

## **4.5 SCENIC RESOURCE AREA**

### **4.5.1 - OVERVIEW**

The Scenic Resource Area has been identified as that land situated between Te Anau - Manapouri Road, the Waiau River and between Lake Te Anau outlet and Supply Bay Road.

This area has a high visual amenity providing uninterrupted views from State Highway 95 across open farm land to Lake Manapouri and the Fiordland National Park