highly valued and moderately sensitive landscape. In this instance we have separated housing development into different categories as the appropriateness for housing in a given landscape may vary greatly between different scales of development. Three development types have been used to indicate possible suitability. Clearly, these are points along a continuum of density and scale.

- Type 1. Individually sited dwellings with layout and design controls, ie. sensitive architecture and appropriate landscape design.
- Type 2. Grouped (clustered) housing <10 lots (possibly with layout and design controls).
- Type 3. Conventional suburban or rural residential development.

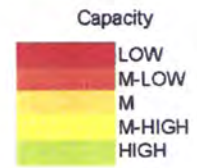
No assumptions were made at the outset of the study about growth types or locations. These have resulted from the landscape capacity assessment. The landscape capacity findings will need to be moderated by functional considerations such as access, hazards and infrastructure. Resource limitations have necessitated a two stage approach to the capacity assessment.

Using the methodology set out in Chapter 3, the Te Anau Basin has been categorised into 42 landscape character areas. Each of these was assessed for its comparative landscape character and visual sensitivity and for its landscape values. They were then ranked from high to low sensitivity.

These rankings determined the area's capacity to accommodate different types of housing development. The capacity of the landscape is also described from high to low. Areas that are considered potentially suitable for development of conventional suburban development are described as having a high capacity. Areas unsuited to development are described as having low or moderately low capacity and are considered 'no go' areas.

The following chart illustrates the way character sensitivity and visual sensitivity were combined to determine the overall capacity of each character area:

Visual sensitivity	Character sensitivity				
	HIGH	MODERATELY HIGH	MODERATE	MODERATELY LOW	LOW
HIGH	LOW	M-LOW	M	M-HIGH	HIGH
MODERATELY HIGH	LOW	M-LOW	M	M-HIGH	HIGH
MODERATE	LOW	M-LOW	M	M-HIGH	HIGH
MODERATELY LOW	LOW	M-LOW	M	M-HIGH	HIGH
LOW	LOW	M-LOW	M	M-HIGH	HIGH



In this study, a relatively broad analysis of all 42 Landscape Character Areas has been completed. For the purposes of this report, each Landscape Character Area has been categorised with a single sensitivity and capacity level. This broad approach is intended to provide a basis for a more detailed analysis of those specific areas with potential capacity. While character areas in this report have been chosen based on similarities in geomorphological patterns and variations in land cover and land use, they can be broken down further, into finer units. The characteristics of these units will help determine where and how future development may be most appropriately accommodated. This may lead to the development and exploration of alternative development scenarios, variations to the District Plan, or the identification of assessment criteria.

## 5.0 SUMMARY OF RESULTS

This chapter identifies and interprets the patterns that have formed in the sensitivity and capacity maps. It goes on to suggest some guidelines for further discussion regarding appropriate levels of development in those areas where growth can be accommodated.

### 5.1 Landscape Character Sensitivity

Those areas with lower character sensitivity are in the modified, farmed and residential parts of the Te Anau basin. It is clear from the landscape character sensitivity map that most of these areas fall between the Upukerora River to the north and the Waiau River in the south.

Landscape character becomes more sensitive where farmland is less intensive and is located on the margins of large natural areas. Large tracts of native forest or areas or features where natural patterns and processes are dominant such as rivers and wetlands have been evaluated as having high sensitivity to change.

Some Landscape Character Areas contain elements that contribute variable levels of sensitivity within the unit. For example there are areas that may be identified as having a moderately low sensitivity to change (eg. some areas of improved farmland), that also contain more highly sensitive pockets within them such as wetlands or riparian river margins. In this instance, the potential for residential growth is likely to be different across the character area.

## 5.2 Visual Sensitivity

The landscape units identified as having lower visual sensitivity are a combination of areas where:

1. the visibility/openness of a landscape unit is low,
2. there is a relatively low population likely to visually experience the area; and
3. the expectations of the viewing population are likely to be in accord with further growth

For example, Manapouri has been evaluated as having a moderately low visual sensitivity because it is a contained landscape (with trees and buildings screening views from within the area) and although there is a relatively high viewing population, it has been assumed that an expectation of further development within the existing settlement is reasonable.

Those landscape units that have been evaluated with higher visual sensitivity rankings are a combination of the following:

1. a very open, highly visible character,
2. a relatively high population likely to visually experience the area; and
3. where the possibility of significant development is likely to be seen as 'out of context' by most viewers

For example, the Te Anau Aerodrome landscape unit has been identified as having a moderately high level of visual sensitivity because its character is typically open and consists of flat paddocks, visible from the Manapouri-Te Anau Highway. It has been assumed that most viewers would not currently expect to experience a high level of residential development in this agricultural landscape.

The attached visual sensitivity map shows that units with lower visual sensitivity rankings are either in secluded or visually enclosed areas or places where few people live or visit or they are in or close to existing highly modified residential areas where viewers expectations are likely to be in accord with prospects for future growth.

Those areas identified on the maps as having high levels of visual sensitivity mostly occur north of Te Anau, in the wilder parts of the study area. Some of these areas are adjacent to the busy Milford-Te Anau Highway. Other units are more remote but

are likely to attract people for whom any prospect of residential development would be out of context and dramatically reduce their visual experience.

### **5.3 Capacity**

Evaluations of landscape character and visual sensitivity have been combined to reach a capacity level that indicates whether the area may or may not be suited to housing development. Those landscape units with high visual and character sensitivity have a correspondingly low capacity for accommodating growth. Likewise, those units with low sensitivity are likely to have a high capacity for future development.

Values identified within the unit have been used to moderate the character and visual aspects of the analysis and where there are areas that can accommodate growth, these values can be used to explore the ways in which that development could most appropriately occur.

Overall, those areas that have been identified as most suitable for future growth are in landscapes that have already experienced some level of modification. They are generally circled around Te Anau but also push out towards the east and south. Many of these landscape units are already undergoing some form of new housing development.

As can be seen on the Capacity map, those areas with the lowest capacity for future housing development are generally to the north, on the margins of Fiordland National Park or other wilderness areas. Some lie to the south, and they also tend to be on the fringe of the basin, adjacent to the National Park. Rivers and Wetlands have also been identified as 'no go' areas.

There are large areas of farmland, particularly to the south of the study area that have been identified as having a 'moderate' capacity. This means that within each of these units there may be areas that have some capacity for future growth in landscape terms. This level of capacity is a reflection of both the current level of modification and the levels of visual sensitivity in these areas, and also their high rural amenity values and other valued characteristics.

### **5.4 Points For Further Discussion**

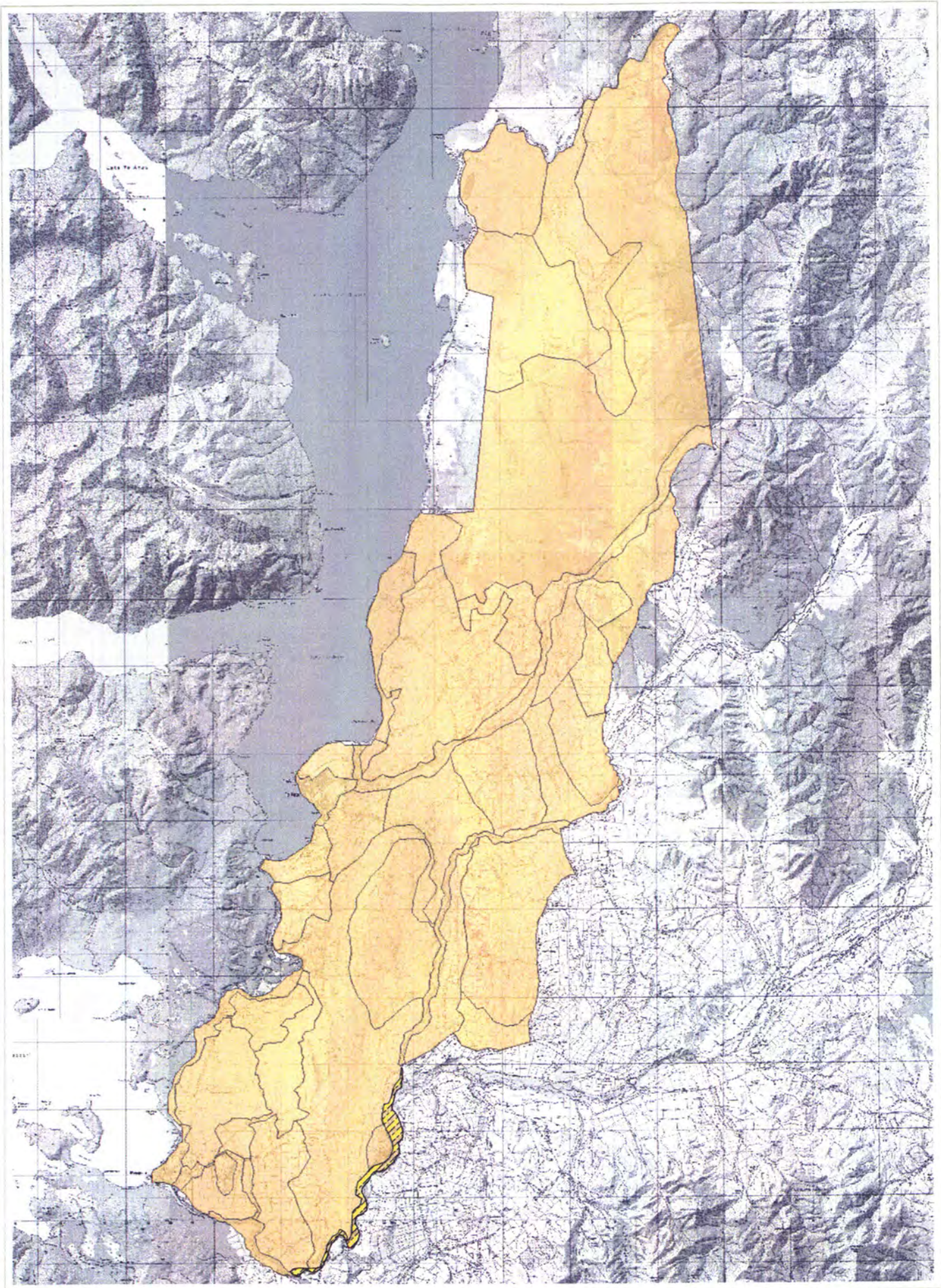
As discussed earlier in Chapter 4, we have separated housing development into three different categories because the appropriateness for housing in a given landscape may vary greatly between different scales of development. The following are suggestions as to which type of housing development may be most appropriate for a particular level of capacity. They are intended to be points for discussion that could guide a more refined assessment, focussed on those areas identified in this report as being most appropriate to accommodate future development.

Capacity to Accommodate Some Residential Growth Within Selected Locations	Suggested Development Level	Need for Specific Design Guidelines to Protect Landscape Values	Map Capacity Colour
High	Further conventional urban/suburban growth	No	Green
Moderately High	Future cluster/lifestyle or individual housing, dependant on specific landscape characteristics	May be appropriate in sensitive areas within the unit	Yellow
Moderate	There may be specific sites suited to individual housing or small clusters	Yes	Light Orange
Moderately Low	Currently unsuited to further housing		Dark Orange
Low			Red

## 6.0 FURTHER INVESTIGATIONS

Each area identified as potentially suitable for some form of housing development will need to be assessed for suitability in terms of hazards, infrastructure and access. From this composite analysis, areas will be identified that have some capacity for development. These selected areas will then be assessed in detail for their comparative suitability for different intensities of development.

This analysis provides a basis for assessing a range of alternative growth scenarios – in terms of both intensity and scale of growth. For example the comparative weights used in the sensitivity and values assessment or the capacity thresholds can all be varied to provide more, or less, restrictive development regimes. These are decisions that are rightly made by the Te Anau and Southland communities in the light of development pressures and their attitude towards the landscape.



# 1. MARAROA RIVER



## LANDSCAPE CHARACTER

This is the lower reach of a long, semi-braided river that begins at the Mavora Lakes in the Livingstone Mountains. Varies between confined single braid and more open multiple braids. The river environment is quite modified - for example, at the Weir Road photographic viewpoint. However the natural patterns and processes of the river remain dominant overall.

## KEY CHARACTERISTICS

- Sinuosity
- Defined river bed - steep cliffs in places

## LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Dynamic river processes

*Cultural Factors:* Considerable modification along riparian edges, two bridges and nearby public viewing points

*Quality/Condition:* Maintains high level of naturalness

*Aesthetic Factors:* River as attractive natural feature

## VISUAL SENSITIVITY:

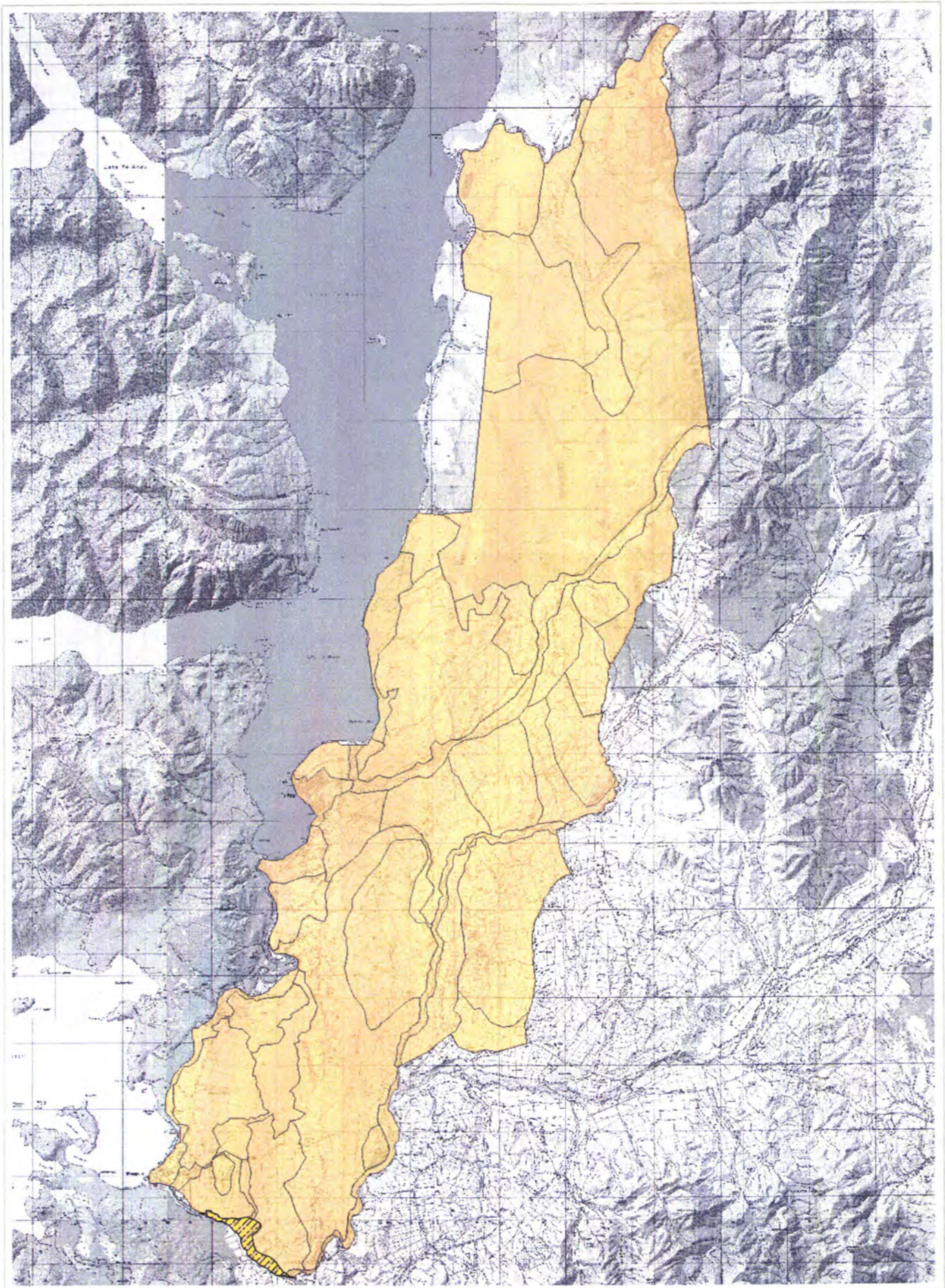
LOW

*Visibility:* Easily accessible public viewpoints appear to be limited to the Weir Road bridge and close vicinity.

*Populations:* Apart from some anglers, most of this section of the river is unlikely to be viewed by many people.

## LANDSCAPE VALUES

- Important natural feature and recreational resource





## 2. WAIIAU RIVER



### LANDSCAPE CHARACTER

This character area extends beyond the study area to Lake Manapouri. It is a large powerful single braid. The flow regime has been modified by hydro development. Land use and land cover on either side of the river varies between modified farmland, the township of Manapouri and native beech forest on the southern riparian banks.

### KEY CHARACTERISTICS

- Large, single braided river
- Modified flow regime

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Beech forest down to river edge, dynamic river processes

*Cultural Factors:* Modified flow, farming patterns and Manapouri settlement along the banks

*Quality/Condition:* In spite of flow modifications, river maintains a high level of naturalness

*Aesthetic Factors:* River as attractive natural feature

### VISUAL SENSITIVITY:

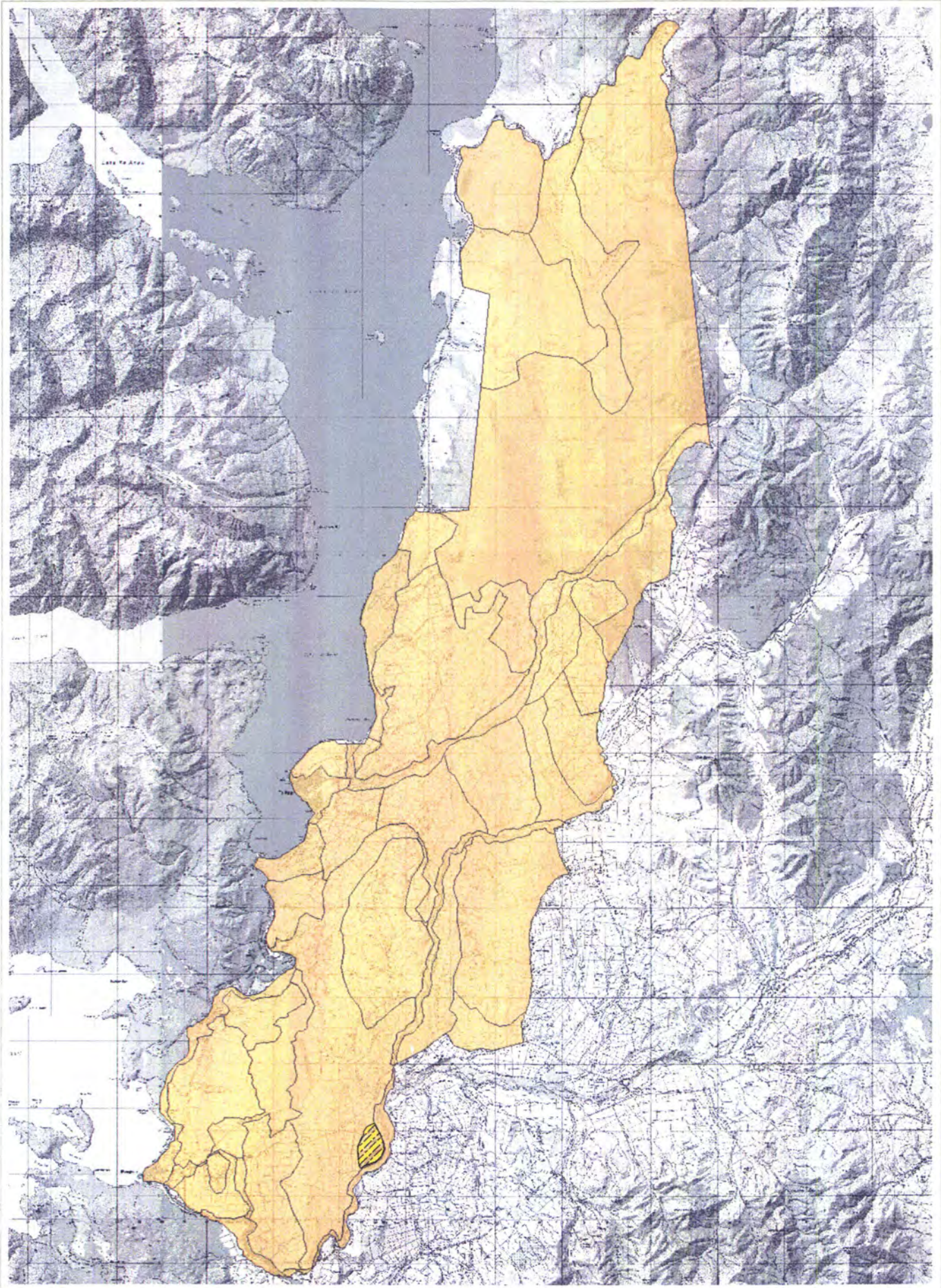
LOW south of Pearl Harbour, HIGH Pearl Harbour to lake

*Visibility:* Visible from Manapouri - particularly at tourist boating operations. However, south of Pearl Harbour, generally not visible from easily accessed public viewpoints.

*Populations:* Small stretch of river potentially visible to large numbers of tourists at times.

### LANDSCAPE VALUES

- Important natural feature and recreational resource
- Area of mature beech forest on riparian edges



### 3. MT YORK



#### LANDSCAPE CHARACTER

An isolated glacial landform but blends visually into the hills beyond. Mostly grazed pasture with scattered pockets of grey scrub. Modified rural working landscape with associated structures - fencing, water tanks, transmission lines.

#### KEY CHARACTERISTICS

- Legibility of landform

#### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY LOW

*Natural Factors:* Thin, scattered pockets of grey scrub; glacial landform

*Cultural Factors:* Modified rural landscape - grazed, power lines and other structures

*Quality/Condition:* Landform highly legible and not disrupted by forestry, shelterbelts or tracking however, its modified land use and power lines etc are dominant

*Aesthetic Factors:* Interesting and prominent landform - grazing increases legibility

#### VISUAL SENSITIVITY:

MODERATE

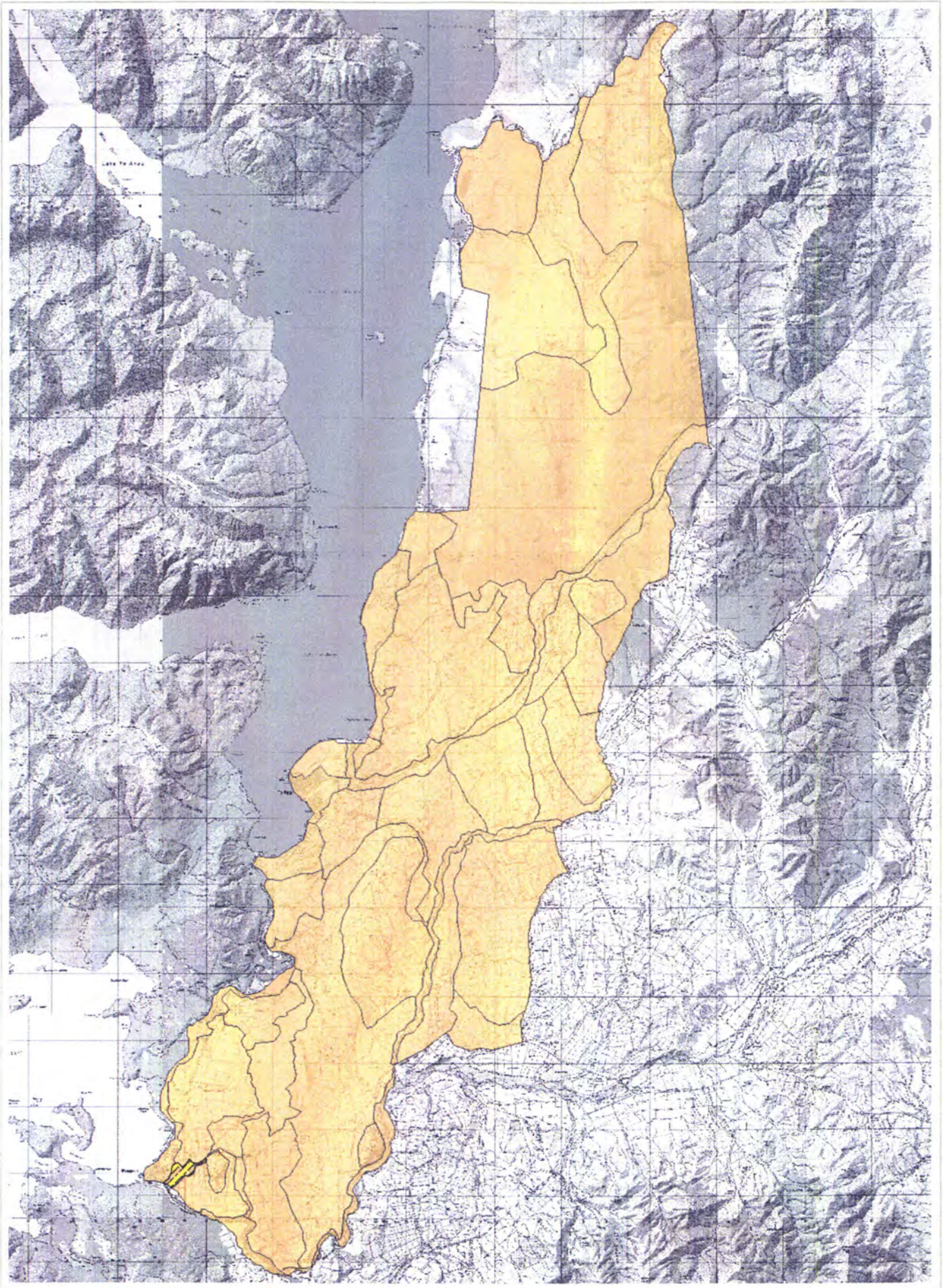
*Visibility:* Prominent landform within basin. East face is open to Te Anau basin but west face is oriented towards the Mararoa River and high terrace beyond.

*Populations:* Mostly travellers on Hillside-Manapouri Road. Visible from other roads in the area but these are likely to have considerably less traffic volume.

#### LANDSCAPE VALUES

- Legible glacial landform





## 4. HOME CREEK RESTORATION AREA



### LANDSCAPE CHARACTER

Situated between Hillside-Manapouri Road and the Waiau River. A very sinuous creek with steep carved banks and pools. Undergoing riparian enhancement programme - modified grassland and eroding banks have been recently planted with native riparian species. Surrounded by grassed paddocks with eucalypt shelterbelts and rural lifestyle blocks. Establishing fish and wildlife habitat.

### KEY CHARACTERISTICS

- Tightly winding creek and steep scarp banks
- Developing indigenous riparian vegetation

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Revegetation of riparian areas; stream processes

*Cultural Factors:* Surrounded by modified rural landscape

*Quality/Condition:* Enhancement programme will continue to restore landscape qualities

*Aesthetic Factors:* Attractive riparian plantings and form of creek

### VISUAL SENSITIVITY:

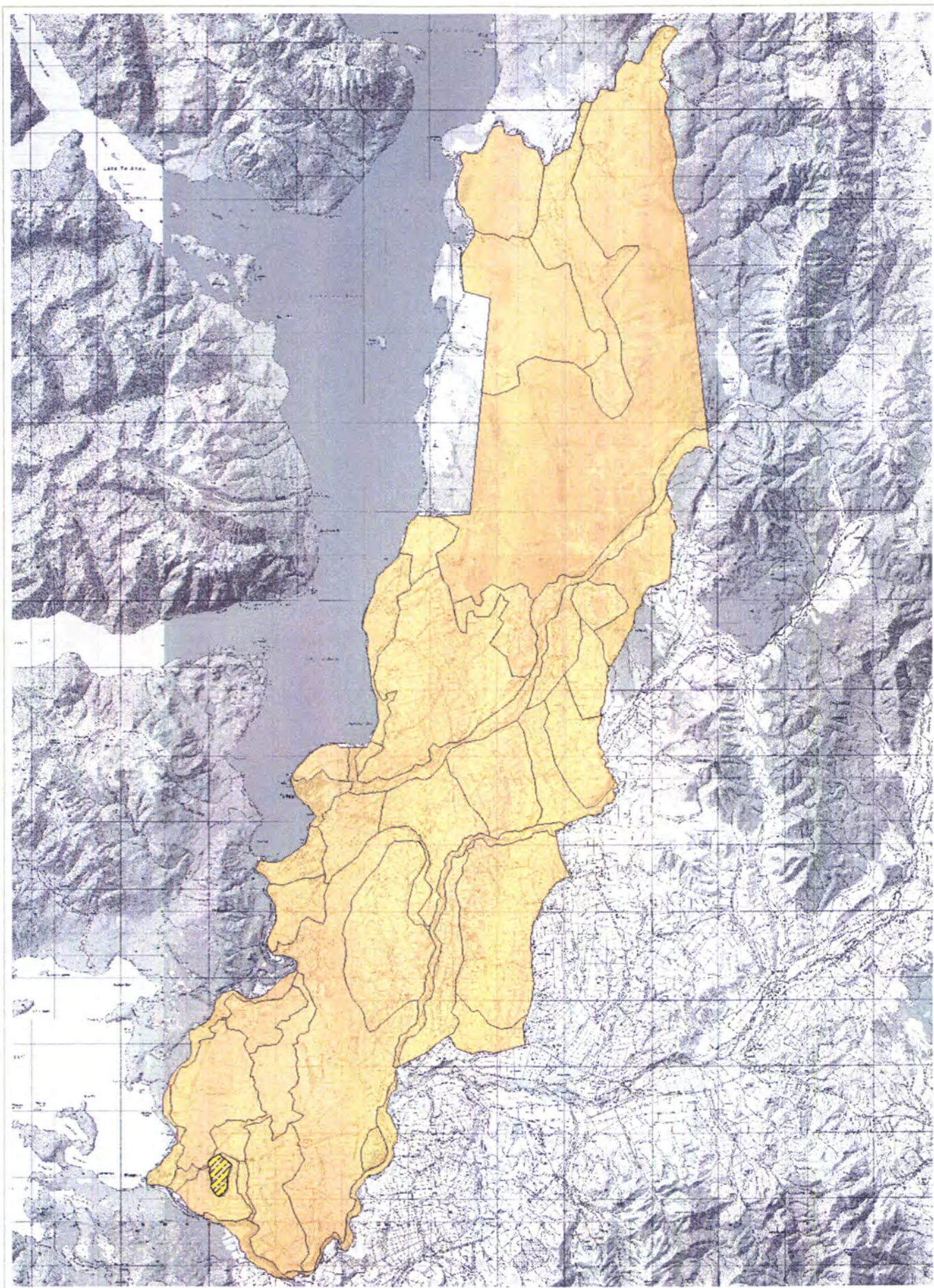
MODERATELY LOW

*Visibility:* Visible from carpark off Hillside-Manapouri Road. Potentially visible from lifestyle properties above western boundary.

*Populations:* Likely to be limited to local recreational visitors.

### LANDSCAPE VALUES

- Sinuous form of creek, riparian plantings and natural values associated with creek patterns and processes
- Identified for enhancement programme.



## 5. FREESTONE HILL



### LANDSCAPE CHARACTER

Freestone Hill is an attractive, prominent glacial landform. Land cover is mixed, with pockets of forestry, shelterbelts, amenity planting and small pockets of indigenous vegetation, particularly around limestone outcrops. The balance is in modified grassland. Overall - typically a semi-rural, mixed use working character. A cell tower structure is visible on the skyline.

### KEY CHARACTERISTICS

- Glacial landform with limestone bluffs and outcrops
- Diverse land use

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY LOW

*Natural Factors:* Pockets of indigenous vegetation and large limestone bluffs and outcrops

*Cultural Factors:* Obvious human modifications - housing, access tracks, amenity planting and forestry

*Quality/Condition:* Modified working, semi-rural character

*Aesthetic Factors:* Interesting, prominent landform with attractive limestone bluffs and diverse land cover

### VISUAL SENSITIVITY:

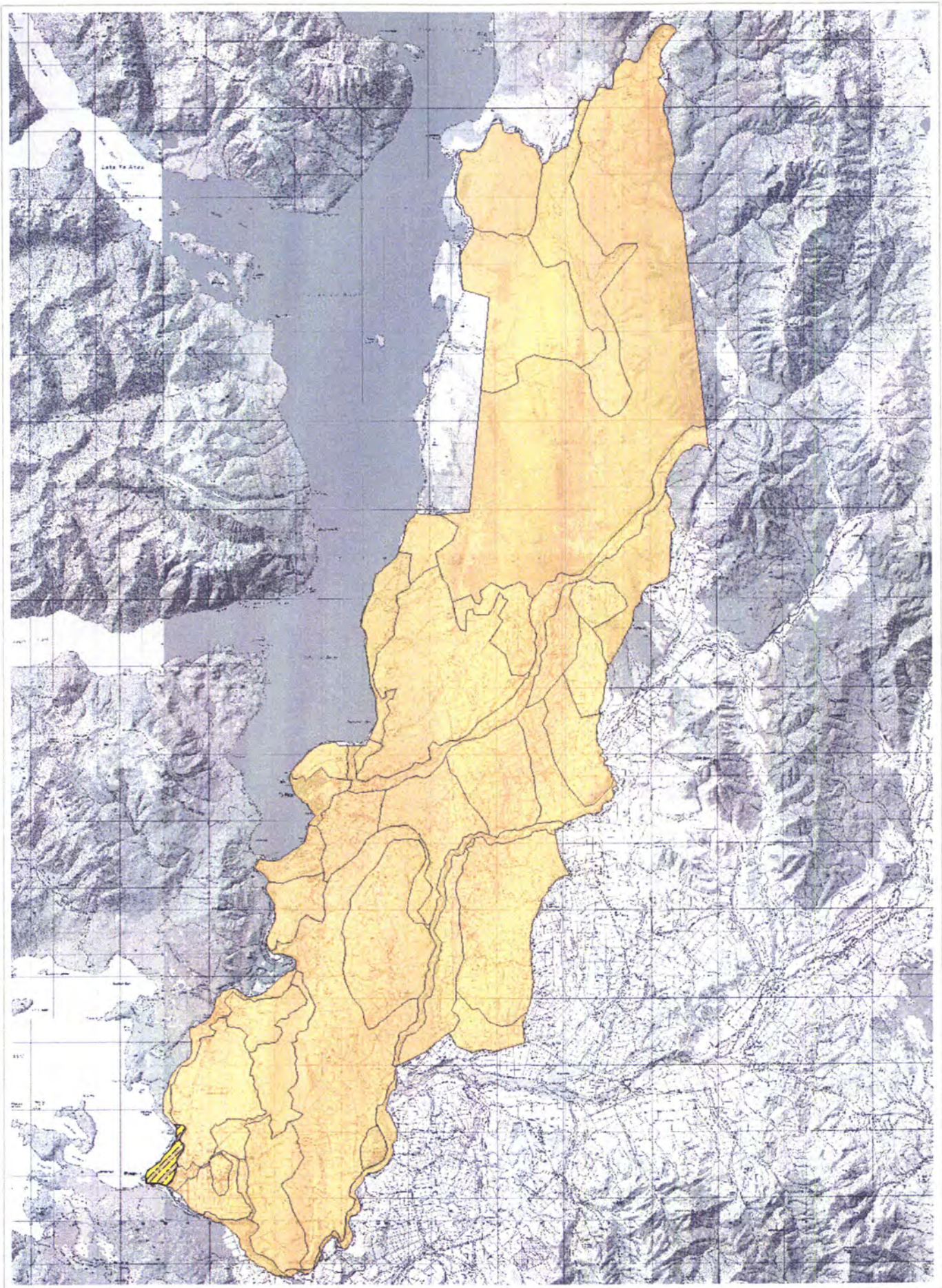
MODERATELY HIGH

*Visibility:* Western face very prominent from Manapouri. North and eastern slopes are visible from Hill-side-Manapouri Road. Existing dwellings mostly screened by vegetation, dips and knolls.

*Populations:* Visible to large numbers.

### LANDSCAPE VALUES

- Prominent glacial landform
- Attractive limestone outcrops





## 6. MANAPOURI



### LANDSCAPE CHARACTER

Small township on peninsula between Waiau River and Lake Manapouri. The character is typically represented by the quiet streets and low density houses in the small settlement. Lifestyle blocks are developing on the outskirts. Indigenous vegetation is generally limited to river and lake margins. Although the area is highly modified, its character is strongly influenced by the river, lake and surrounding mountains.

### KEY CHARACTERISTICS

- Delta between Lake Manapouri and Waiau River
- Small, but growing settlement
- Tourist destination (particularly for access to Lake Manapouri)

### LANDSCAPE CHARACTER SENSITIVITY:

LOW but sensitive riparian edges

*Natural Factors:* Indigenous riparian vegetation and influence of adjacent natural features

*Cultural Factors:* Settlement patterns and associated infrastructure; tourist services

*Quality/Condition:* Highly modified

*Aesthetic Factors:* Pleasant, small settlement in dramatic setting

### VISUAL SENSITIVITY:

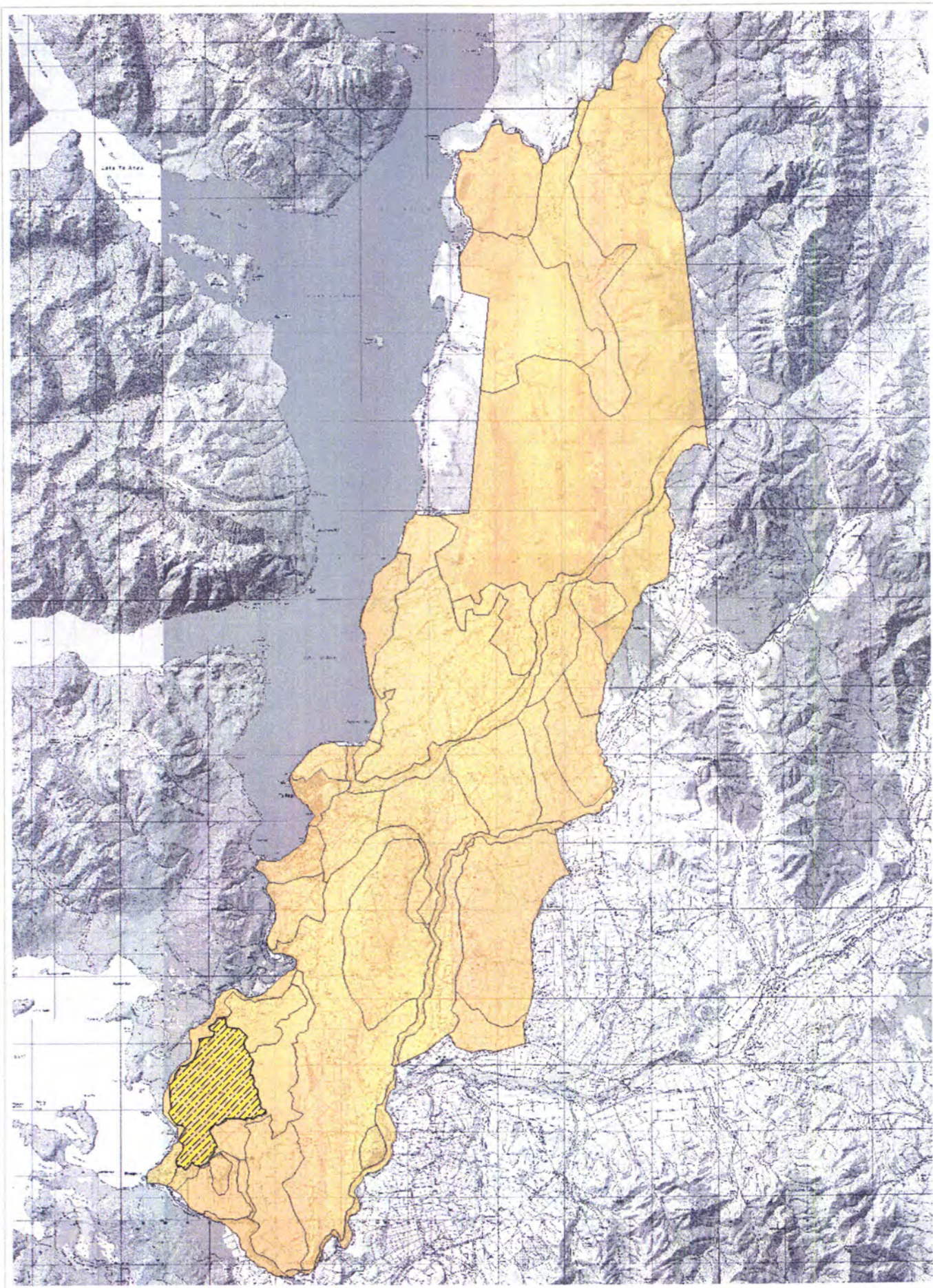
MODERATELY LOW but sensitive view shafts

*Visibility:* Visible from lake but some screening by riparian vegetation. Road close to lake edge.

*Populations:* A common destination for visitors to Fiordland, particularly for recreational access to Lake Manapouri

### LANDSCAPE VALUES

- Lake and river margins including indigenous riparian vegetation
- Key public viewpoints and viewshafts



## 7. MANAPOURI-TE ANAU HIGHWAY



### LANDSCAPE CHARACTER

Flat paddocks of improved pasture and grids of exotic shelterbelts. Rural, intensive farming landscape. Also contains the Manapouri Aerodrome. The eastern boundary is shared with the large 'Kepler Mire' wetland. The highway divides the unit in two. The western boundary is marked by the end of the farmed paddocks and the beginning of indigenous riparian bush.

### KEY CHARACTERISTICS

- Open farming plains experience from Manapouri-Te Anau Highway

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW but sensitive boundaries

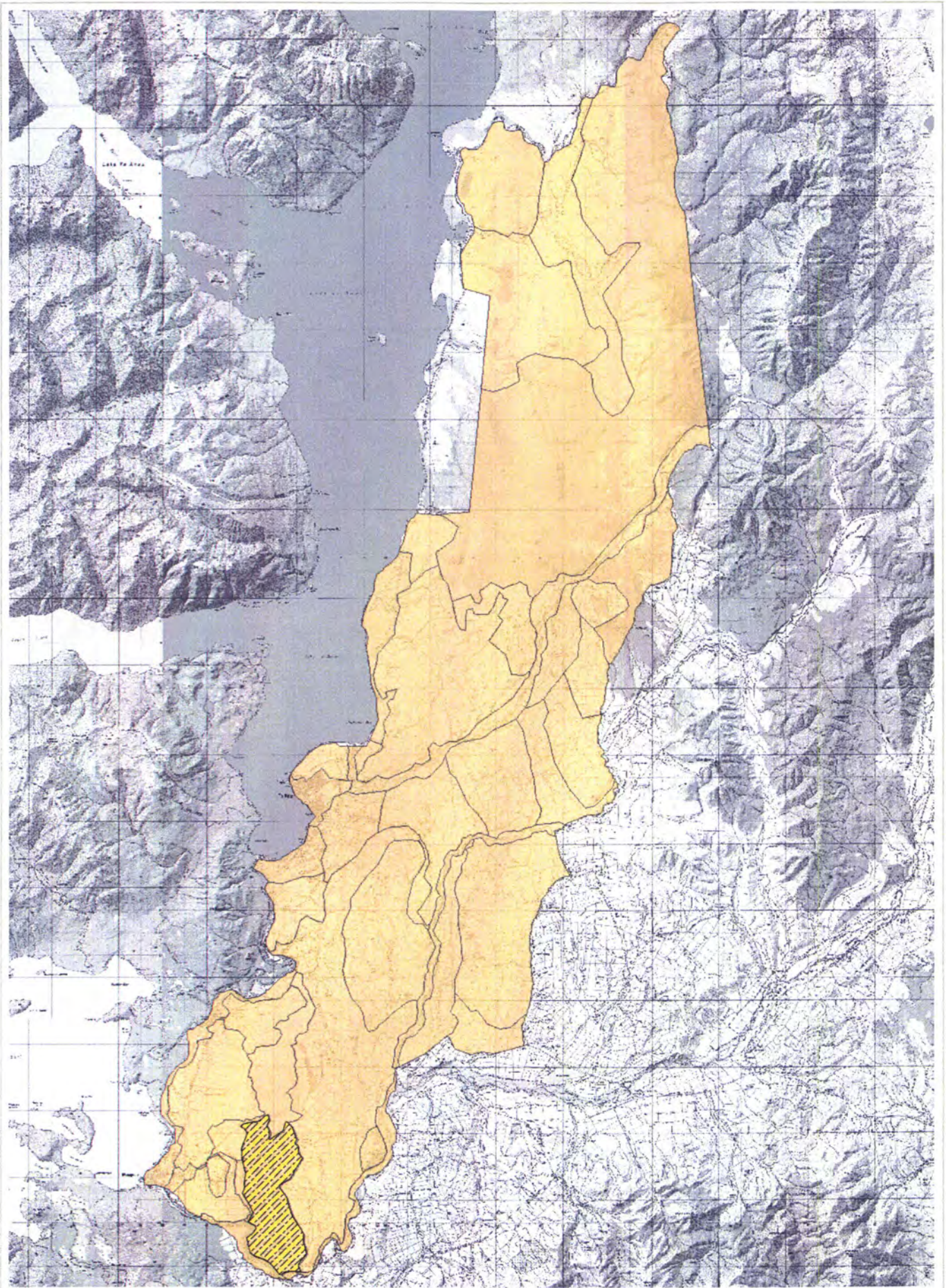
- Natural Factors:* The natural features at shared boundaries and those natural patterns and processes that are part of a working rural landscape
- Cultural Factors:* Shelter belts and fences clearly divide grazed paddocks; the Manapouri-Te Anau Highway and Manapouri Aerodrome also contribute to a strong cultural overlay
- Quality/Condition:* A modified rural and mixed use character
- Aesthetic Factors:* Pleasant, open, rural, working character

### VISUAL SENSITIVITY: MODERATELY HIGH

- Visibility:* Flat, open landscape; visible from Manapouri-Te Anau Highway but shelterbelts restrict some views
- Populations:* Tourists and locals use this relatively busy road connecting Manapouri to Te Anau

### LANDSCAPE VALUES

- Open plains experience
- Pleasant character of high producing farmland



## 8. WEIRS ROAD FARMLAND



### LANDSCAPE CHARACTER

Generally flat paddocks, deer and sheep farming. Improved pasture and exotic shelterbelts. Area open (shelterbelts aligned east-west) and therefore very visible from Weir Road. Kepler Mire wetland to the west and rolling hills to the east contain the landscape unit.

### KEY CHARACTERISTICS

- intensively grazed farmland with exotic shelterbelts

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW with some sensitivity at boundaries

*Natural Factors:* Influences from shared boundary with Waiau River and wetlands

*Cultural Factors:* Farming patterns very dominant

*Quality/Condition:* Highly modified farmland

*Aesthetic Factors:* Attractive, 'manicured' paddocks and pleasant rural character

### VISUAL SENSITIVITY: MODERATE

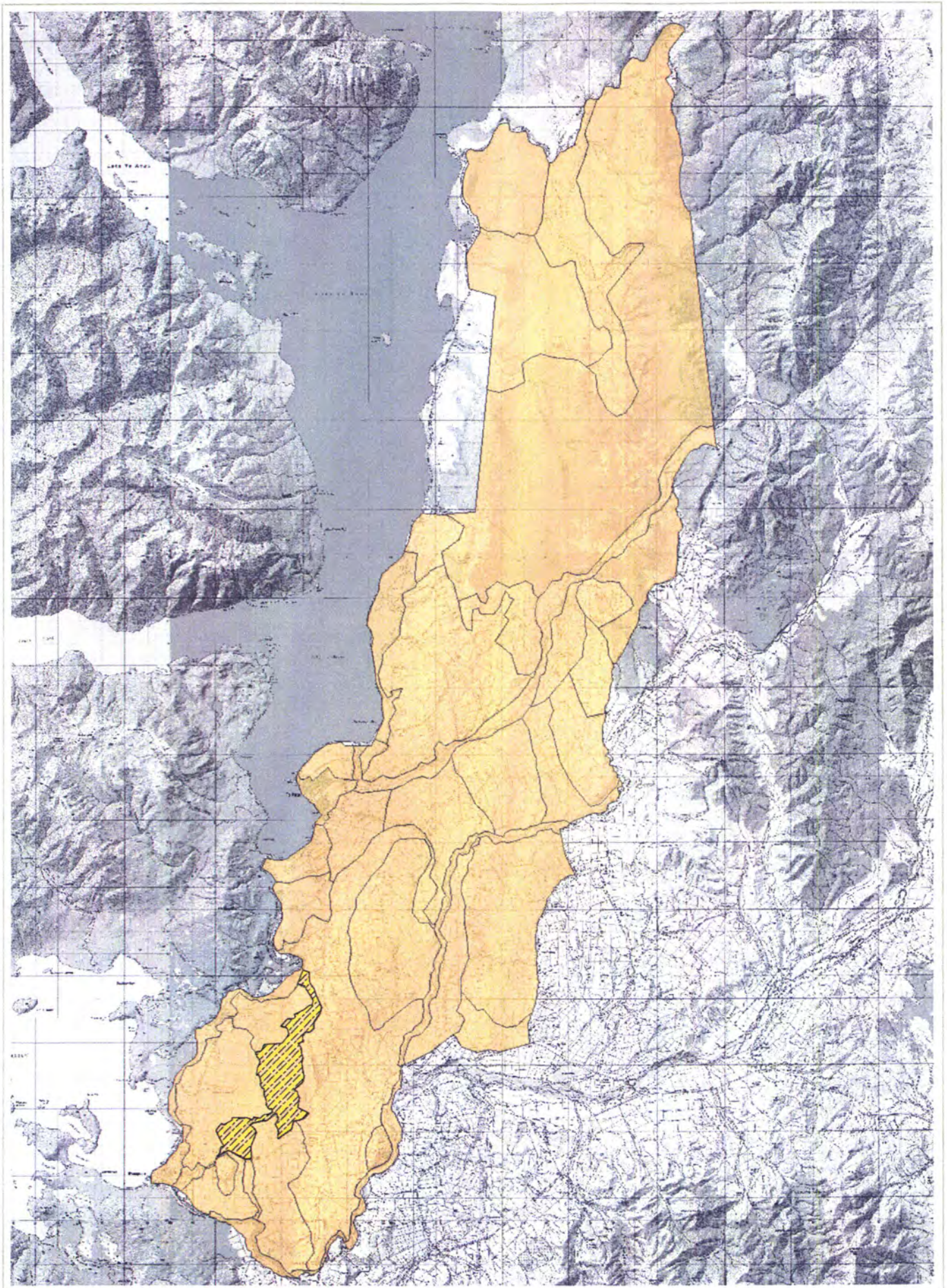
*Visibility:* Much of this flat, open area is highly visible from Weir Road. Those areas adjacent Hillside-Manapouri Road are also highly visible for a short distance. Shelterbelts limit some views.

*Populations:* Those areas adjacent Hillside-Manapouri Road will be seen by a large number of visitors and locals whereas considerably fewer people travel down Weir Road.

### LANDSCAPE VALUES

- River and wetland boundaries
- Charming character of high producing farmland





## 9. KEPLER MIRE



### LANDSCAPE CHARACTER

Wetland set in a depression between low moraine hills. Largest of the wetlands in the Te Anau Basin. Fenced off from stock. Pockets of dense scrub and diverse wetland vegetation particularly around the edge of the swamp. Some open pools of water visible from the air. Size not apparant from ground.

### KEY CHARACTERISTICS

- Scale and quality of wetland

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Wetland and wetland vegetation communities

*Cultural Factors:* Hard boundary against farming patterns

*Quality/Condition:* Protected conservation area. Extremely high level of intactness and representation.

*Aesthetic Factors:* Highly legible natural feature

### VISUAL SENSITIVITY:

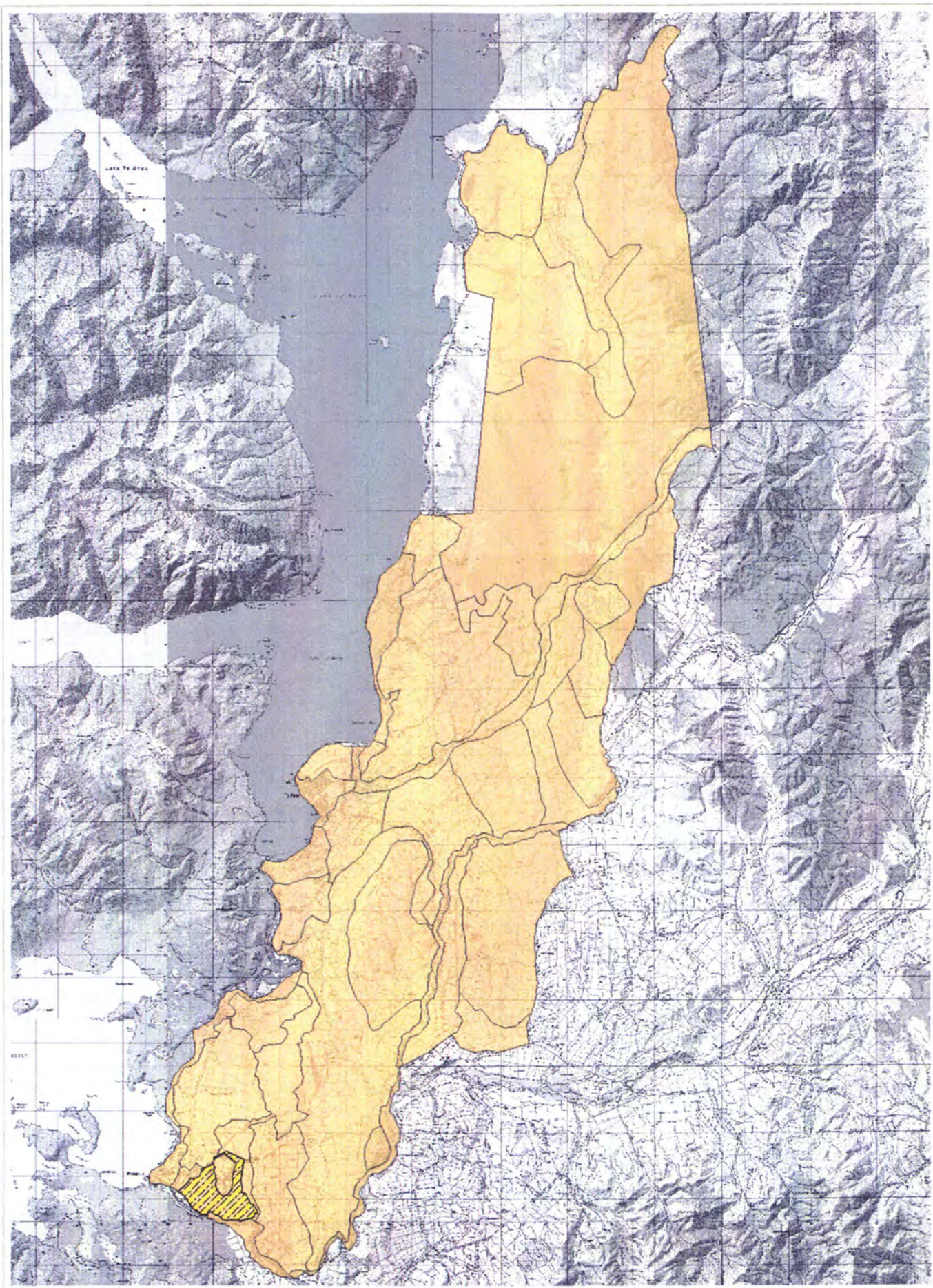
LOW

*Visibility:* Not a prominent feature. Generally situated away from public viewpoints. occasional views are possible from parts of Mt York Road and glimpses from Hillside-Manapouri Road.

*Populations:* Typically Visible to very small numbers of people

### LANDSCAPE VALUES

- Largest wetland in Te Anau Basin and diverse wetland vegetation community
- Conservation Area administered by Department of Conservation and identified as significant wetland/wildlife habitat in SDCP





## 10. WAIIAU/FREESTONE FLATS



### LANDSCAPE CHARACTER

Flat paddocks of improved pasture and exotic shelterbelts between the Waiau River to the south and Freestone Hill to the north. Beech forests of Fiordland National Park rise up from the south bank of the Waiau to form a dramatic backdrop to these paddocks.

### KEY CHARACTERISTICS

- Flat paddocks contrast with 'island' landform of Freestone Hill

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW with some sensitivity at boundaries

*Natural Factors:* Influences from shared boundary with Waiau River, Freestone Hill and wetland

*Cultural Factors:* Farming patterns very dominant

*Quality/Condition:* Highly modified farmland

*Aesthetic Factors:* Attractive, 'manicured' paddocks and rural character

### VISUAL SENSITIVITY: LOW

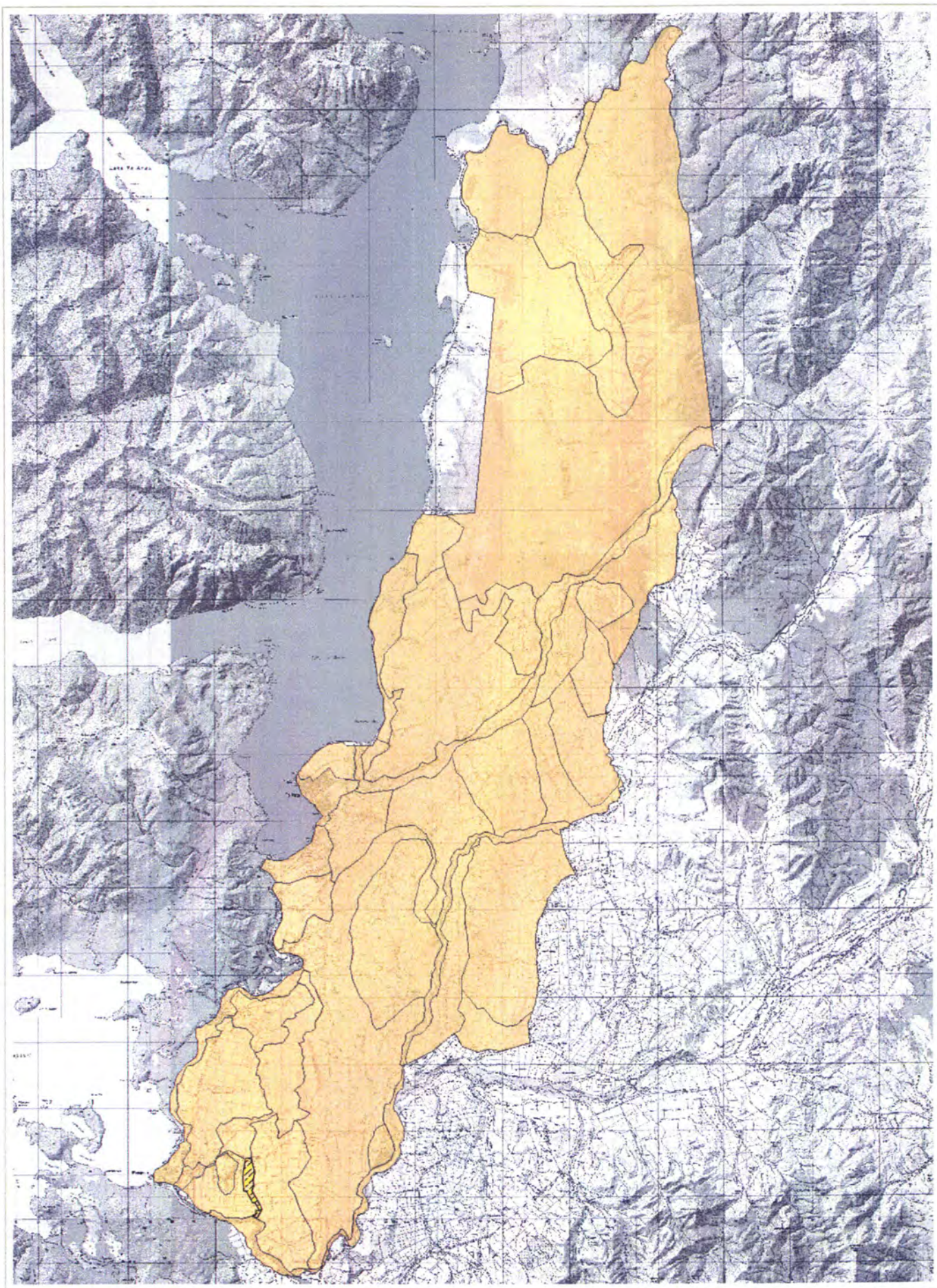
*Visibility:* Generally open feeling but views restricted by shelterbelts. Very short glimpses from Hillside Manapouri Rd and Home Creek Restoration area

*Populations:* Apart from small area visible from Hillside-Manapouri Road, viewers will generally be limited to small numbers of adjacent residents and visitors to the Home Creek restoration area.

### LANDSCAPE VALUES

- Contrast of flat paddocks and strong farming patterns with adjacent landform and natural features
- Boundary with Waiau River and Freestone wetland
- Pleasant character of intensive maintained farmland





# 11. FREESTONE WETLAND



## LANDSCAPE CHARACTER

Ribbon of indigenous wetland vegetation between Hillside Manapouri Rd and Waiiau River. Fenced off, linear wetland under protection programme.

## KEY CHARACTERISTICS

- Linear form and dense indigenous vegetation

## LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Wetland and associated indigenous vegetation community

*Cultural Factors:* Sharp boundary with farmed paddocks

*Quality/Condition:* Protected wetland, fenced off from stock

*Aesthetic Factors:* Contrasting swathe of native vegetation between paddocks of improved pasture

## VISUAL SENSITIVITY:

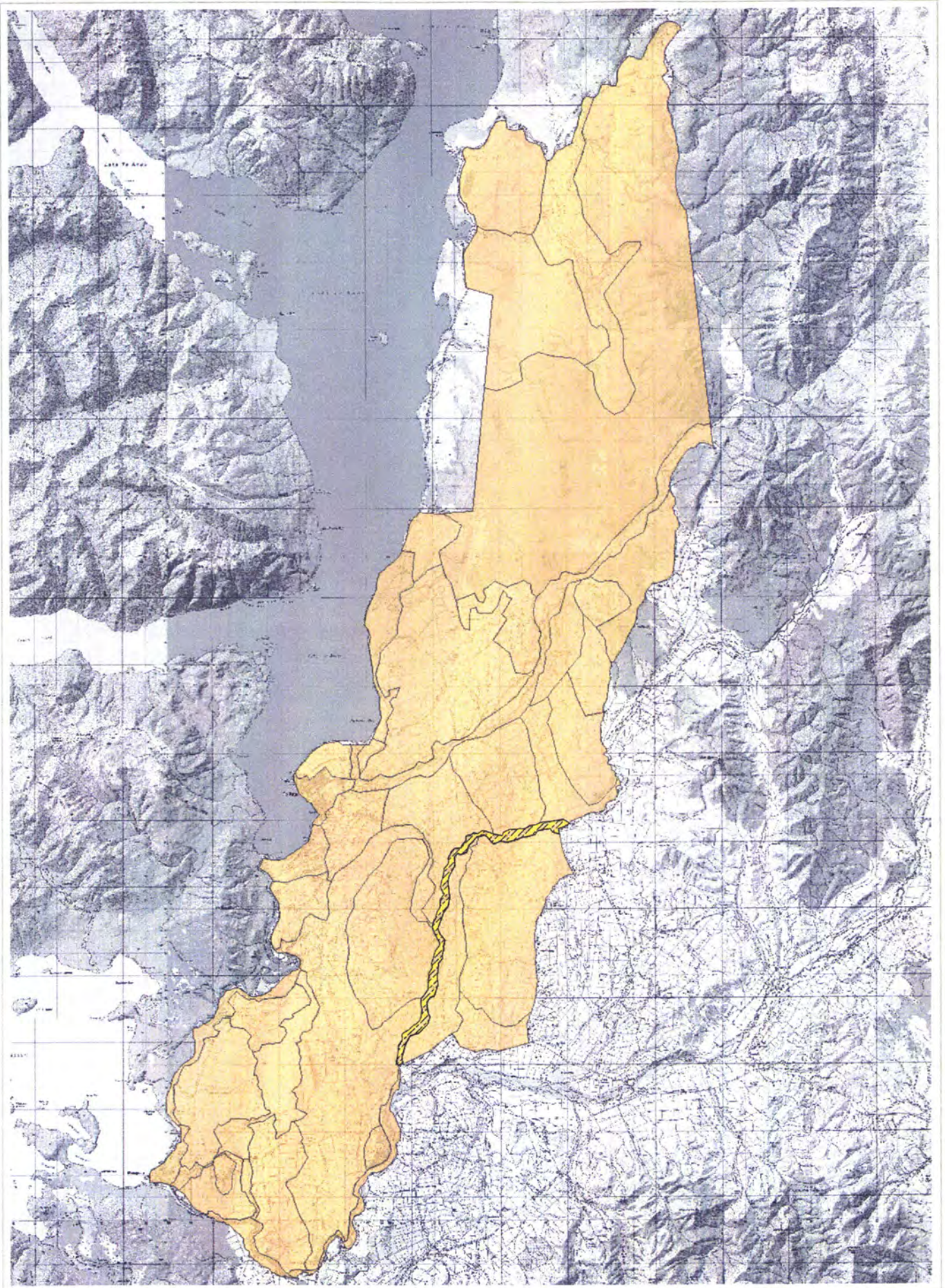
LOW

*Visibility:* Area adjacent Hillside-Manapouri Road is visible but wetland vegetation and surrounding shelterbelts restrict views

*Populations:* Most of this area likely to be seen by few people other than immediate neighbours

## LANDSCAPE VALUES

- Protected wetland under QEII covenant



## 12. WHITESTONE RIVER



### LANDSCAPE CHARACTER

Large semi-braided river. Tributary of the Mararoa. Within Te Anau Basin, it flows through both flat farmed paddocks and between steep river terrace scarps. While it flows through a modified rural landscape, including a gravel extraction site adjacent SH 94, the natural patterns and processes of the river are generally dominant, particularly closer to the foothills.

### KEY CHARACTERISTICS

- Large semi-braided river
- Well-defined, dramatic scarps above upper Whitestone

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Natural river patterns and processes

*Cultural Factors:* Mostly modified riparian edges - boundaries with farmland and gravel extraction

*Quality/Condition:* Maintains overall high level of intactness

*Aesthetic Factors:* River as attractive natural feature

### VISUAL SENSITIVITY:

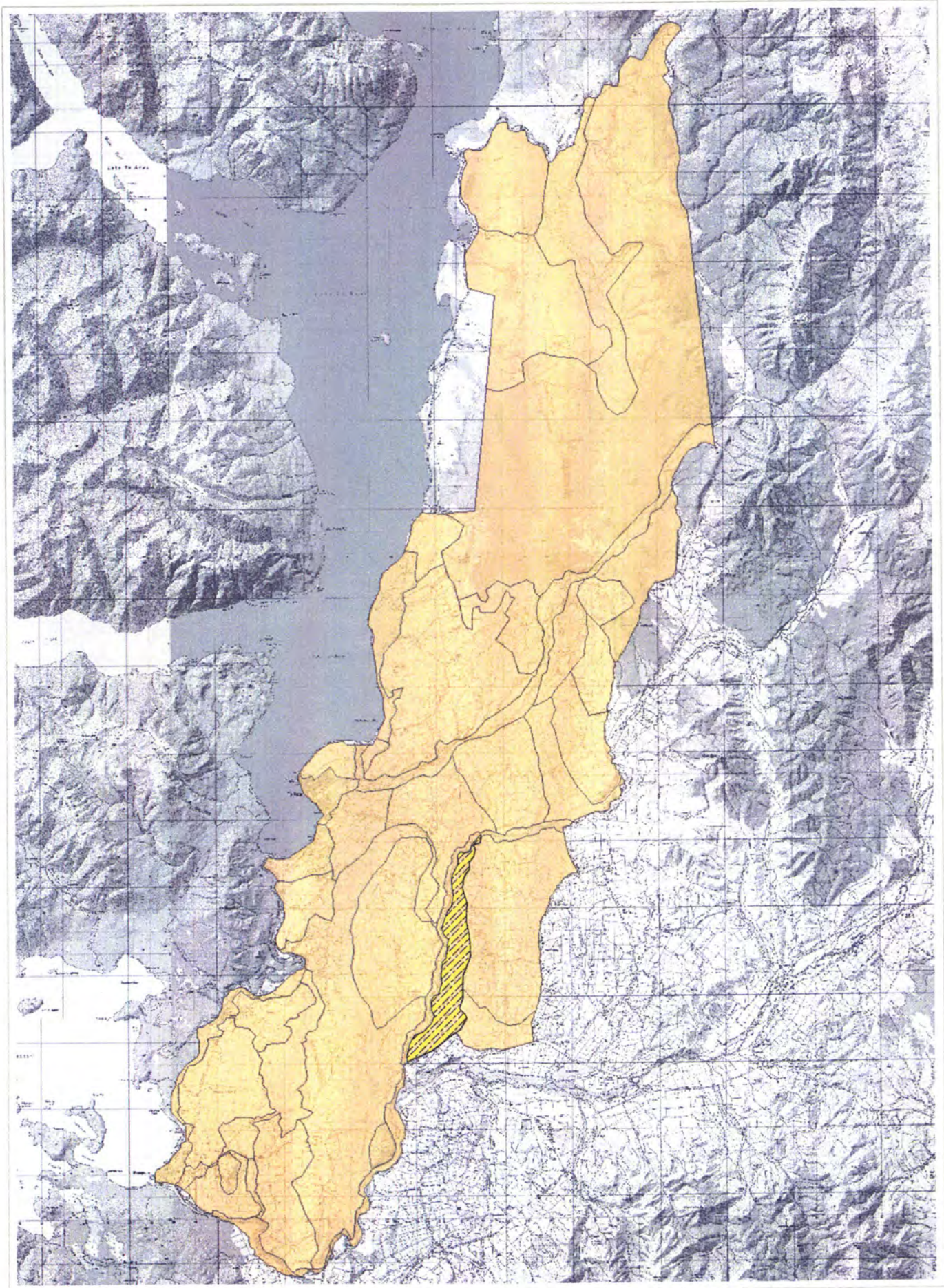
MODERATELY LOW

*Visibility:* Main public viewpoints limited to bridges at Hillside-Manapouri Road and SH 94

*Populations:* Apart from adjacent property owners and those travelling across the bridges, viewing populations are likely to be largely anglers and hunters

### LANDSCAPE VALUES

- Important natural feature and recreational resource



## 13. WHITESTONE RIVER FLATS



### LANDSCAPE CHARACTER

A landscape characterised by intensive farming on a broad band of river flats. Well fenced, small paddocks of improved pasture are separated by exotic farm shelterbelts. Roadside shelterbelts permit intermittent views. Mixed farm uses include deer, sheep and cropping. State Highway 94 passes through the middle of this landscape unit. The Whitestone River provides one physical boundary to the unit while the eastern boundary is defined by a steep terrace riser.

### KEY CHARACTERISTICS

- River flats within a broad river valley
- Diverse land use and small 'manicured' paddocks with mature shelterbelts

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW with some sensitivities at river boundary

*Natural Factors:* Influences from river and origins as river valley remain evident

*Cultural Factors:* State Highway 94, modified farming patterns

*Quality/Condition:* Highly modified by farming patterns

*Aesthetic Factors:* Attractive rural working landscape in a river valley

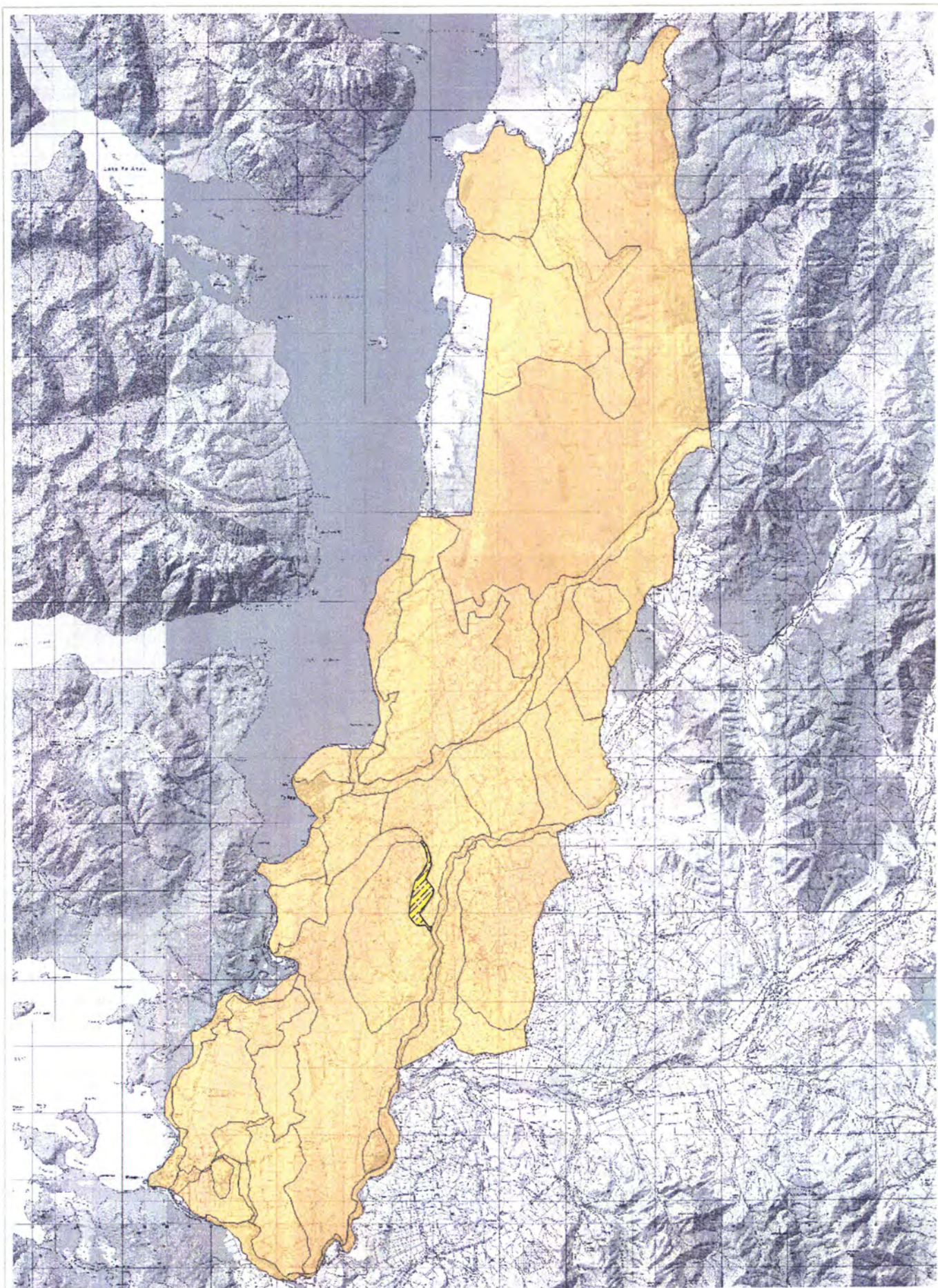
### VISUAL SENSITIVITY: MODERATELY HIGH

*Visibility:* Visible from SH 94 for approximately 6km, though shelterbelts restrict views into area

*Populations:* Potential for large number of travellers along SH 94, particularly over summer.

### LANDSCAPE VALUES

- River valley and influences from Whitestone River
- Charming character of intensive, maintained farmland





## 14. KAKAPO SWAMP



### LANDSCAPE CHARACTER

The swamp is situated at the base of a terrace, adjacent to the Whitestone River. State Highway 94 runs closely beside it for approximately 2km. Fenced off from stock. It appears to be dominated by flax but contains a diversity of indigenous wetland species.

### KEY CHARACTERISTICS

- Wetland at base of river terrace
- Proximity to part of SH 94

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Wetland and wetland vegetation

*Cultural Factors:* Sharp boundaries of farmland and SH 94

*Quality/Condition:* Protected wetland, very high level of natural character and intactness

*Aesthetic Factors:* Contrasting swathe of indigenous vegetation at base of farmed terrace

### VISUAL SENSITIVITY:

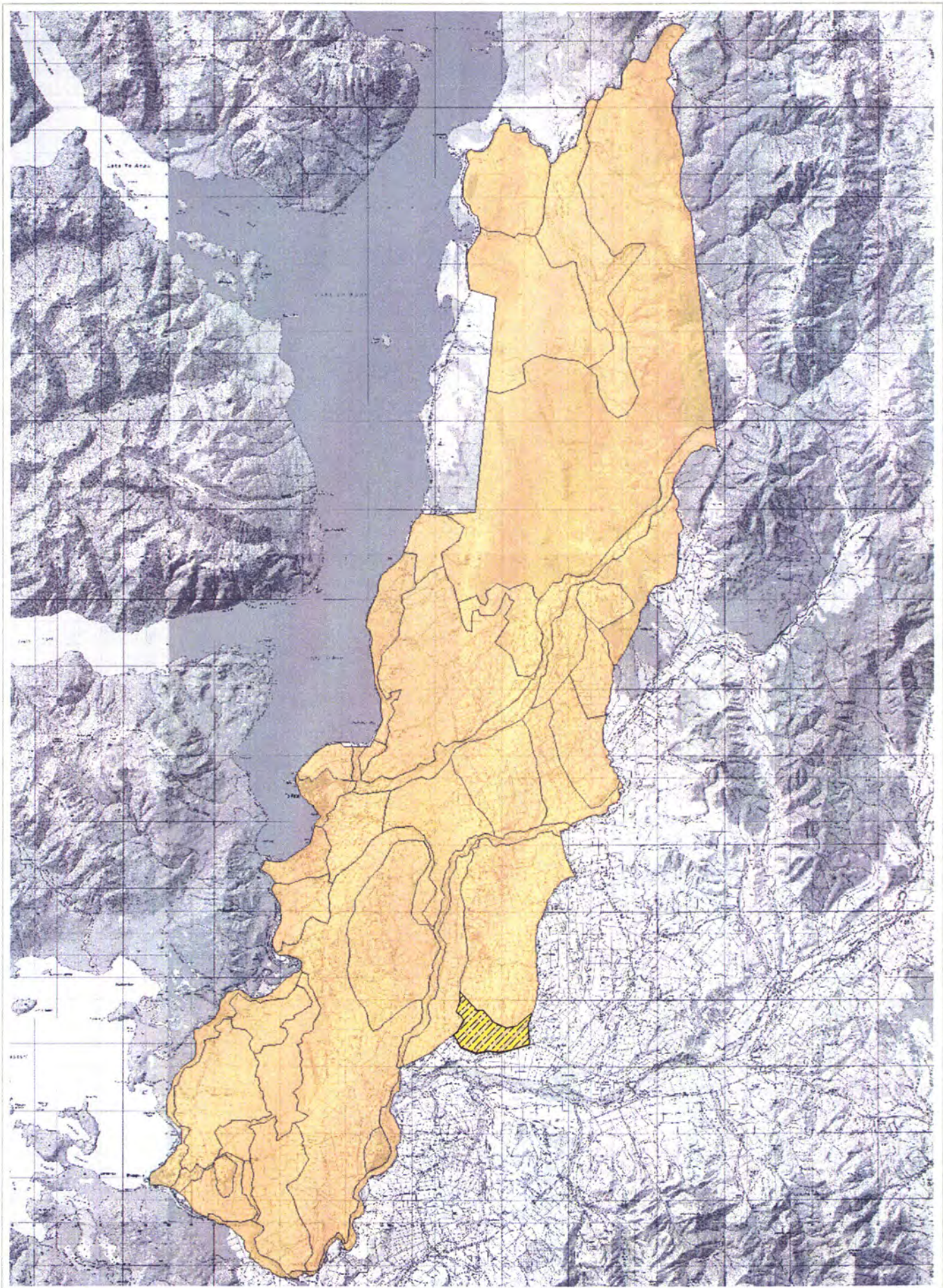
HIGH at northern end, adjacent highway; LOW at southern end

*Visibility:* Northern end highly visible from SH 94 but larger southern end mostly screened from road.

*Populations:* Travellers on busy SH 94

### LANDSCAPE VALUES

- Highly legible natural feature
- Administered by Department of Conservation as Wildlife Management Reserve
- Identified as significant wetland/wildlife habitat in SDCP



## 15. HILLSIDE



### LANDSCAPE CHARACTER

The southern slopes of a large moraine outwash deposit. Gently undulating and gradually rising northwards. Drains to the Mararoa River which flows to the south of this unit. SH 94 forms the southern border to this landscape unit. The vegetation is characterised by modified pasture and exotic shelterbelts, forming larger paddocks than those in the neighbouring Whitestone River flats.

### KEY CHARACTERISTICS

- Undulating farmland
- Overall slope north-south towards SH 94 and the Mararoa

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY LOW

*Natural Factors:* Southern face of glacial outwash deposit and associated hydrological patterns

*Cultural Factors:* Rural farming patterns dominate the slopes

*Quality/Condition:* Modified land cover however natural patterns and processes remain evident

*Aesthetic Factors:* Pleasant, gently rolling farmland

### VISUAL SENSITIVITY:

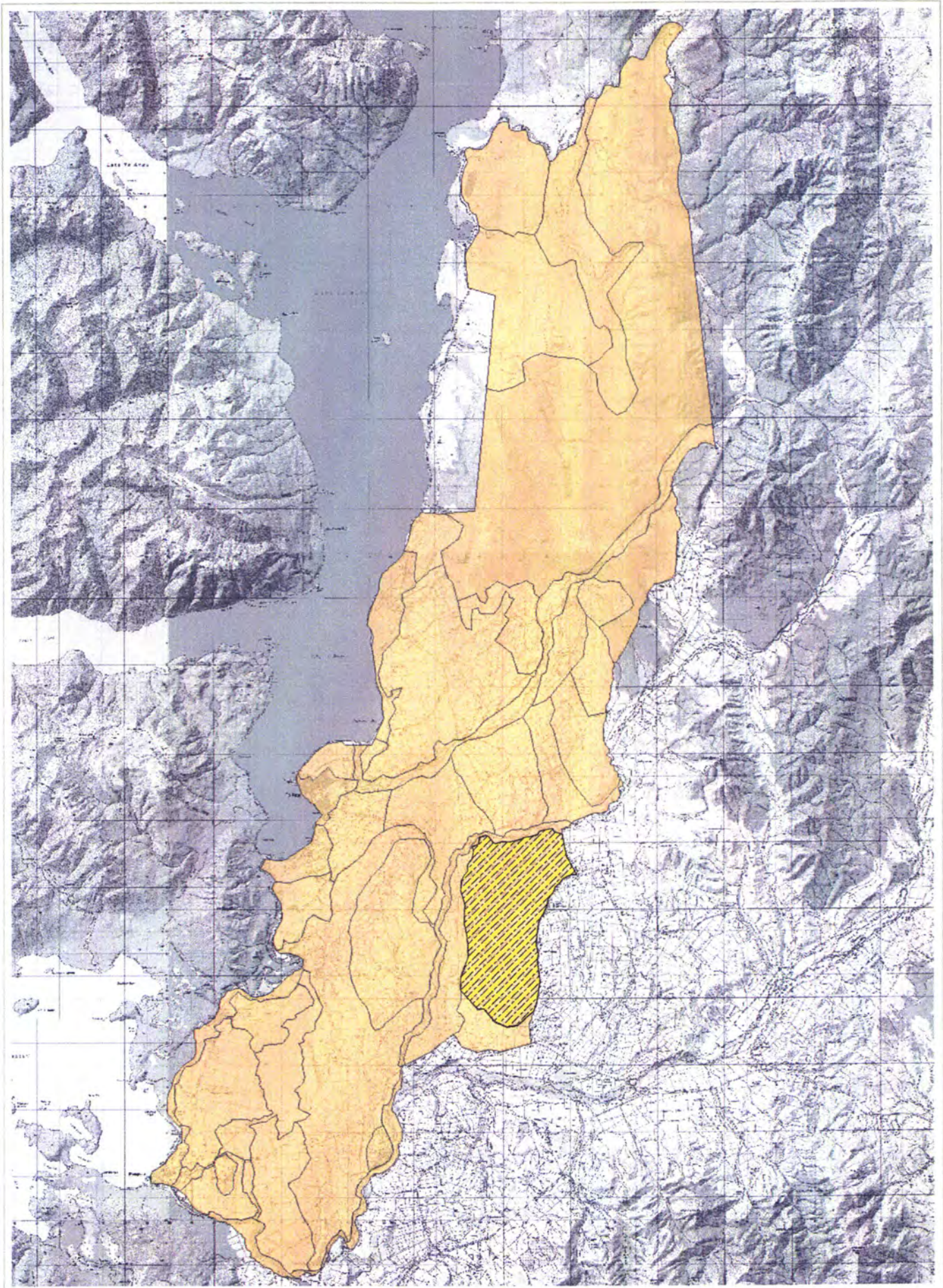
MODERATELY HIGH

*Visibility:* Visible from parts of SH 94 and Wilderness Road and Hillside-Manapouri Rd. Shelterbelts restrict some views and create spaces but overall the area has an open character

*Populations:* Potentially viewed by large numbers of travellers on SH 94 - could be seen as part of the approach to the Te Anau basin.

### LANDSCAPE VALUES

- Pleasant rural farmland adjacent busy highway



## 16. WHITESTONE/MARAROA PLATEAU



### LANDSCAPE CHARACTER

Large glacial outwash deposit bordered by the Whitestone and Mararoa Rivers. Many gentle knolls and gullies - similar to landscape unit 16 but flatter. Vegetation is dominated by modified pasture, exotic forestry and shelterbelts and is mostly farmed. Views are possible in many directions and for considerable distances although undulating topography provides good absorption capability.

### KEY CHARACTERISTICS

- High plateau rural working landscape
- Excellent elevated views

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY LOW

*Natural Factors:* Outwash terrace; dominated by exotic vegetation; few wetland areas and pockets of bush

*Cultural Factors:* Farming land use patterns; fields defined by shelterbelts

*Quality/Condition:* Typical modified rural character

*Aesthetic Factors:* Pleasant rural character, elevated and open, with interesting variation of dips and knolls within charming 'plateau' landform.

### VISUAL SENSITIVITY:

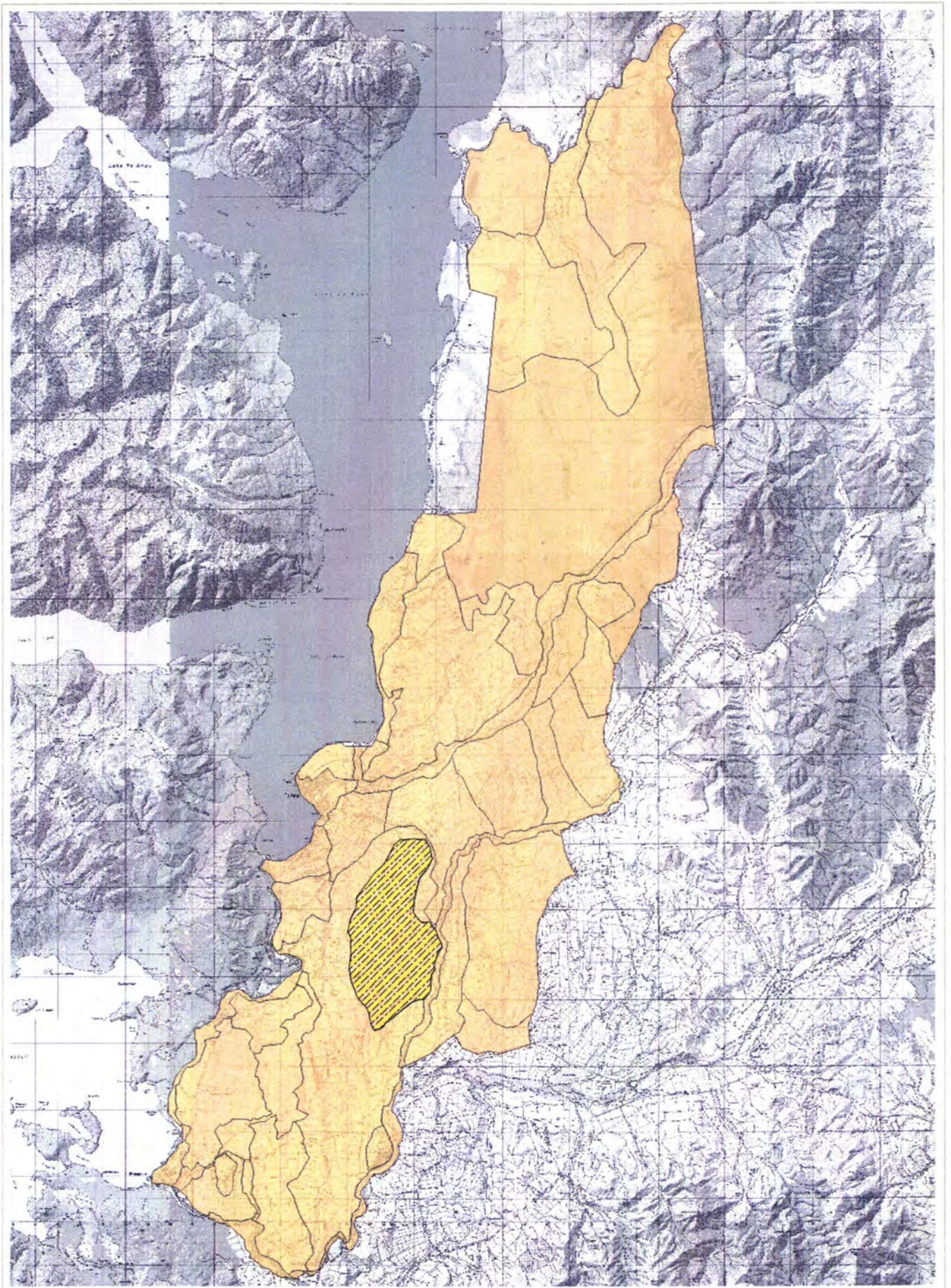
MODERATELY LOW

*Visibility:* Open elevated character but shelterbelts and dips and rises provide good absorption capability. Some areas visible from parts of SH 94, Wilderness, Whitestone and Lynwood Rds.

*Populations:* SH 94 carries large volume but other roads generally limited to local traffic

### LANDSCAPE VALUES

- Scale of plateaued glacial landform and pleasant rural character
- Large wetland north of Lynwood Road protected by QEII covenant and Old Lynwood Homestead site identified as Reserve in SDCP



# 17. THE RAMPARTS



## LANDSCAPE CHARACTER

Large upland plateau formed by glacial outwash, separated from Landscape Area 16 by Whitestone River. Steep terrace riser forms distinctive southeast backdrop to Te Anau. Rolling and hummocky in parts. Mixed use - mostly deer, sheep and cattle farming, forestry over terrace scarps and some recent lifestyle block development.

## KEY CHARACTERISTICS

- Northwest oriented terrace face - backdrop to Te Anau
- Mixed land use
- Scale of landform

## LANDSCAPE CHARACTER SENSITIVITY: **LOW with sensitive river and swamp boundary**

*Natural Factors:* Large glacial outwash terrace with hummocky terrain, a few small wetland areas in depressions and mixed land cover

*Cultural Factors:* Farming, forestry and recent lifestyle block development

*Quality/Condition:* Modified but topography remains dominant and representative of glacial origins

*Aesthetic Factors:* Interesting topography, diversity of land-use and expansive views in places due to elevation above basin

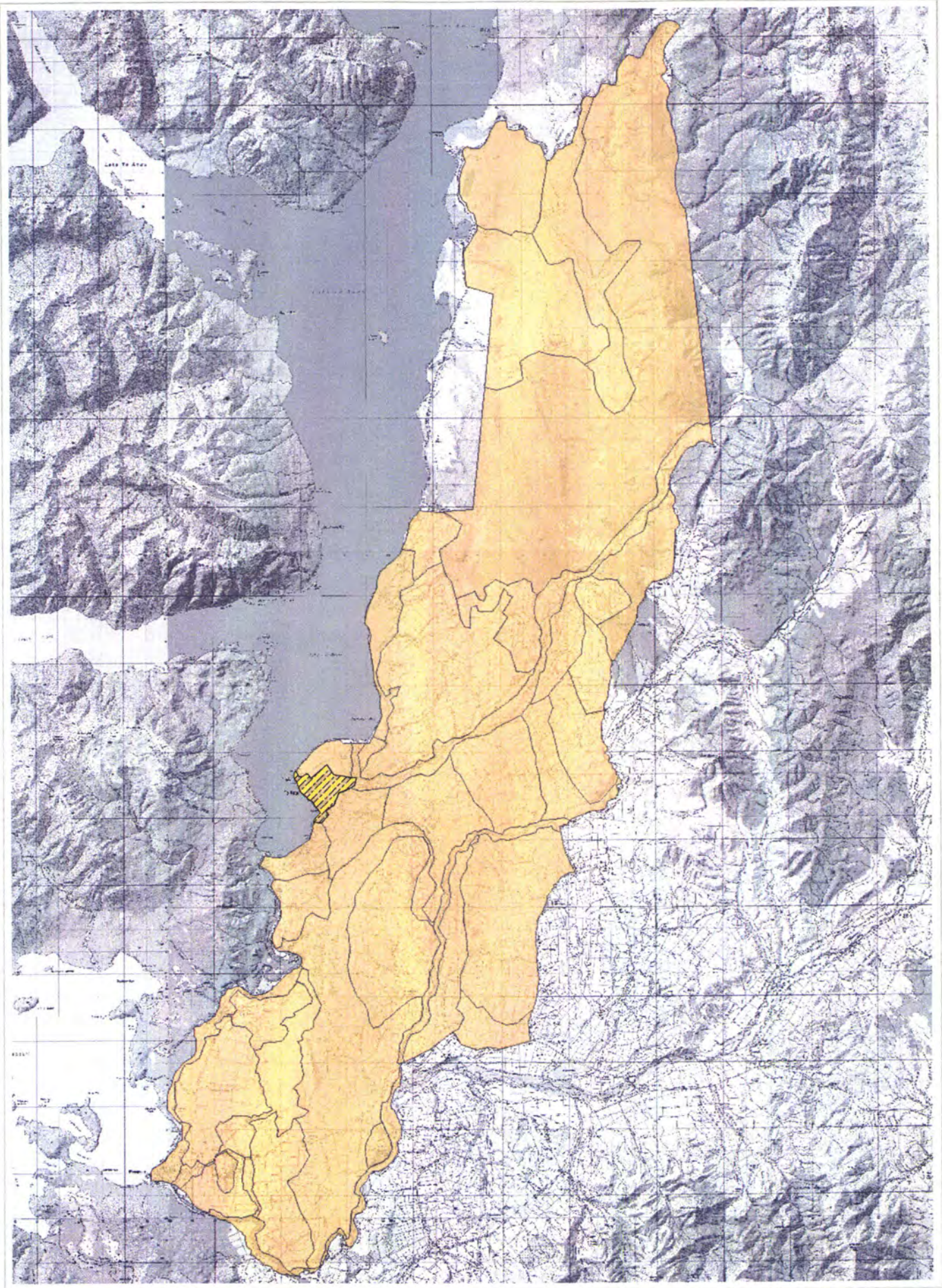
## VISUAL SENSITIVITY: **MODERATELY LOW but very sensitive terrace face/skyline**

*Visibility:* Front faces very visible from Te Anau; some areas visible from Ramparts Rd and Manapouri-Te Anau Highway but hummocky terrain provides good absorption capability.

*Populations:* Apart from northwest face and those who travel up to the Lookout, most of this character area is likely to be seen only by local residents.

## LANDSCAPE VALUES

- Interesting topography - large scale moraine deposit, and good views over basin in places.





## 18. TE ANAU



### LANDSCAPE CHARACTER

Small, growing town and tourist centre located on old river delta/peninsula at the edge of Lake Te Anau. Commercial centre and expanding residential area. Bordered west and south by lake, north by domain and large new subdivisions on the remaining delta, and to the east by terrace escarpments where there are also new subdivisions currently under development. Vegetation dominated by exotic trees and shrubs.

### KEY CHARACTERISTICS

- Township and tourist centre
- Old centre being surrounded by new residential subdivisions
- Lake shore position with views across to the National Park

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

*Natural Factors:* Strongly influenced by position on lake edge, low elevation and level gradient

*Cultural Factors:* Dominated by commercial/tourism and residential land use patterns

*Quality/Condition:* Highly modified

*Aesthetic Factors:* attractive position on lake shore

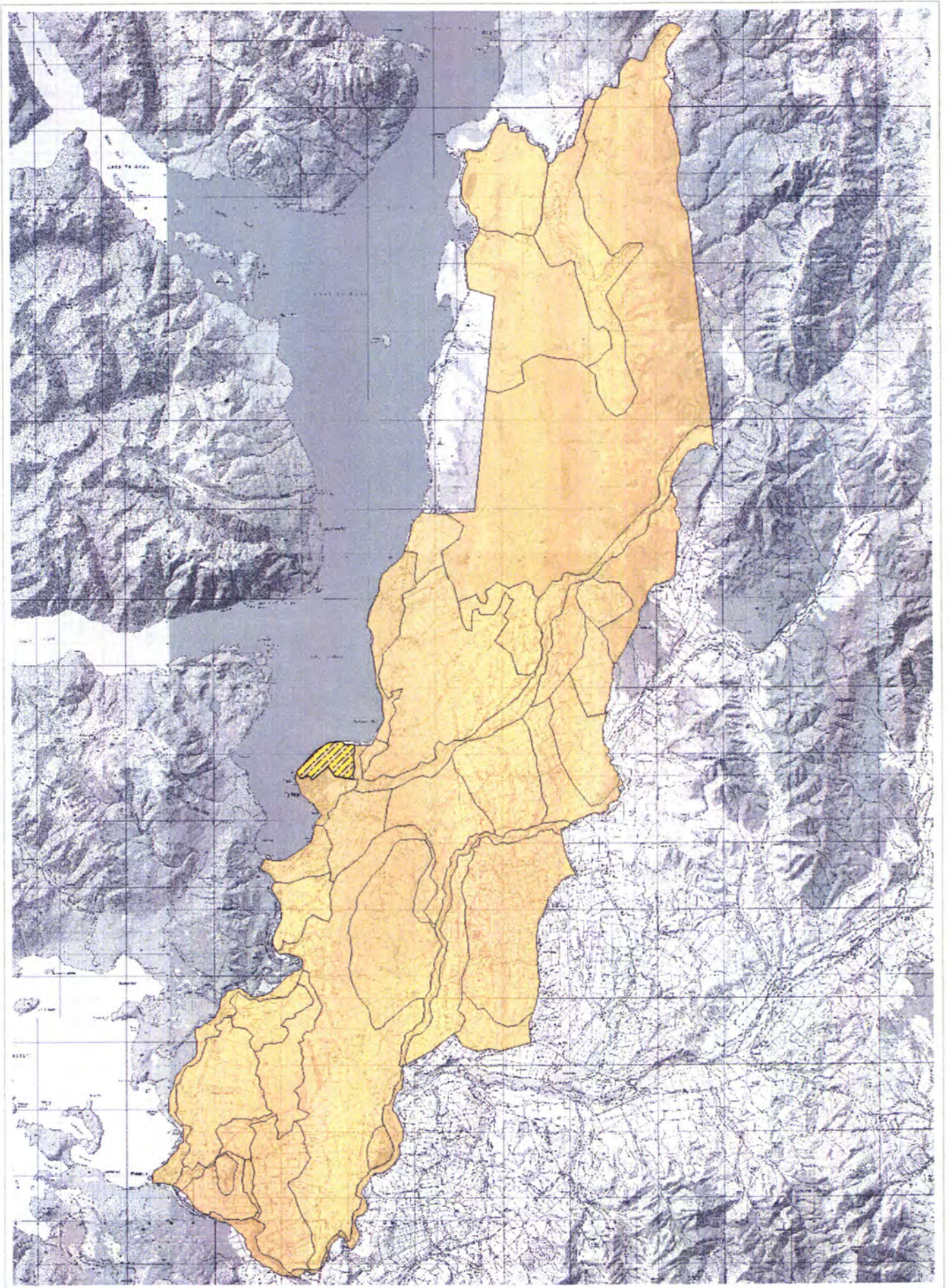
### VISUAL SENSITIVITY: **LOW but sensitive lake shore boundary**

*Visibility:* Visible from the lake, Te Anau-Manapouri Rd approach and Te Anau-Milford Rd approach. Views within town restricted by buildings and amenity plantings.

*Populations:* Small town and gateway to Fiordland - numbers of visitors swell dramatically over the summer season however viewing population likely to expect future growth in this area.

### LANDSCAPE VALUES

- Lake shore position and view shafts



# 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

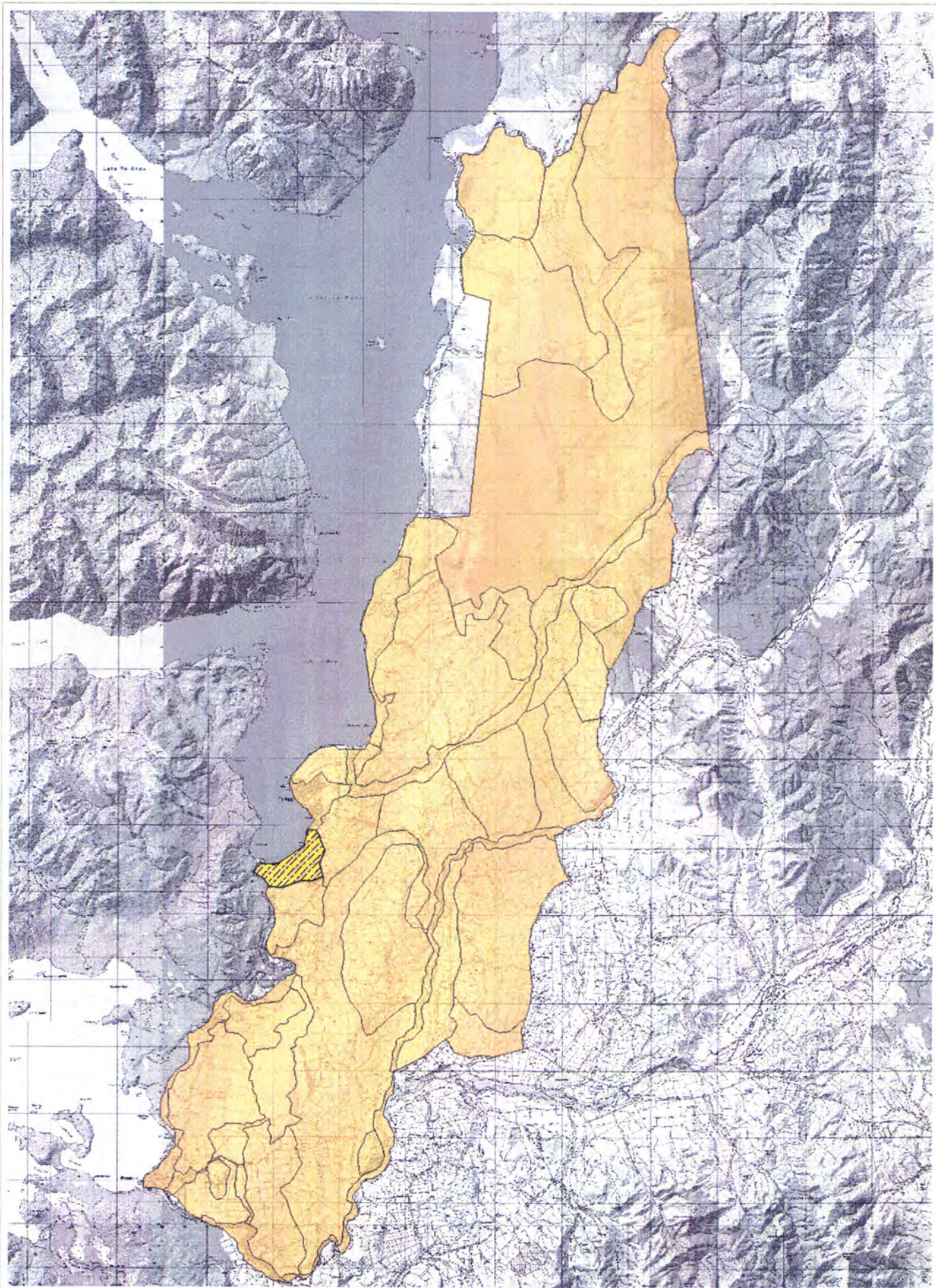
## VISUAL SENSITIVITY: **LOW but some sensitive boundaries**

*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.



## 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 Waiau 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

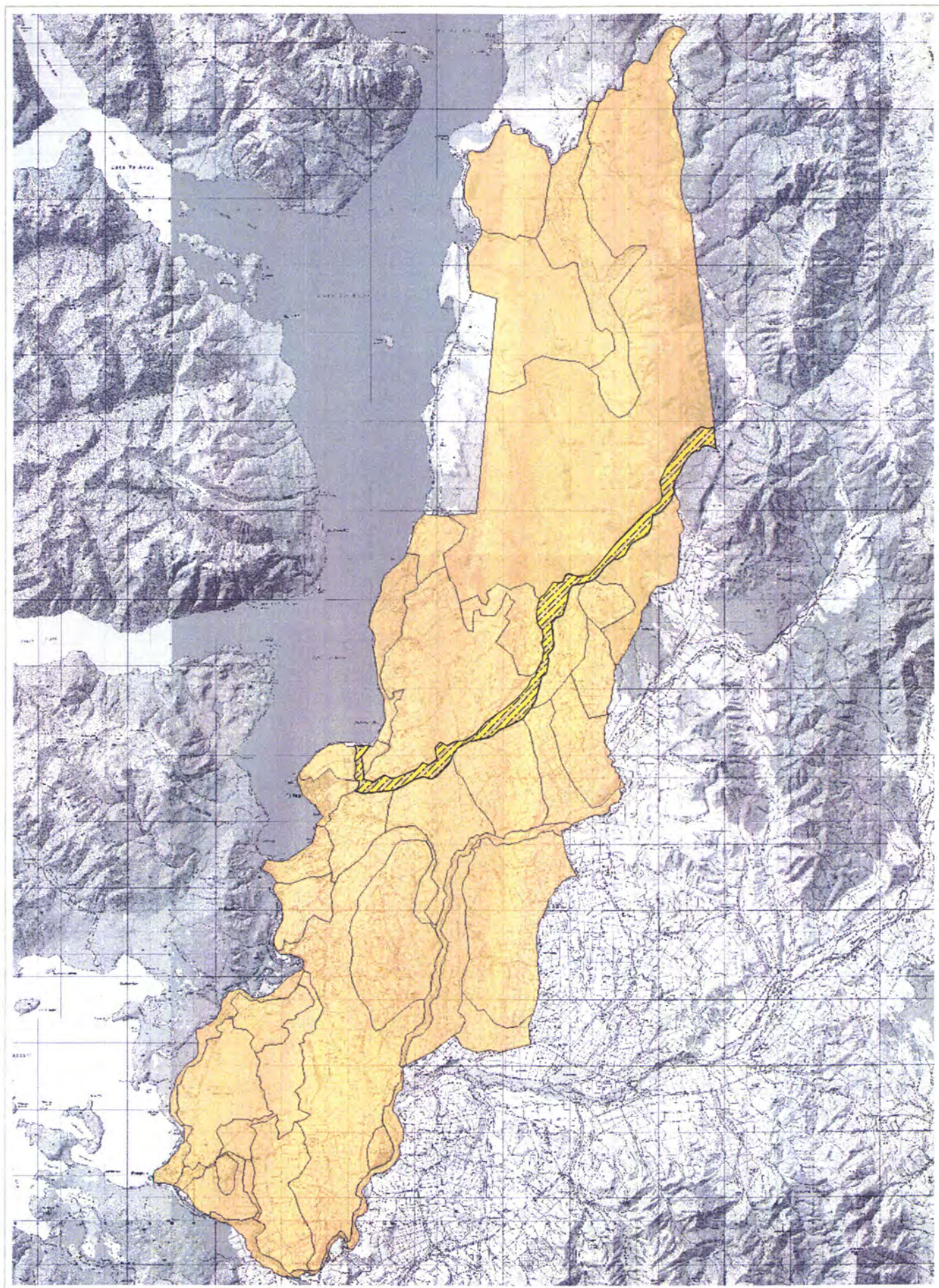
### VISUAL SENSITIVITY: **MODERATE with some sensitive boundaries**

*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.

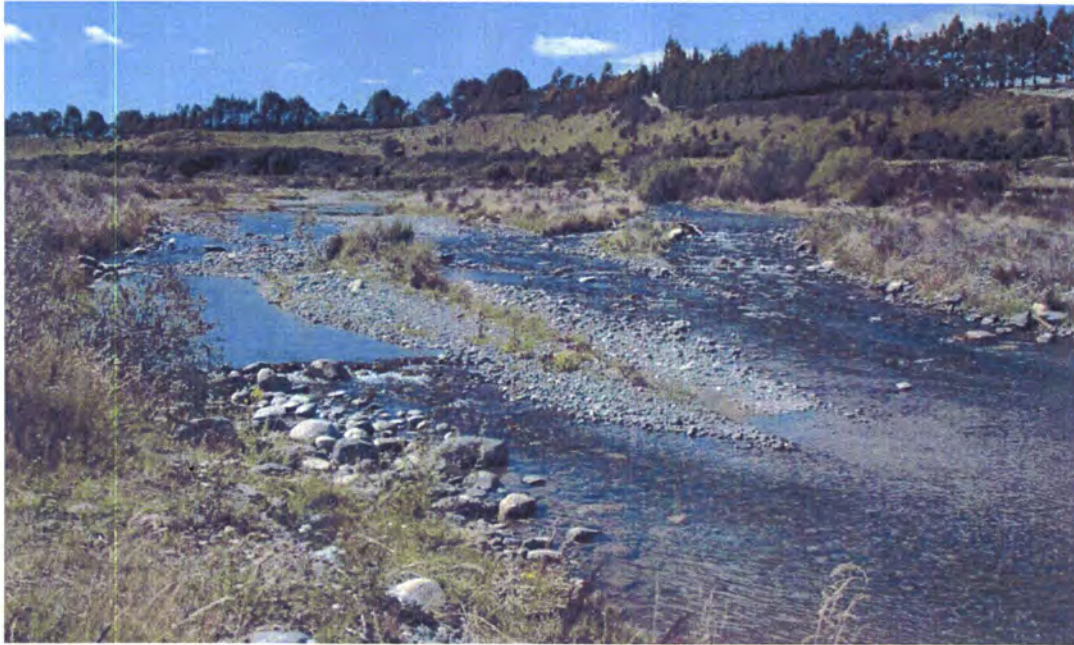
*Populations:* Visitors and residents likely to be attracted to the area - potentially large viewing population.

### LANDSCAPE VALUES

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



## 21. UPUKERORA RIVER



### LANDSCAPE CHARACTER

This large, semi-braided river flows into Lake Te Anau. Although the river flows through a modified context of wil- lows, pasture, farms, lifestyle blocks and new subdivisions (particularly as it nears the mouth), natural patterns and processes remain high.

### KEY CHARACTERISTICS

- Semi-braided river

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Natural river patterns and processes

*Cultural Factors:* Influences of farming, outskirts of Te Anau and new subdivisions

*Quality/Condition:* Some modified riparian edges however retains high level of intactness

*Aesthetic Factors:* Attractive natural feature

### VISUAL SENSITIVITY:

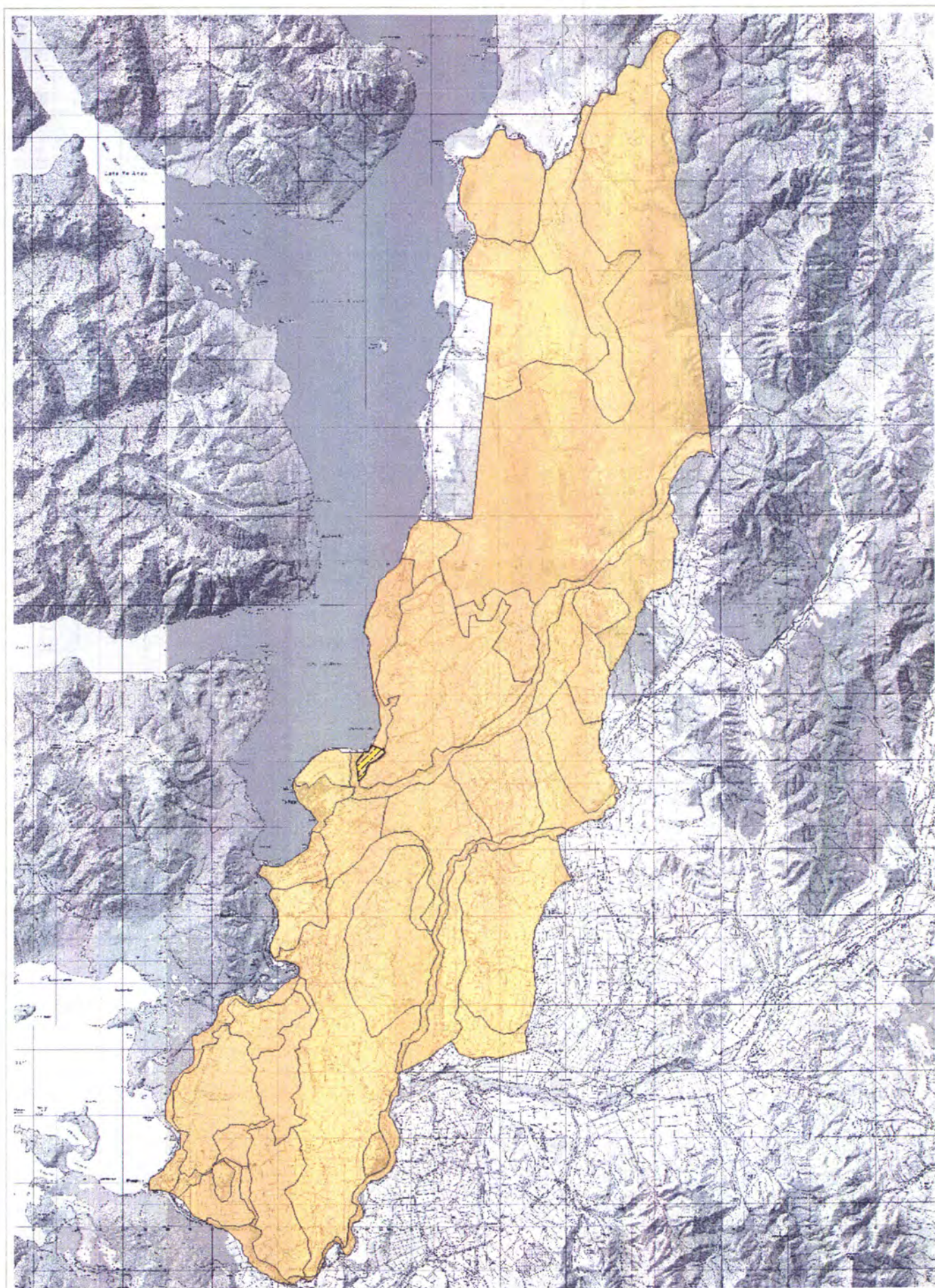
MODERATELY LOW

*Visibility:* Public viewpoints generally limited to river-mouth area: new subdivision (LCA 22), bridge on Te Anau-Milford Highway and a few side roads along the river ie. to oxidation ponds.

*Populations:* Apart from those travelling across the bridge and adjacent property owners, viewing popu- lations are likely to be largely anglers and hunters

### LANDSCAPE VALUES

- Important natural feature and recreational resource





## 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.

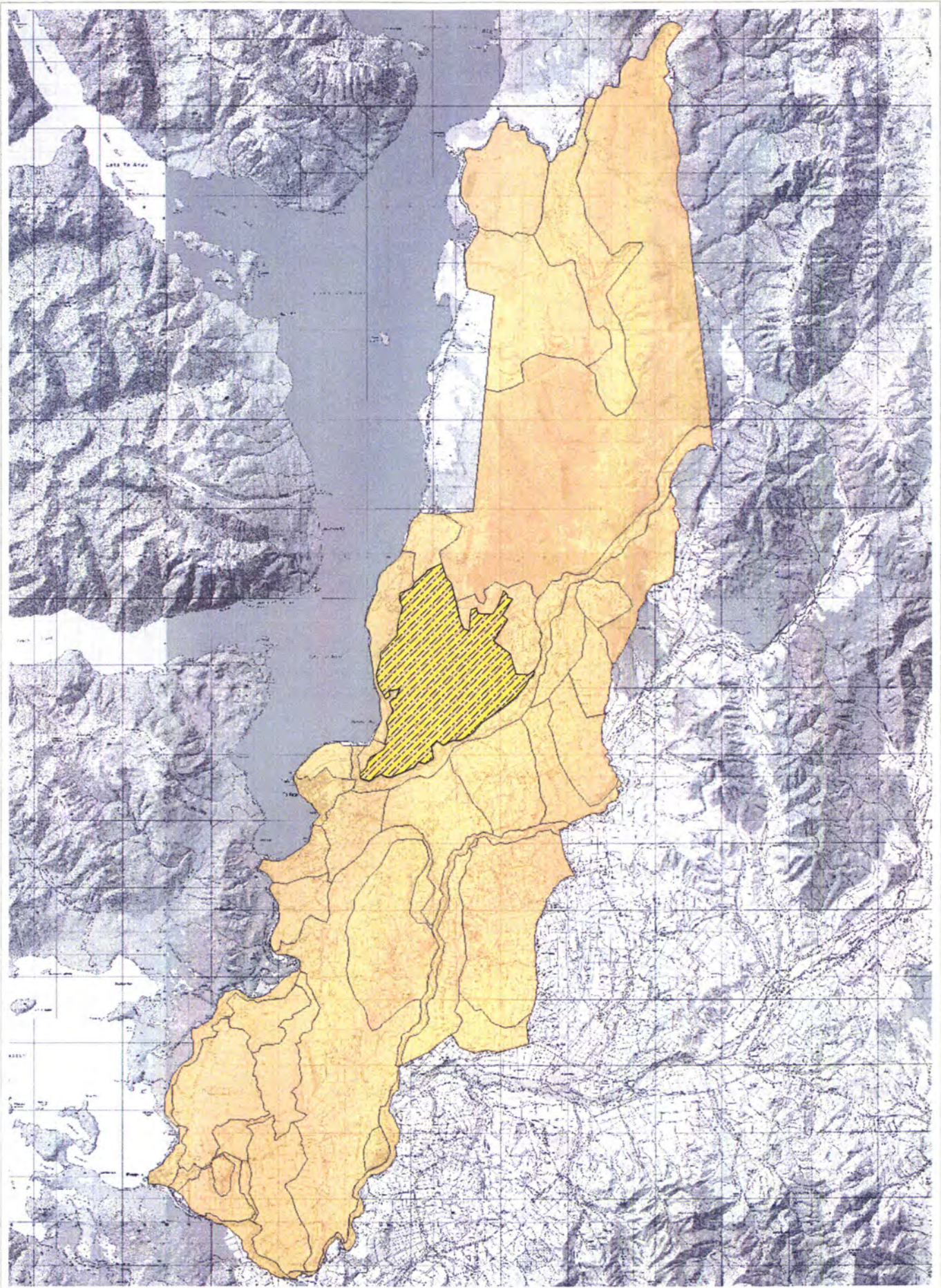
### VISUAL SENSITIVITY: **LOW but some sensitivity to views from lake**

*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



## 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.

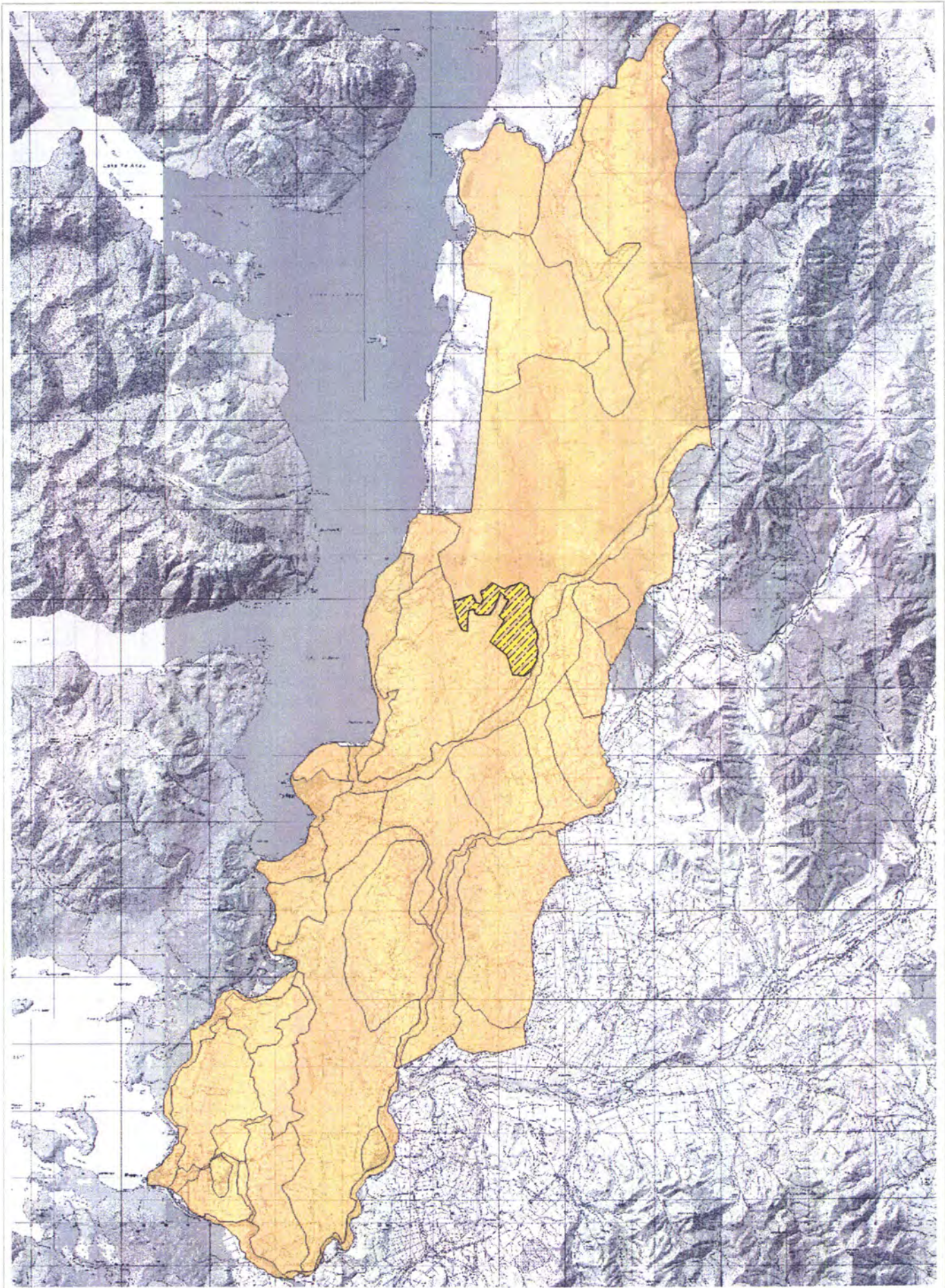
### VISUAL SENSITIVITY: MODERATELY LOW but sensitive boundary along Te Anau-Milford Highway

*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



## 24. UPUKERORA FOREST MARGINS



### LANDSCAPE CHARACTER

Bush margins at the edge of Te Anau Basin. Mounds and wetlands. Pockets of bush and wetland vegetation, some pasture and exotic shelterbelts. Good regeneration potential and connection to mature bush behind (in Landscape Area 42). The wetland areas provide high natural values.

### KEY CHARACTERISTICS

- Edge between bush and farmland
- Wetlands
- Rolling landscape

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY HIGH

*Natural Factors:* Wetlands and wetland vegetation, pockets of native bush and influenced by boundary with mature beech in adjacent Landscape Character Unit (LCA 42)

*Cultural Factors:* Farming land use pattern

*Quality/Condition:* Balance between modified elements and areas of high intactness

*Aesthetic Factors:* Interesting undulating landscape with diverse land cover, patterns and textures

### VISUAL SENSITIVITY:

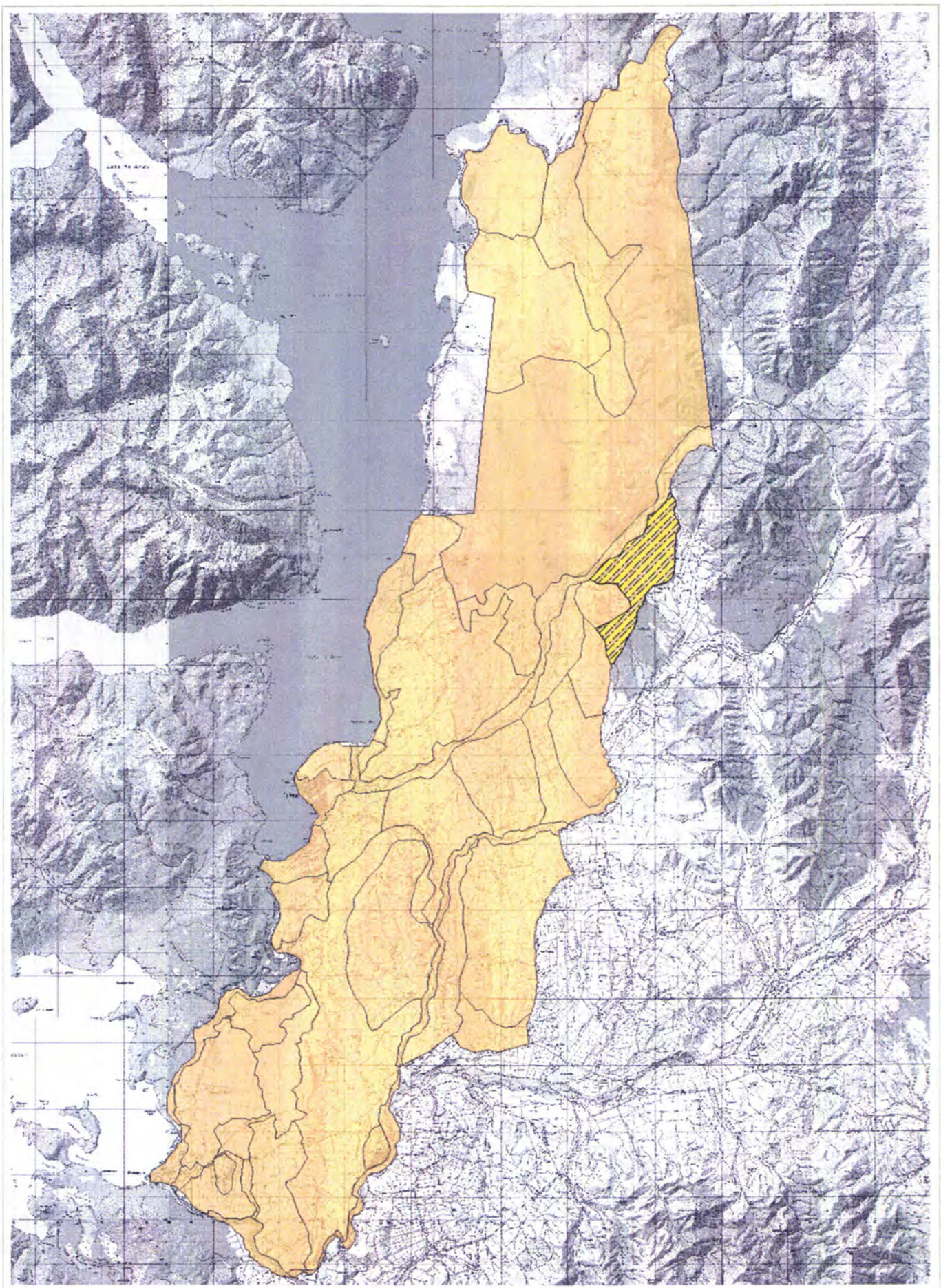
LOW

*Visibility:* Vegetation, topography contribute to moderately high absorption capability

*Populations:* Located at the end of a minor road therefore few people likely to view this area apart from local farmers.

### LANDSCAPE VALUES

- Wetlands and indigenous vegetation
- Attractive, rolling farmland in a 'transition' area between mature forest and modified Te Anau basin farmland



## 25. MARGIN FOREST FOOTHILLS



### LANDSCAPE CHARACTER

Foothills of Snowdon Forest at the edge of the study area. High point at 583m. Mostly covered with mature beech forest, and a few wetlands. Shares a boundary with the Upukerora River.

### KEY CHARACTERISTICS

- Mature beech forest
- Rising foothills

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Mature beech forest, wetlands, influence from Upukerora River on boundary

*Cultural Factors:* Takaro Road provides access to lodge beyond the character area, influences from neighbouring farms.

*Quality/Condition:* High level of intactness and representative character

*Aesthetic Factors:* Attractive bush-covered foothills

### VISUAL SENSITIVITY:

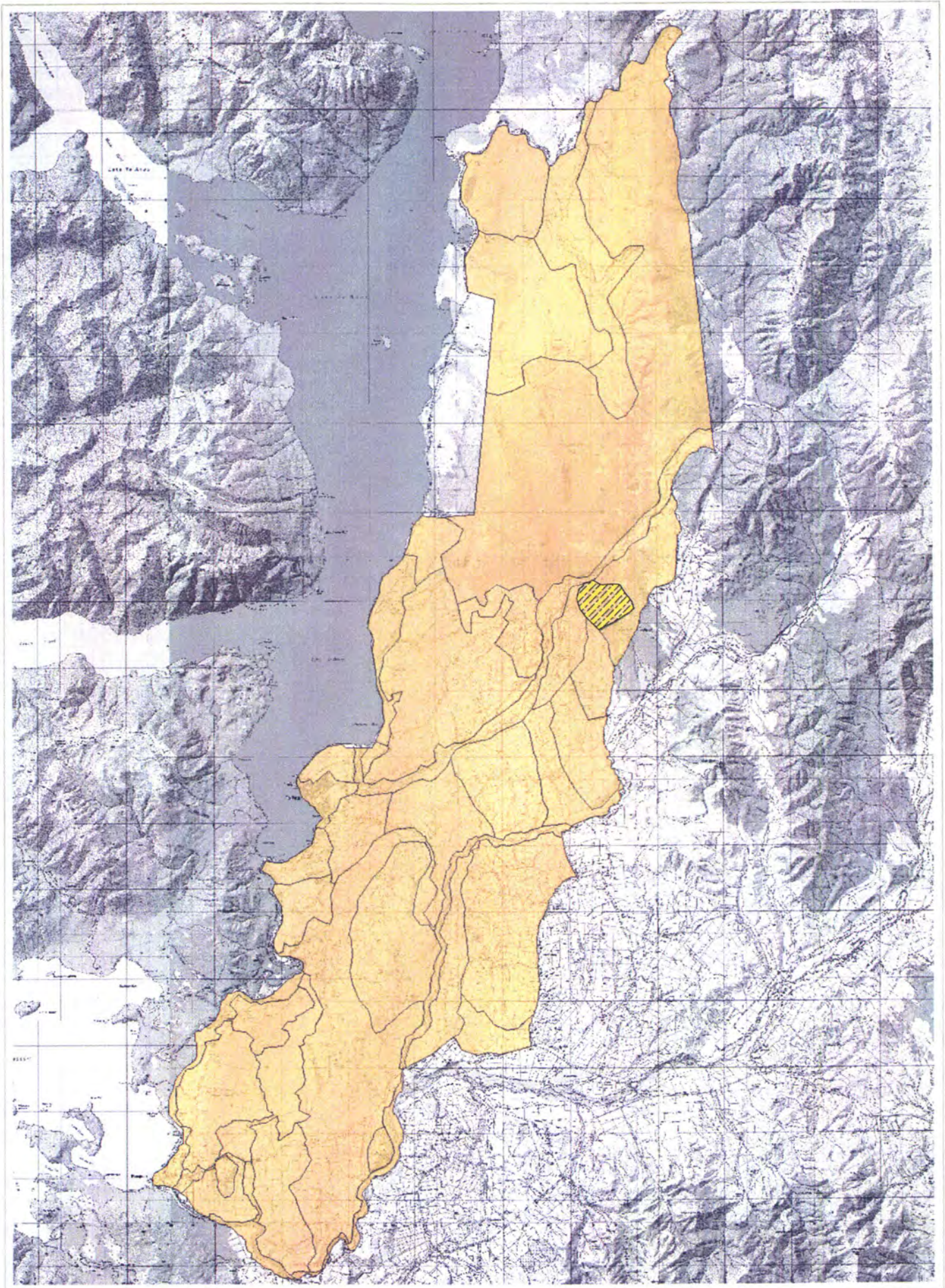
MODERATELY LOW

*Visibility:* Visible from the Upukerora River, Dale Road and from Takaro Road.

*Populations:* Likely to be mostly viewed by neighbouring farmers and residents of Takaro Lodge, anglers and hunters.

### LANDSCAPE VALUES

- Bush-covered foothills as a backdrop to the Te Anau basin





## 26. TE ANAU HILL



### LANDSCAPE CHARACTER

Grazed hill terrace at the edge of the Upukerora River and Margin Forest. Pockets of bush on site include one large patch across the broad summit. Small wet depressions on summit drain east to Whitestone River. Characterised by location, elevation and land-use as a transition between farmland and forest, modified and 'natural', and basin and mountain landscapes.

### KEY CHARACTERISTICS

- Distinctive terrace edge and bush cap on summit

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY HIGH

*Natural Factors:* pockets of bush and influences from Upukerora River and forest in adjacent LCA.

*Cultural Factors:* grazed

*Quality/Condition:* balance between modified farmland and remnant bush pockets

*Aesthetic Factors:* legible terrace face at edge of basin

### VISUAL SENSITIVITY:

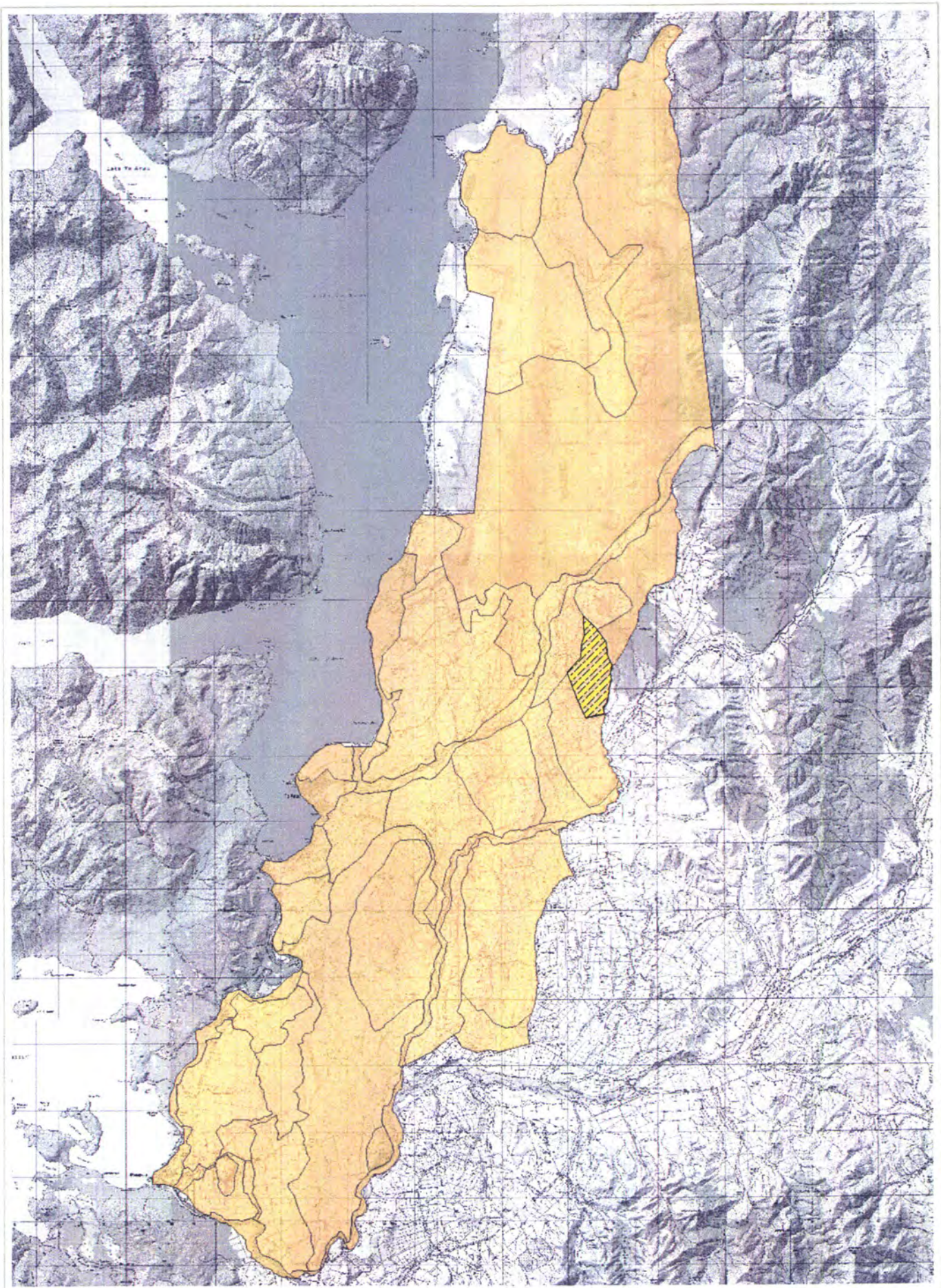
MODERATELY LOW but sensitive terrace faces

*Visibility:* Terrace faces clearly visible from Dale Road and from short stretch of Kakapo Road, at a distance. May be visible from parts of Upukerora River and farmland beyond the river.

*Populations:* Likely to be viewed by small numbers of people - recreationalists and local farmers

### LANDSCAPE VALUES

- Legible terrace faces
- Area of 'transition'



## 27. DALE ROAD



### LANDSCAPE CHARACTER

Farmland on undulating moraine deposit (one in a series of lateral deposits along Kakapo Road). Southern end of this deposit forms a very high (approximately 400m), steep scarp face above the Whitestone River. There are a couple of wetland areas within the unit. Land cover is dominated by improved pasture and exotic shelterbelts. Kakapo and Dale Roads cross this landscape unit.

### KEY CHARACTERISTICS

- Moraine plateau and valley system
- Rural working character

### LANDSCAPE CHARACTER SENSITIVITY: MODERATE with sensitive riparian boundary

*Natural Factors:* Riparian edge to Whitestone River, wetland habitat, boundary with Margin Forest

*Cultural Factors:* Dominant farming patterns - farm dwellings, fences, shelterbelts, roads etc

*Quality/Condition:* Modified farmland

*Aesthetic Factors:* Legible landforms, some elevated views, dramatic scarp face above river, pleasant rural character

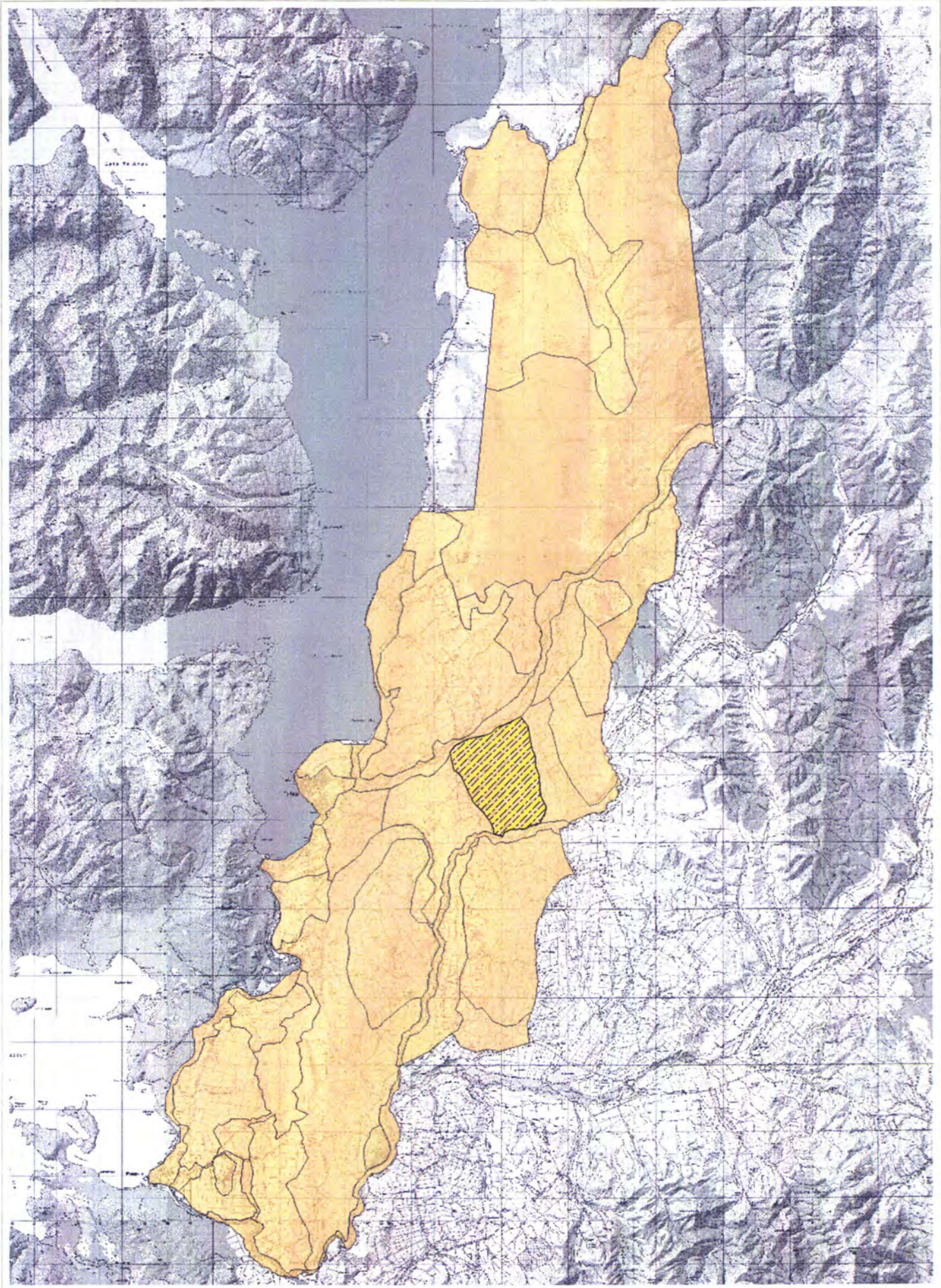
### VISUAL SENSITIVITY: MODERATELY LOW

*Visibility:* Much of the area visible from roads but shelterbelts and farm amenity plantings restrict some views

*Populations:* Viewing population likely to be largely local residents, with some anglers/hunters and visitors to Takaro Lodge passing through.

### LANDSCAPE VALUES

- Wetland areas
- Glacial landform
- High scarp above Whitestone River



## 28. KAKAPO ROAD-LATERAL MORaine DEPOSITS



### LANDSCAPE CHARACTER

Lateral moraine deposits in a series along Kakapo Road, between the Upukerora and Whitestone Rivers. Highly legible plateaus and valley and terrace and scarp slopes above the rivers. Grazed paddocks dominated by improved pasture and exotic shelterbelts. There appears to be an area of wetland vegetation in a depression on one of the plateaus.

### KEY CHARACTERISTICS

- Legible landforms
- Rural working character
- Riparian river boundaries

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW but sensitive river boundaries

*Natural Factors:* Riparian boundaries with rivers, wetland

*Cultural Factors:* Farming elements, roads and rural dwellings

*Quality/Condition:* Modified farmland right to river edge with exception of vegetated scarp slopes above Whitestone River

*Aesthetic Factors:* Legible landforms, some elevated views and pleasant rural character

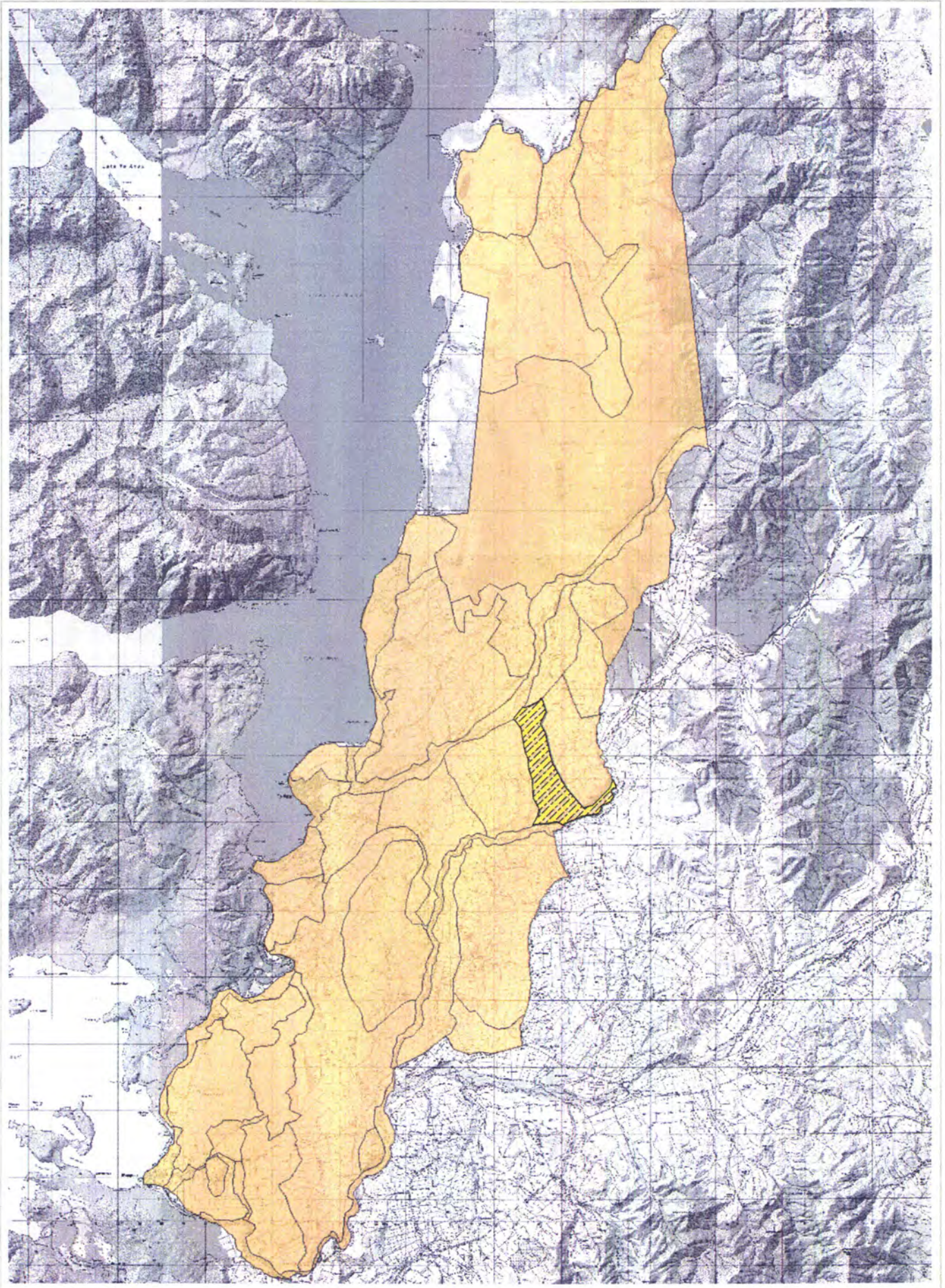
### VISUAL SENSITIVITY: MODERATELY LOW

*Visibility:* Some areas visible from Kakapo Road and from the rivers, however topography and particularly shelterbelts restrict expansive views

*Populations:* Viewing population likely to be largely local residents, with some anglers/hunters and visitors to Takaro Lodge passing through.

### LANDSCAPE VALUES

- Legible glacial geomorphology
- Wetland area
- River boundaries, particularly vegetated scarp faces



## 29. KAKAPO ROAD-LADIES MILE/TALBOT ROAD



### LANDSCAPE CHARACTER

A valley between parallel glacial moraine deposits and stretching between the Upukerora River and the Whitestone River. Paddocks of largely flat, grazed farmland with some exotic shelterbelts and scattered farm dwellings. Small areas of forestry against Upukerora River terraces. A contained landscape but scale, and ability to see mountains beyond, expands the open character of the area.

### KEY CHARACTERISTICS

- Grazed valley floor between two large rivers

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW with sensitive river boundaries

*Natural Factors:* Influences from river boundaries and mountains in distance

*Cultural Factors:* Farming patterns overlay landscape

*Quality/Condition:* Highly modified

*Aesthetic Factors:* Highly legible valley floor within lateral series of glacial deposits

### VISUAL SENSITIVITY: MODERATE

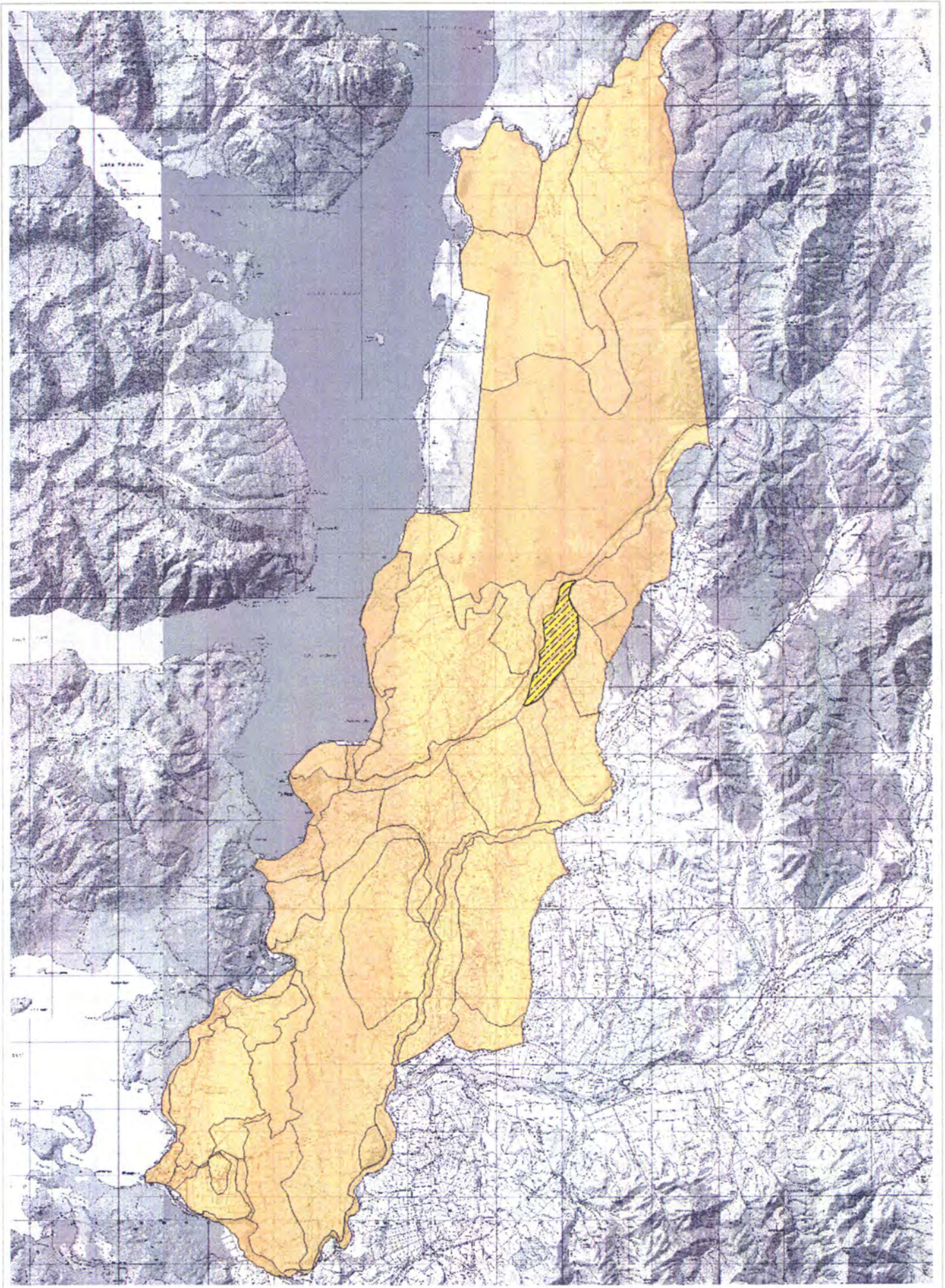
*Visibility:* Most of the area visible from either Kakapo Road, Ladies Mile or Talbot Road

*Populations:* Most travellers on these roads likely to be residents, recreationalists or visitors to Takaro Lodge

### LANDSCAPE VALUES

- Legible valley floor between moraine deposits and two large rivers







## 30. UPUKERORA RIVER TERRACE-DALE ROAD



### LANDSCAPE CHARACTER

Farmed Upukerora River terraces in the upper basin. Land cover includes improved and semi-improved pasture, the edge of a small area of forestry on the terraces, exotic shelterbelts, pockets of native vegetation and some wetland areas.

### KEY CHARACTERISTICS

- River terraces

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY HIGH

*Natural Factors:* Pockets of indigenous vegetation and wetland areas, river margins

*Cultural Factors:* Farming patterns right up to riparian edge, public gravel road

*Quality/Condition:* Modified by farming practices and some forestry

*Aesthetic Factors:* Legible river terrace landforms

### VISUAL SENSITIVITY: MODERATELY LOW

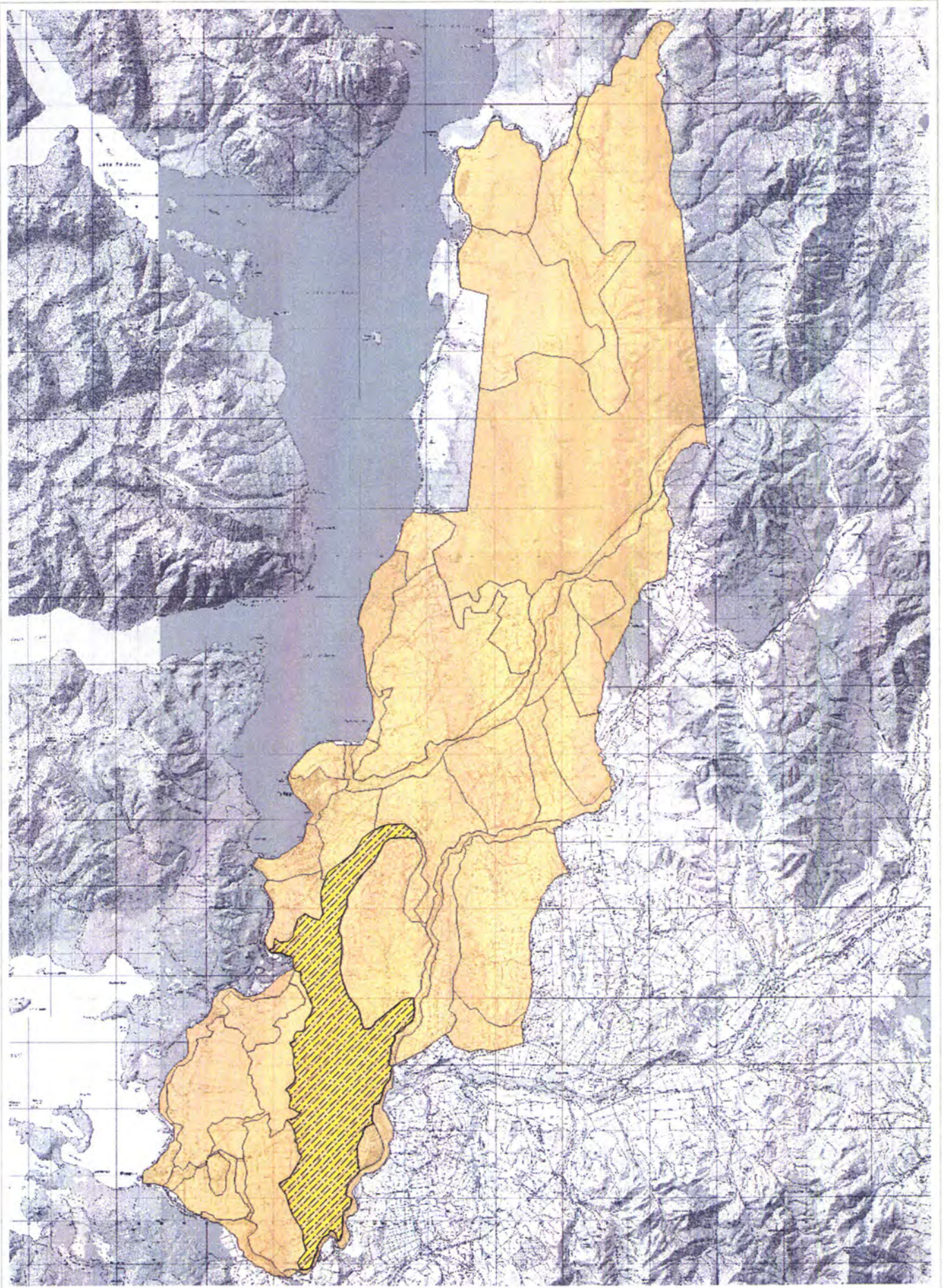
*Visibility:* Upper terraces visible from Dale Road; lower terraces visible from river and farms beyond

*Populations:* Largely viewed by local farmers and anglers

### LANDSCAPE VALUES

- Legible river terraces
- Pockets of native vegetation and wetland areas





## 31. MOUNT YORK ROAD



### LANDSCAPE CHARACTER

Large character area of old outwash plain that follows the base of the Ramparts (LCA 17) from SH 94 near Te Anau to the Mararoa River. It varies from gently rolling to hummocky terrain. It is a rural working landscape. Many large paddocks contribute to an open character. Land cover is dominated by improved and semi-improved pasture but it includes many wetlands, some exotic shelterbelts, and small areas of forestry and cropping.

### KEY CHARACTERISTICS

- Glacial outwash plain at base of large terrace with rolling and hummocky terrain
- Number of wetlands
- Diverse land use/land cover in places and quite open character

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW but sensitive areas around wetlands

*Natural Factors:* Wetlands

*Cultural Factors:* Dominated by rural working character

*Quality/Condition:* Modified by farming patterns however large number of wetlands and wet areas remain evident

*Aesthetic Factors:* Interesting mix of rural land use and natural wetland areas

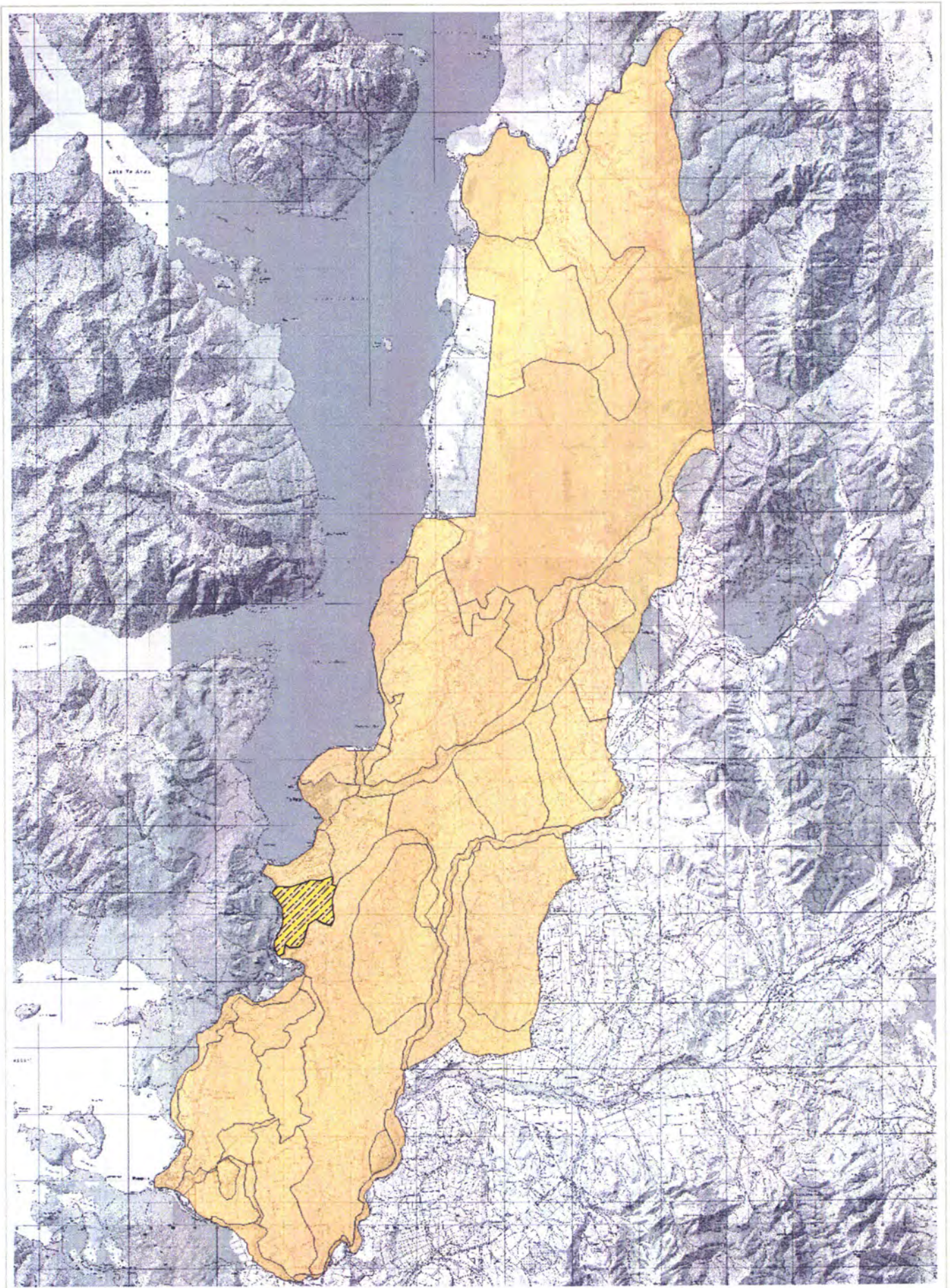
### VISUAL SENSITIVITY: MODERATE

*Visibility:* Most of this area is visible from the many roads that run through it or adjacent to it. Shelterbelts and topography will limit some views.

*Populations:* Most of these roads generally carry local traffic. Hillside-Manapouri Road is a busier route and it passes through a broad section of this unit.

### LANDSCAPE VALUES

- Number of wetlands and areas of diverse land use/land cover



## 32. TE ANAU AERODROME



### LANDSCAPE CHARACTER

Grazed paddocks either side of the Manapouri-Te Anau Highway and west to the Waiau River. Flat, apart from the prominent knoll at the northern end of the unit, that rises to 295m. Land use includes the Te Anau Aerodrome with associated runway, buildings and small carparks.

### KEY CHARACTERISTICS

- Flat paddocks and knoll
- Aerodrome

### LANDSCAPE CHARACTER SENSITIVITY: **LOW but sensitive riparian edge and northern knoll**

*Natural Factors:* Riparian boundary with Waiau River includes some areas of indigenous riparian revegetation

*Cultural Factors:* Fenced, grazed paddocks and aerodrome, surrounded by roads

*Quality/Condition:* Highly modified farmland

*Aesthetic Factors:* Contrast between flat paddocks and northern knoll

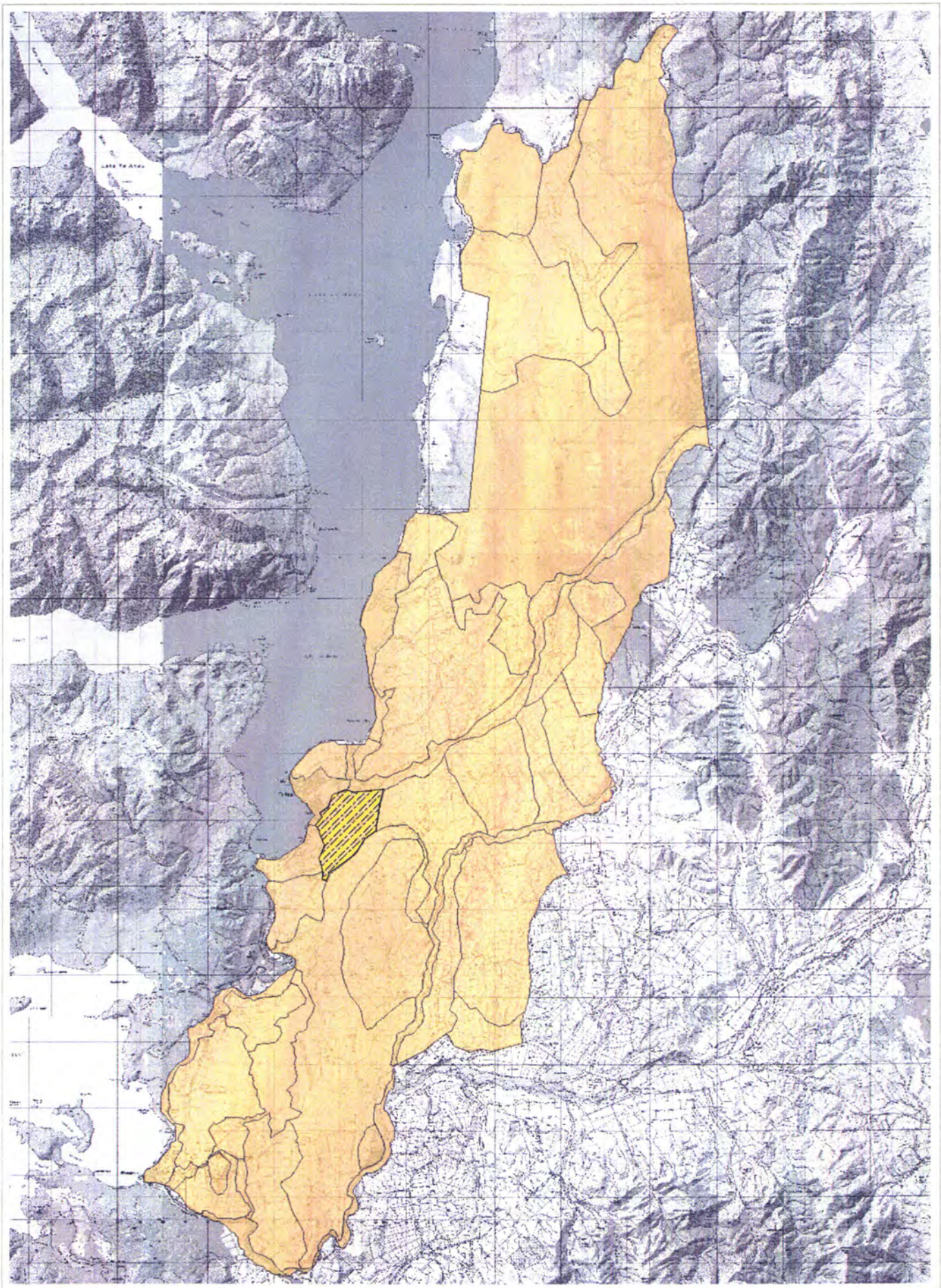
### VISUAL SENSITIVITY: **HIGH**

*Visibility:* Highly visible flat, open paddocks, particularly from Manapouri-Te Anau Highway

*Populations:* Potentially visible to large number of tourists and locals

### LANDSCAPE VALUES

- Riparian boundary
- Prominent northern knoll



## 33. TE ANAU TERRACES



### LANDSCAPE CHARACTER

Distinctive series of terraces south of Te Anau, either side of SH 94. A gentle northwest oriented slope, towards the lake shore. Previously predominantly grazed, quite intensive farmland with exotic shelterbelts dividing paddocks. However, increasing development of large subdivisions in this area is altering balance of land use.

### KEY CHARACTERISTICS

- Series of long, linear terrace escarpments
- Recent subdivision development

### LANDSCAPE CHARACTER SENSITIVITY: **MODERATELY LOW**

*Natural Factors:* Terrace escarpments

*Cultural Factors:* Roads, subdivision infrastructure and housing, remaining farming patterns

*Quality/Condition:* Highly modified though escarpments generally remain legible

*Aesthetic Factors:* Attractive, legible scarp features and pleasant rural-residential outskirts though quantity, density and location of new subdivisions could alter current balance once housing is built

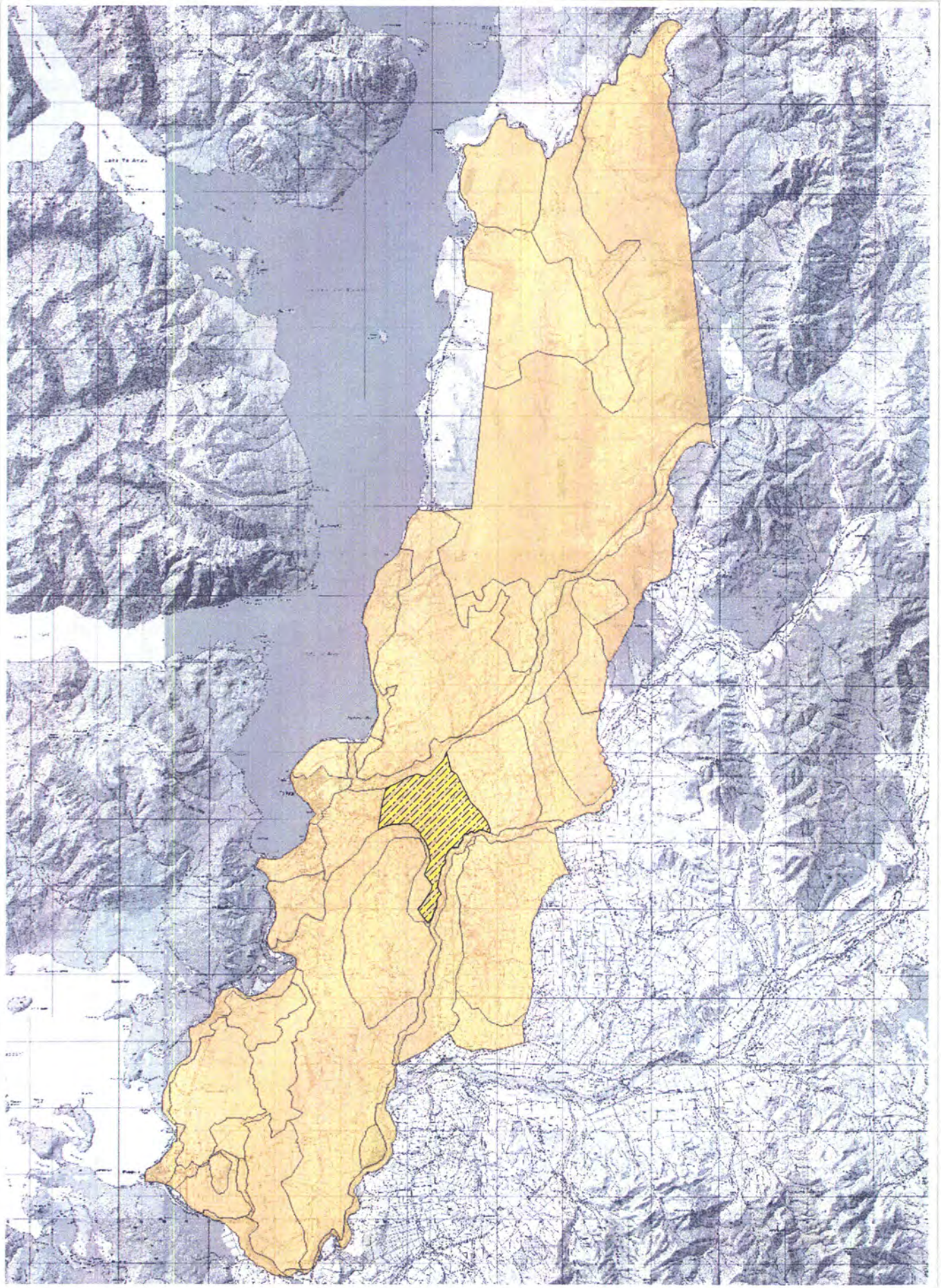
### VISUAL SENSITIVITY: **MODERATELY LOW but visually sensitive escarpments**

*Visibility:* Would be highly visible from SH 94 at entrance to Te Anau but shelterbelts restrict expansive views. Also visible from Sandy Brown Rd and Manapouri-Te Anau Highway.

*Populations:* Potentially visible to large numbers of travellers and residents as rural fringe to Te Anau though most viewer expectations likely to anticipate growth as logical development.

### LANDSCAPE VALUES

- Series of terrace escarpments
- Rural fringe at 'gateway' to Te Anau





## 34. KAKAPO ROAD-OFF SH 94



### LANDSCAPE CHARACTER

Hummocky, undulating farmland on either side of Kakapo Road, gradually rising to the northeast, away from SH 94. This area stretches between the Upukerora River to the north and the Whitestone to the south. Land cover generally dominated by semi-improved pasture, exotic shelterbelts, small areas of forestry and amenity planting around dwellings. Generally a semi-contained character due to vegetation and topography.

### KEY CHARACTERISTICS

- River boundaries
- Undulating rural farmland adjacent SH 94 'gateway' to Te Anau

### LANDSCAPE CHARACTER SENSITIVITY: **LOW but sensitive riparian boundaries**

*Natural Factors:* Influence from river boundaries

*Cultural Factors:* rural working character

*Quality/Condition:* modified working farmland

*Aesthetic Factors:* pleasant rolling rural farmland

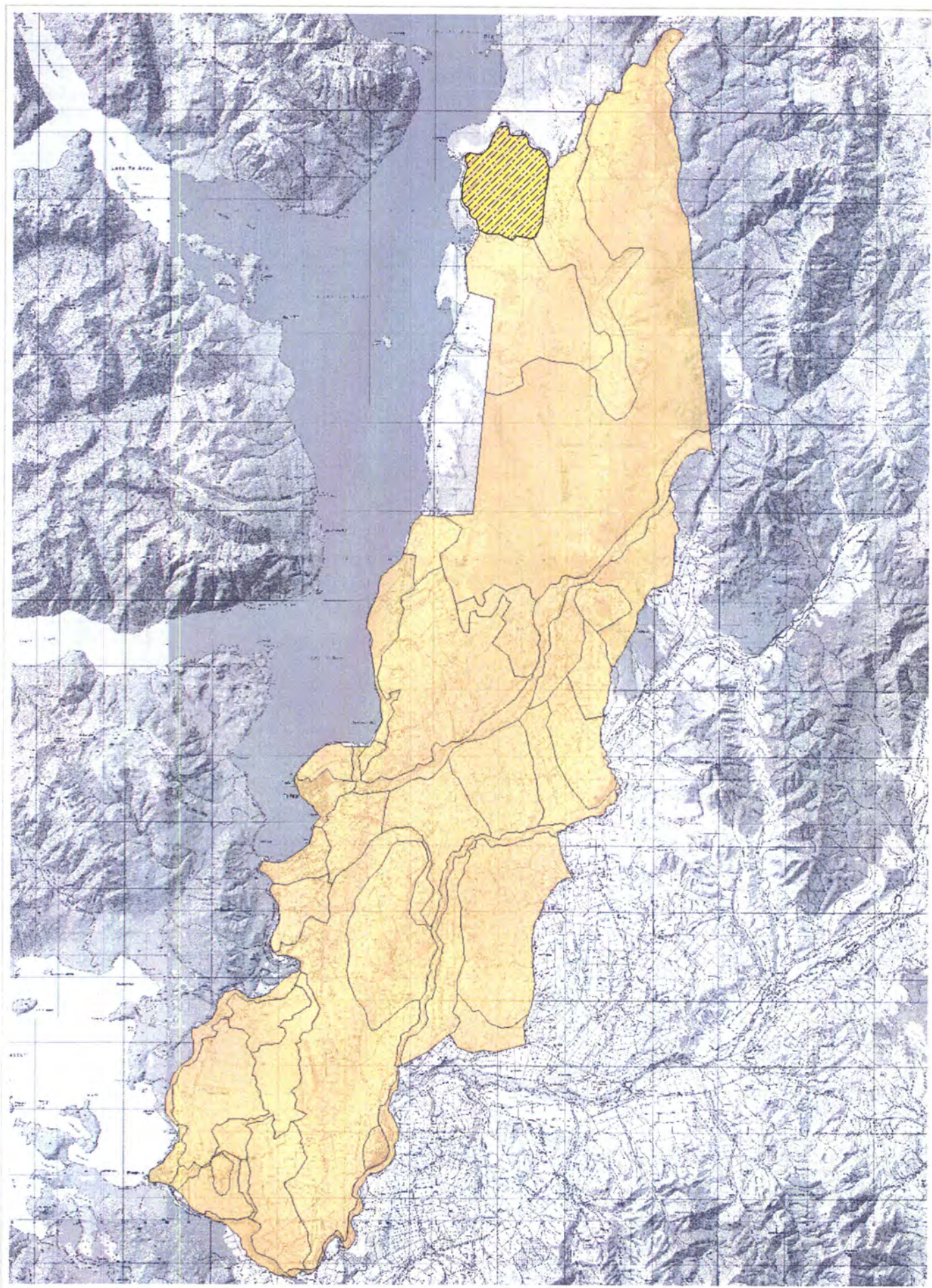
### VISUAL SENSITIVITY: **MODERATELY LOW**

*Visibility:* Parts of area visible from SH 94 and Kakapo Road however shelterbelts and topography prevent some views and limit many others

*Populations:* Land adjacent SH 94 potentially visible to large number of travellers, however these views largely restricted by scarp above road. Kakapo Rd likely to be mostly local traffic

### LANDSCAPE VALUES

- River boundaries
- Diverse land cover and elevated, rolling terrain



## 35. BOG LAKE



### LANDSCAPE CHARACTER

Moraine deposits on the edge of Lake Te Anau and the Eglinton River, predominantly covered in manuka/kanuka scrubland, beech (particularly on the riparian margins), and wetland vegetation. Includes Bog Lake, an attractive small lake approximately 500m from the edge of Lake Te Anau. Having followed the edge of the lake from Te Anau north, the Te Anau-Milford Highway turns inland at the edge of this character area towards the Eglinton River Valley. A small side road provides access past Bog Lake to river mouth.

### KEY CHARACTERISTICS

- Bog Lake and Eglinton River and lake boundary
- Location at the northern end of the basin, at the edge of Fiordland mountain wilderness

### LANDSCAPE CHARACTER SENSITIVITY: HIGH

*Natural Factors:* Bog Lake and other wetlands, mature and regenerating indigenous bush, Riparian margins at lake and river boundaries

*Cultural Factors:* Bush appears to have been cut over in the past; Te Anau-Milford Highway follows southern boundary of this area

*Quality/Condition:* Modified but regenerating bushland - high level of intactness

*Aesthetic Factors:* Attractive riparian river edges and small scenic lake

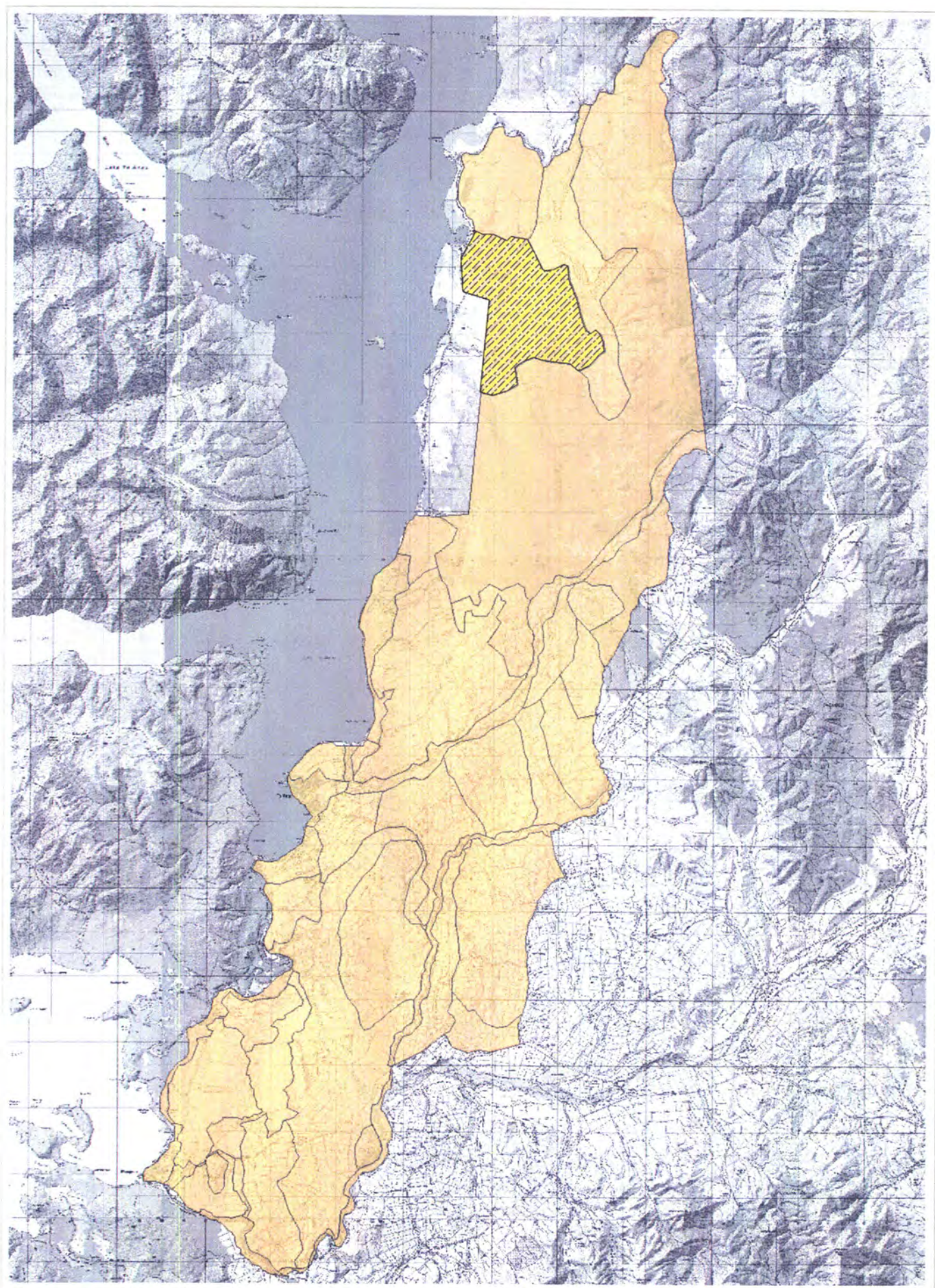
### VISUAL SENSITIVITY: MODERATELY HIGH

*Visibility:* Southern and eastern-most parts visible from Te Anau-Milford Highway. Visible from within from access road, and small areas potentially visible from Lake Te Anau and Eglinton River

*Populations:* Small part of area potentially visible to large number of travellers on highway otherwise most of this area likely to be viewed by recreational visitors

### LANDSCAPE VALUES

- Bog Lake (identified significant wetland/wildlife habitat in SDCP), wetlands, riparian edges and river mouth
- Extensive indigenous vegetation
- Recreational resource



## 36. SOUTHEAST TE ANAU DOWNS



### LANDSCAPE CHARACTER

Relatively low (up to 416m), rolling glacial outwash deposits dominated by scrubland, improved and semi-improved grassland, small pockets of indigenous bush, and wetland areas. Te Anau Downs (accommodation centre) is in the uppermost northwest corner of this area beyond the Boat Harbour on Lake Te Anau. The Te Anau-Milford Highway runs alongside this corner boundary for several kilometres.

### KEY CHARACTERISTICS

- Large scale, open character
- Semi-modified farmland
- Wetland areas

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY HIGH

*Natural Factors:* Wetlands, scrubland and pockets of bush, and riparian edge at Boat Harbour

*Cultural Factors:* Semi-modified for farming, highway, boat launch area and buildings at Te Anau Downs

*Quality/Condition:* Cut-over, modified landscape but natural processes and patterns remain high

*Aesthetic Factors:* Attractive riparian area at Boat Harbour

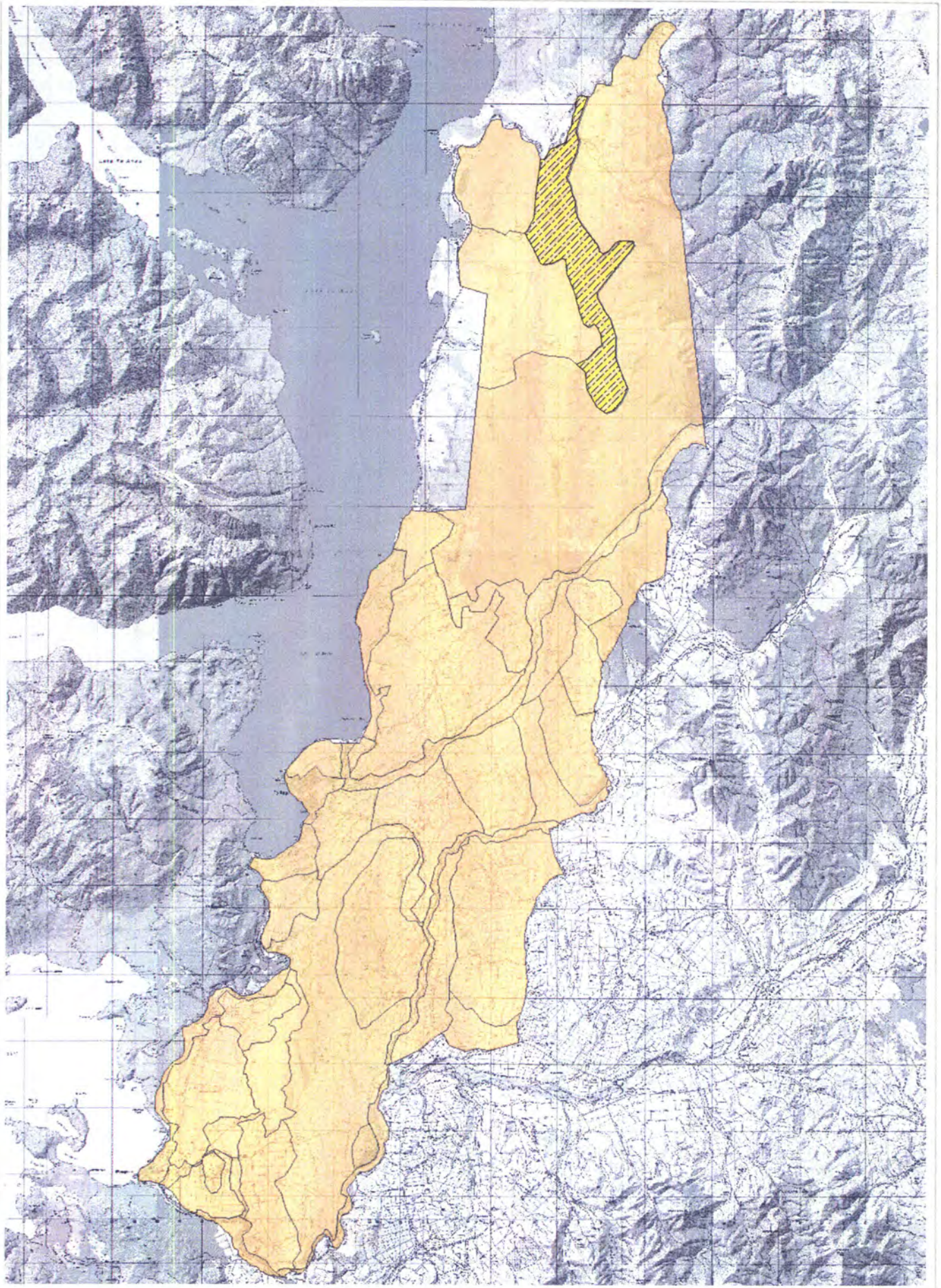
### VISUAL SENSITIVITY: MODERATELY HIGH

*Visibility:* Much visible from Te Anau-Milford Highway - expansive views limited by mature bush and topography; small parts also visible from around boat launch area and Te Anau Downs

*Populations:* Travellers between Milford and Te Anau, boat launch users and those staying at Te Anau Downs

### LANDSCAPE VALUES

- Harbour - recreational resource
- Wetland areas, pockets of bush and areas where it may be regenerating (Mistletoe Bush and Wetland identified as significant wetland/wildlife habitat in SDCP)



## 37. RETFORD STREAM



### LANDSCAPE CHARACTER

Improved and semi-improved pasture across Retford Stream valley floor - drains north to Eglinton River. Includes some wetland areas with associated native vegetation. Retford Stream is a tightly scrolling waterway with stretches of associated terrace scarps. Riparian edges generally modified by farming patterns. Te Anau-Milford Highway crosses Retford Stream and follows the northeast boundary to the Eglinton River.

### KEY CHARACTERISTICS

- Retford Stream and wetlands
- Open character

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATE

*Natural Factors:* Stream and wetlands and associated vegetation

*Cultural Factors:* Farming patterns - tracks, fences, sheds etc

*Quality/Condition:* Highly modified farmland, but heavily influenced by hydrological elements

*Aesthetic Factors:* Attractive scrolling stream and terrace scarps

### VISUAL SENSITIVITY:

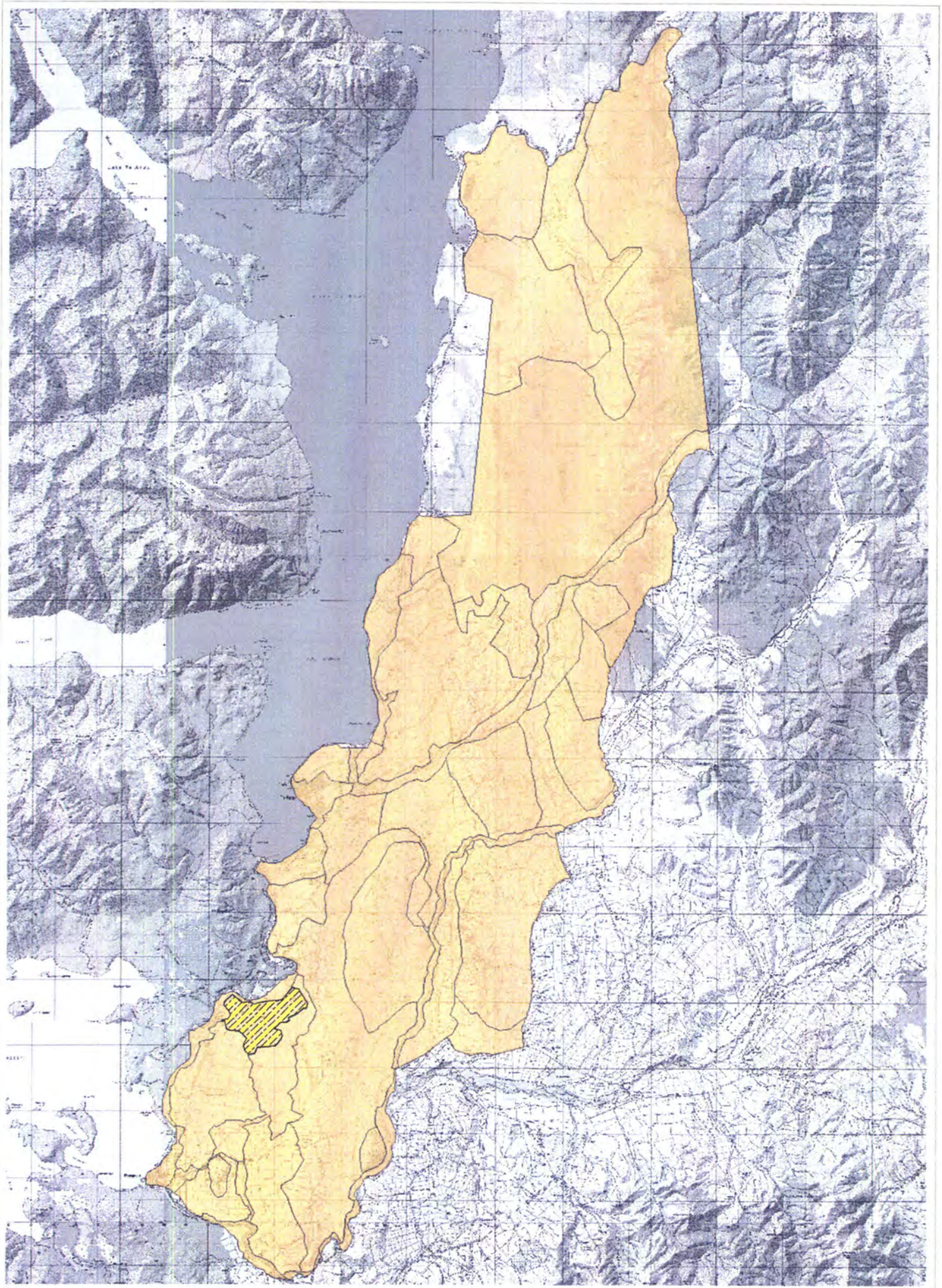
MODERATELY HIGH

*Visibility:* Open landscape, much of area is visible from elevated sections of Te Anau-Milford Road

*Populations:* Travellers between Te Anau and Milford - potentially large viewing population, for short time.

### LANDSCAPE VALUES

- Retford Stream and wetland areas





## 38. HILLS NORTH OF KEPLER MIRE



### LANDSCAPE CHARACTER

Low rolling hill section between Manapouri-Te Anau Highway and Kepler Mire. Predominantly improved pasture, some exotic shelterbelts and scrubland.

### KEY CHARACTERISTICS

- Contrast of rolling hills neighbouring the flat paddocks to the south

### LANDSCAPE CHARACTER SENSITIVITY: MODERATELY LOW but sensitive boundary with wetland

*Natural Factors:* Pockets of scrubland and shared boundary with Kepler Mire

*Cultural Factors:* Dominated by farming elements; small road into site provides access to some dwellings; highway forms western boundary

*Quality/Condition:* Modified farmland

*Aesthetic Factors:* Pleasant contoured farmland provides contrast/relief from adjacent open plains

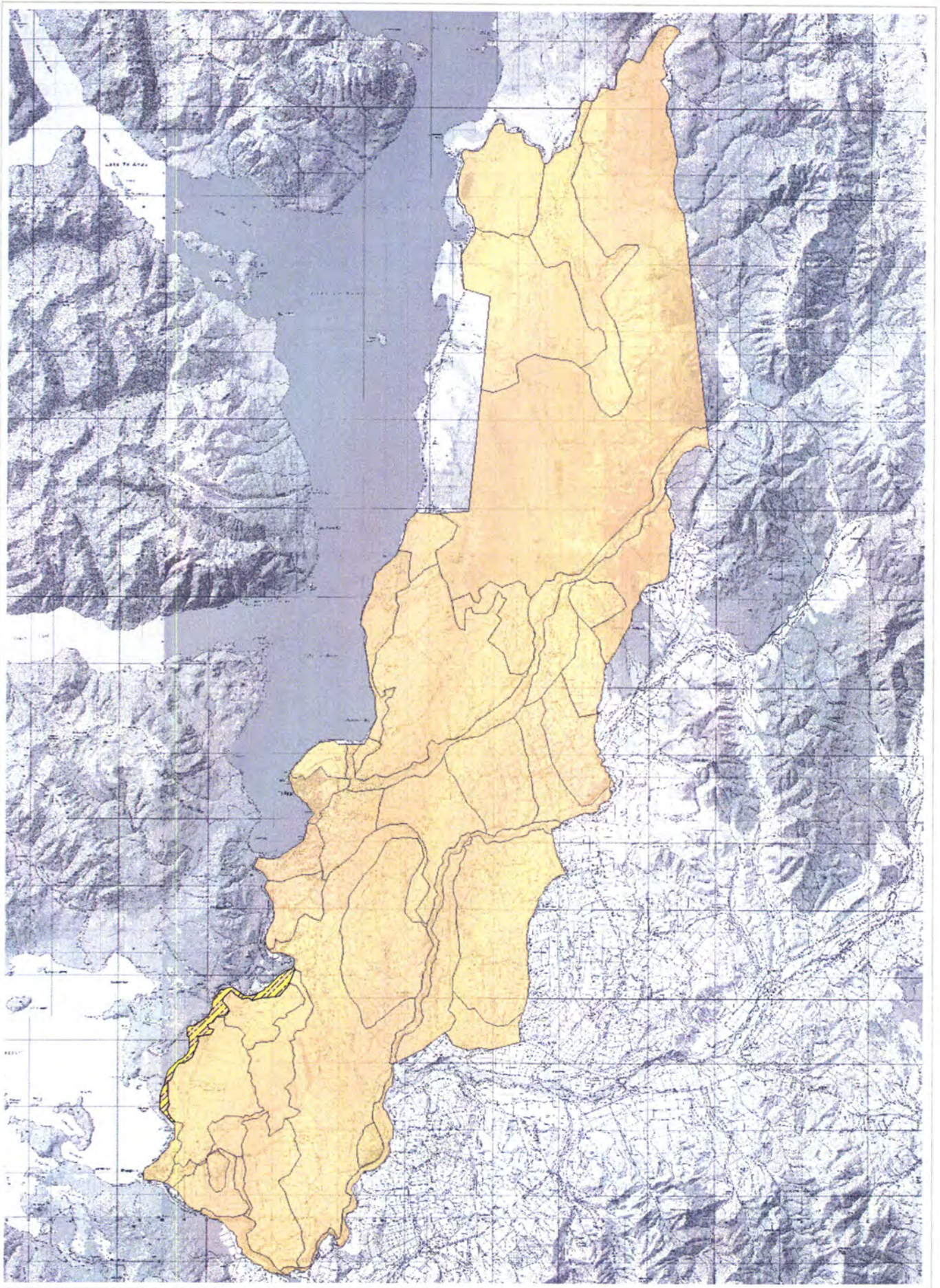
### VISUAL SENSITIVITY: MODERATELY HIGH

*Visibility:* Western faces highly visible from Manapouri-Te Anau Highway. Eastern slopes visible from Mt York Rd.

*Populations:* Potentially large numbers of travellers along the highway. Mt York Road carries primarily local traffic.

### LANDSCAPE VALUES

- Part of glacial moraine landscape; boundary with large wetland area



## 39. WAIAU RIPARIAN MARGIN



### LANDSCAPE CHARACTER

Riparian edge of the Waiau River between Lake Te Anau and Lake Manapouri. Sinuous and steep scarp river terrace separates river from riparian margins. Vegetation cover is dominated by beech forest and regenerating manuka/kanuka scrubland. At least three public roads appear to cross this unit including an access road to one end of the Kepler track.

### KEY CHARACTERISTICS

- High terrace scarps dropping down to Waiau River
- Indigenous riparian vegetation

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* dynamic river processes and patterns, including small wetland areas; riparian vegetation

*Cultural Factors:* access roads and carpark areas

*Quality/Condition:* Some bush/scrubland areas appear to have been cut over in the past howDramatic terrace

*Aesthetic Factors:* scarps and attractive riparian vegetation in places

### VISUAL SENSITIVITY:

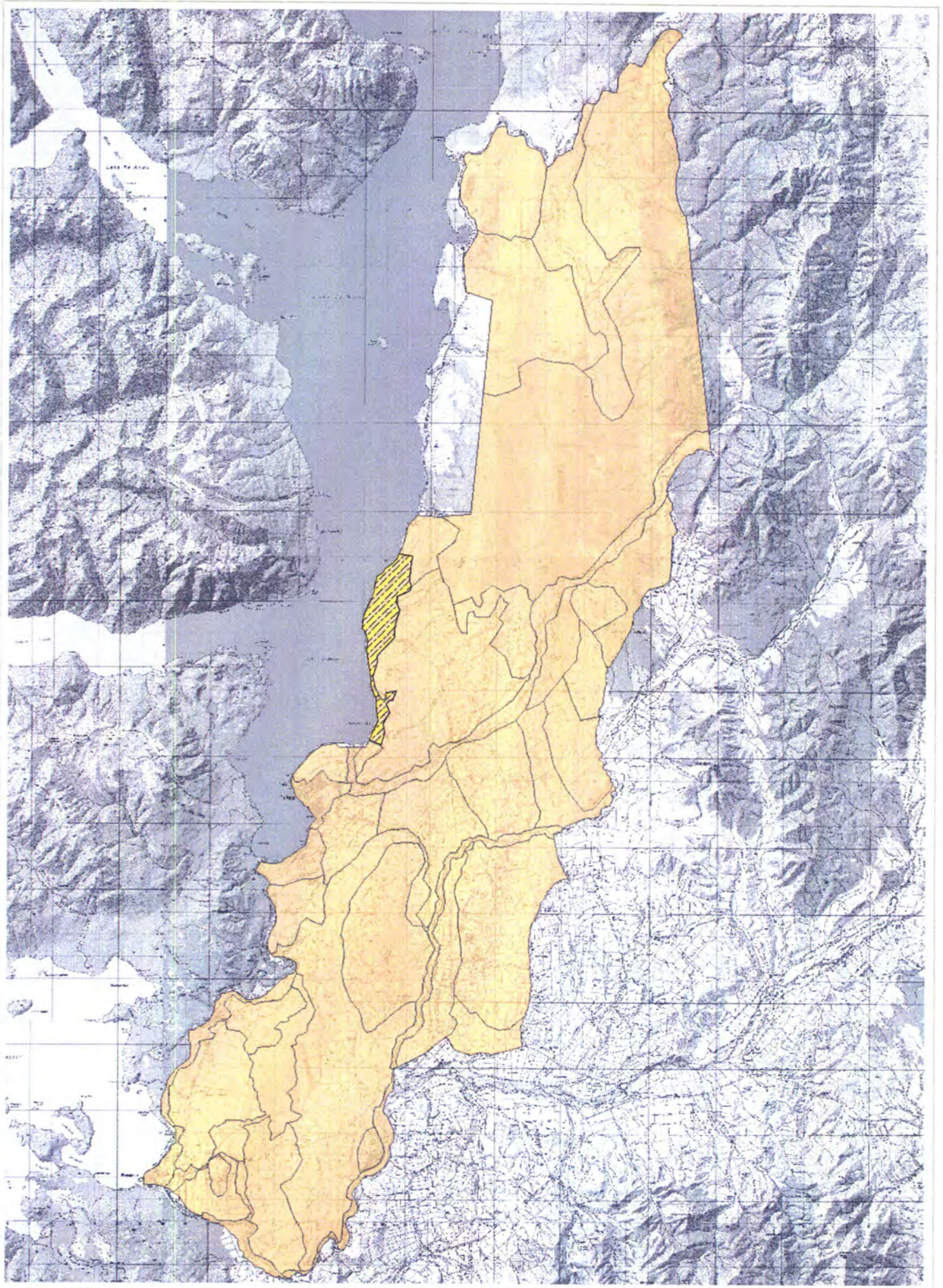
MODERATELY HIGH

*Visibility:* Some areas within unit visible from access roads and carparks, other parts visible from Manapouri-Te Anau Highway. Bush contains and restricts views

*Populations:* Anglers, trampers and other recreational visitors; travellers along highway.

### LANDSCAPE VALUES

- Riparian edge to Waiau River and recreational resource
- Indigenous riparian vegetation



## 40. PATIENCE BAY LAKE MARGINS



### LANDSCAPE CHARACTER

Riparian margin between Te Anau-Milford Highway and Lake Te Anau. This character area slopes away from the road towards the lake and incorporates an area of steep terrace scarps and wetlands (Lookout Hill Swamp) to the north. Vegetation cover appears to be dominated by regenerating manuka/kanuka scrubland though there may be pockets of more mature bush within this area.

### KEY CHARACTERISTICS

- Lake margin, generally elevated.
- Escarpments and wetland area.

### LANDSCAPE CHARACTER SENSITIVITY:

HIGH

*Natural Factors:* Riparian elements, wetland, scarps and native vegetation

*Cultural Factors:* Highway forms eastern boundary and crosses the unit at the northern end; a few vehicle access points into area

*Quality/Condition:* Bush may have been cut over in the past but retains high level of representativeness.

*Aesthetic Factors:* 'Wild' riparian margins

### VISUAL SENSITIVITY:

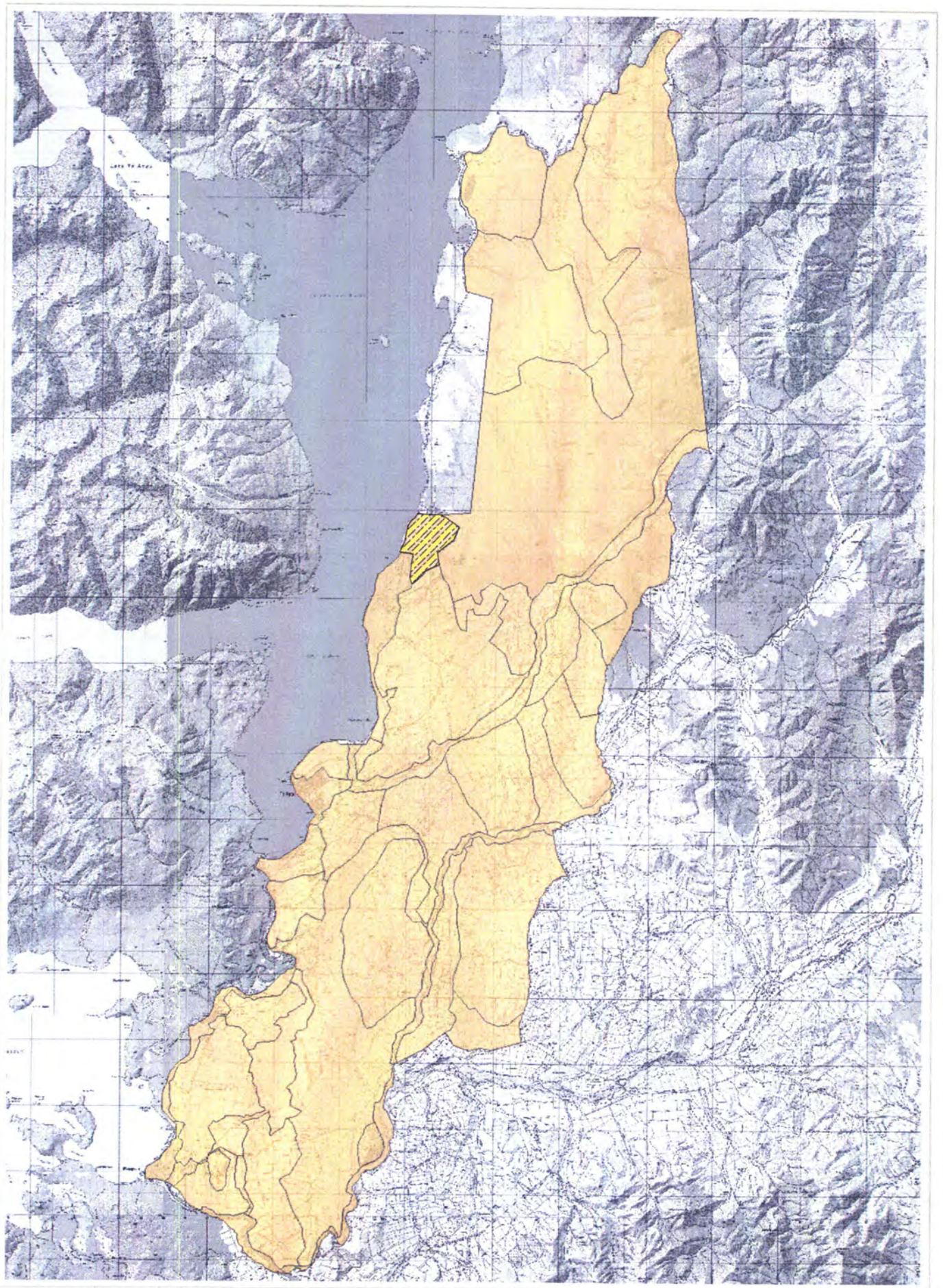
MODERATELY HIGH

*Visibility:* Areas immediately adjacent highway are very visible however density of vegetation generally restricts views beyond this.

*Populations:* Viewing populations are generally tourists travelling between Te Anau and Milford, some recreational visitors who stop in area and potential views for boat users from the lake.

### LANDSCAPE VALUES

- Riparian margin along approximately 8km stretch of Lake Te Anau
- Interesting terrace formations and values associated with Lookout Hill Swamp (identified as significant wetland/wildlife habitat in SDCP)



## 41. WETLANDS SOUTH OF BOUNDARY CREEK



### LANDSCAPE CHARACTER

Low-lying riparian area on edge of Lake Te Anau. Land cover primarily balance of improved pasture and wetland vegetation. Te Anau-Milford Highway passes through this area, close to the lake shore. Open character.

### KEY CHARACTERISTICS

- Contrast between wetland area and modified farmland
- Low-lying lake margins

### LANDSCAPE CHARACTER SENSITIVITY:

MODERATELY HIGH

*Natural Factors:* Riparian lake margin, wetland area (Eweburn Swamp)

*Cultural Factors:* Highway and farming patterns overlay landscape

*Quality/Condition:* Modified riparian area but balanced with extensive wetland area

*Aesthetic Factors:* Views to lake from road, contrast between rural and semi-wilderness character

### VISUAL SENSITIVITY:

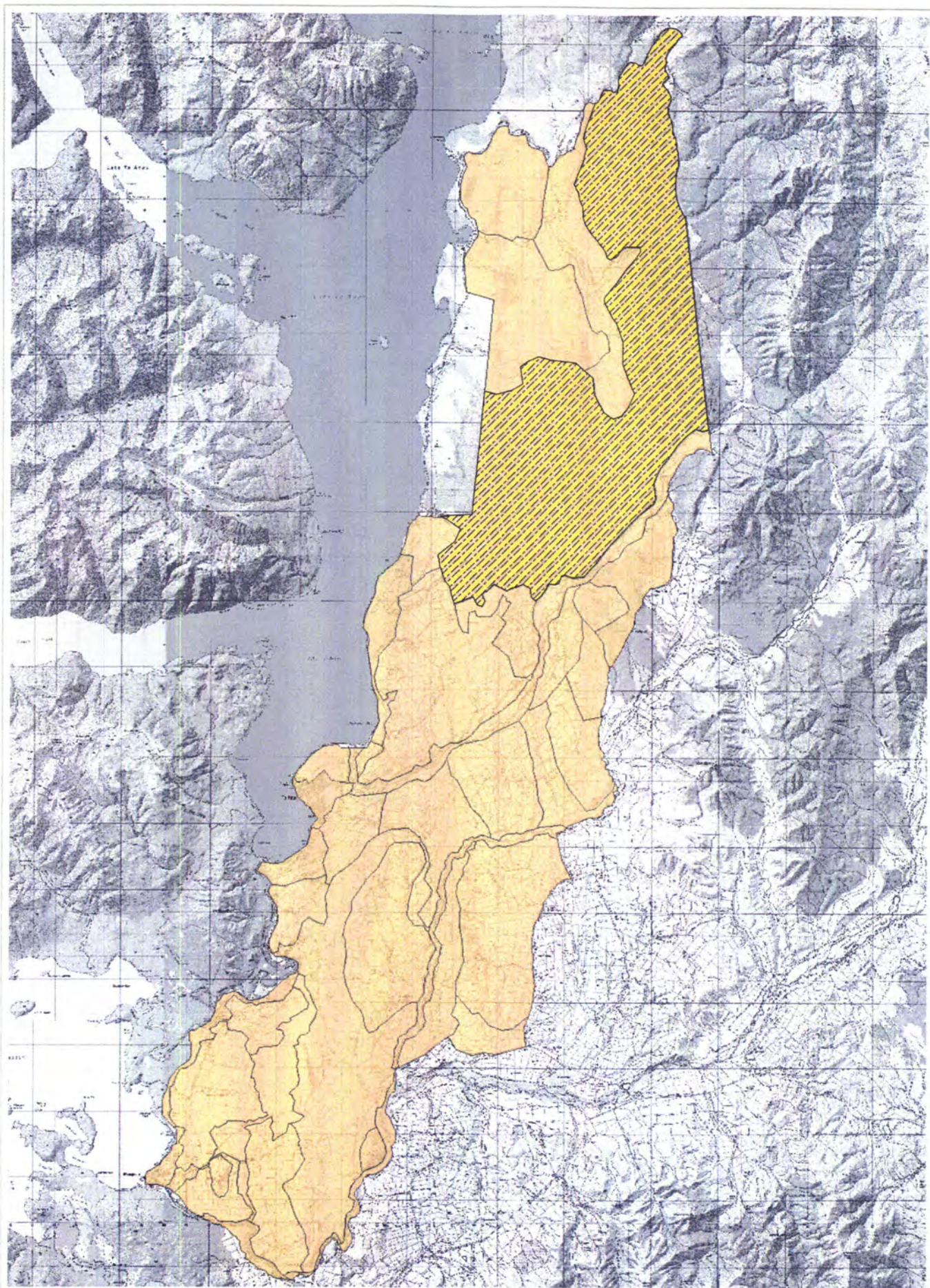
HIGH

*Visibility:* Much of the area visible from the road and views from the lake also possible

*Populations:* Those travelling between Te Anau and Milford.

### LANDSCAPE VALUES

- Riparian edge.
- Eweburn Swamp (identified as site of natural or unique significance in SDCP)





## 42. UPUKERORA TO EGLINTON



### LANDSCAPE CHARACTER

Series of large lateral moraine deposits between the Upukerora and Eglinton Rivers. Highest point is over 750m. Mostly cloaked in beech forest with balance in scrubland and some quite extensive wetland areas. Wilderness backdrop to more cultivated basin area and visual, ecological connection between lake and mountains.

### KEY CHARACTERISTICS

- Series of lateral glacial deposits
- Extensive indigenous vegetation cover
- Many wetlands

### LANDSCAPE CHARACTER SENSITIVITY: HIGH

*Natural Factors:* extensive vegetation cover and wetland areas

*Cultural Factors:* Cultural overlay not obvious

*Quality/Condition:* Highly intact, representative area - dominated by natural character values

*Aesthetic Factors:* Wilderness backdrop to more cultivated basin area

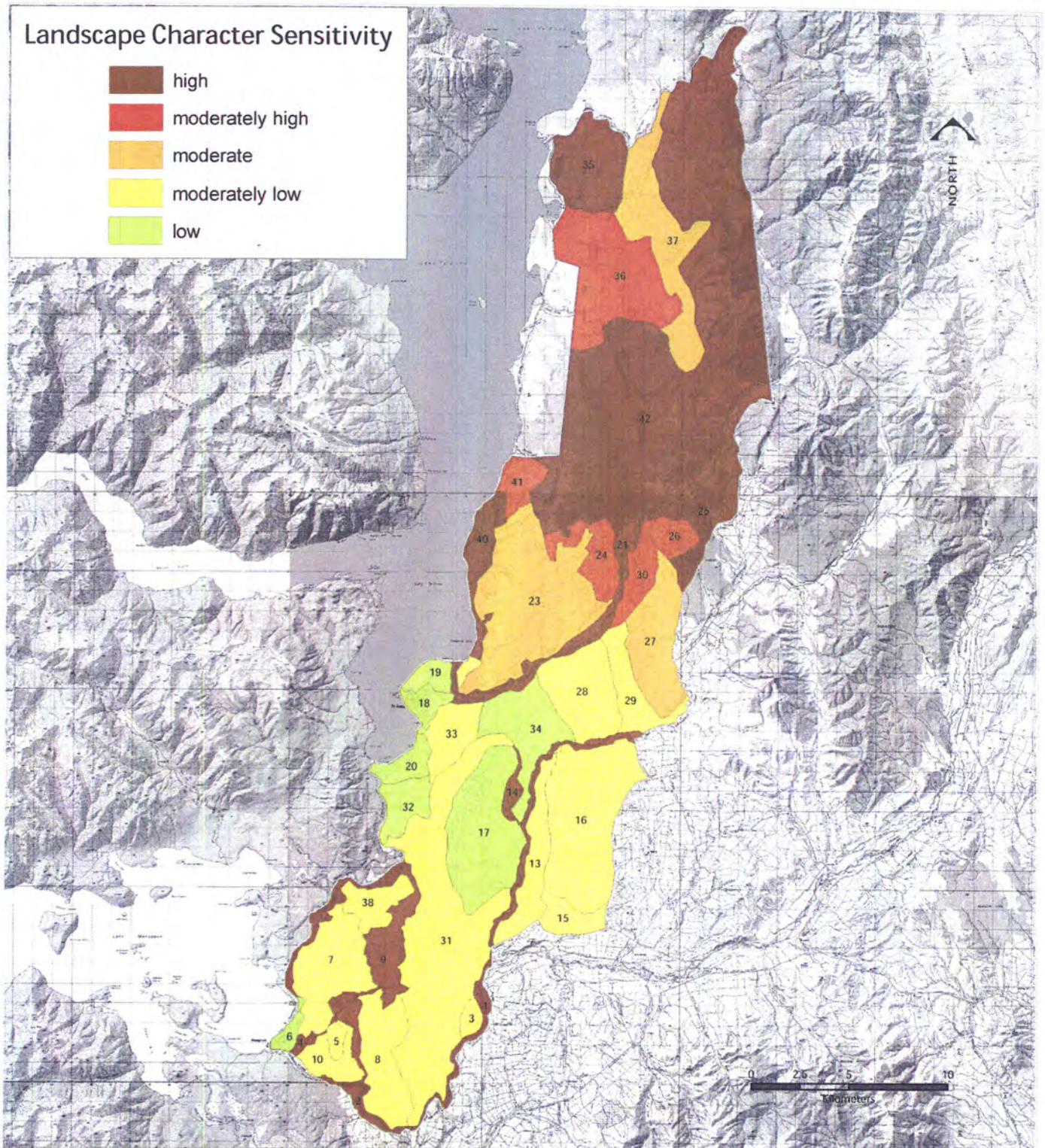
### VISUAL SENSITIVITY: MODERATELY HIGH

*Visibility:* Barely visible from public viewpoints other than from large distances

*Populations:* Hunters and Anglers likely to be largest potential viewing populations and their assumed expectations regarding their experience in this kind of landscape raise the visual sensitivity level considerably.

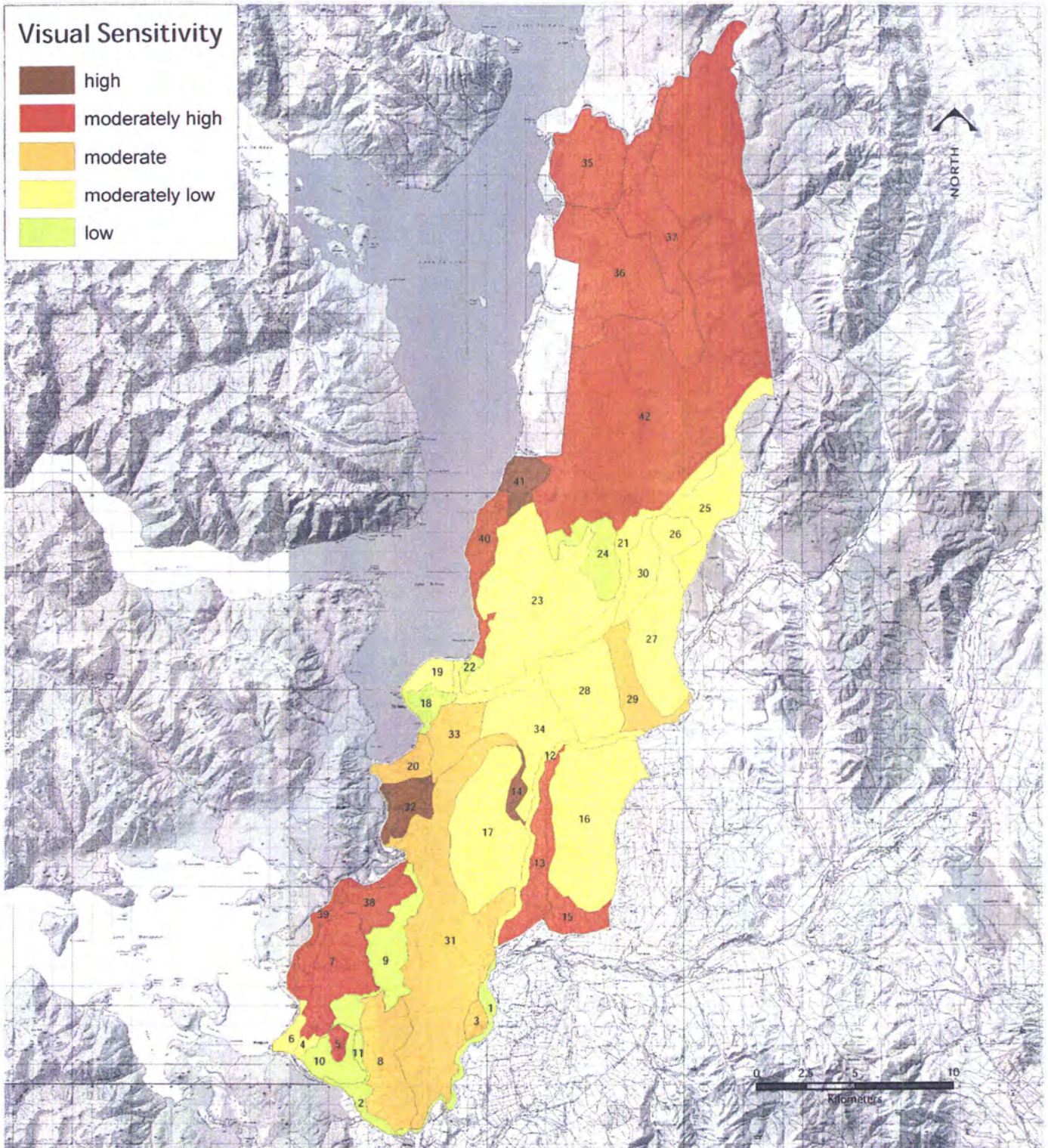
### LANDSCAPE VALUES

- Extensive vegetation cover and wetland values (includes Dome Mire/Dismal Swamp - administered by DoC and identified as significant wetland/wildlife habitat in SDCP).
- Visual and ecological corridor between lake and mountains and recreational resource



Scale: 1:200,000 (A3)  
Date: 03 May 2006  
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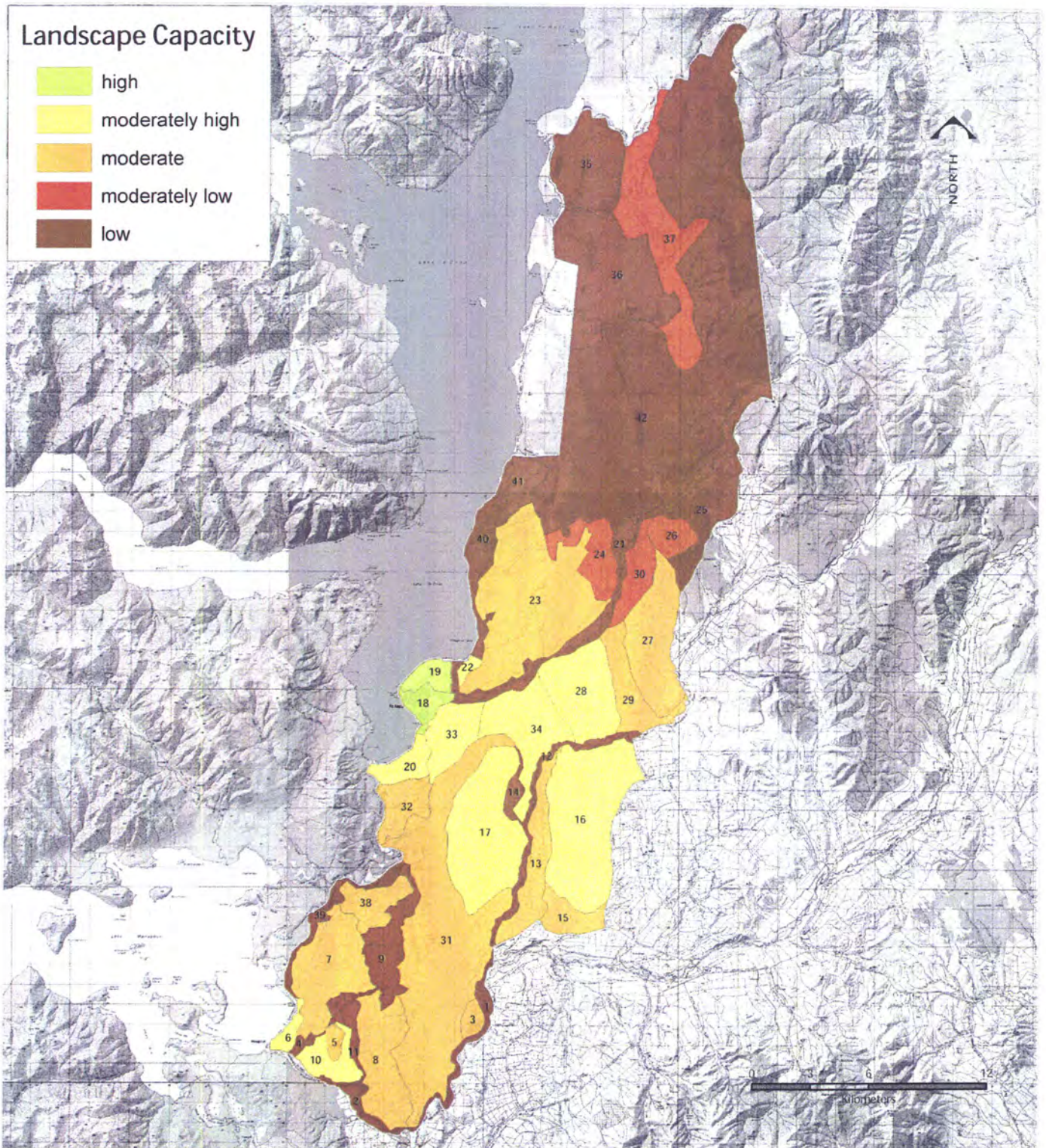
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# Te Anau - Integrated Planning Project

Revision 1

## Landscape Capacity



Scale: 1:200,000 (A3)

Date: 03 May 2006

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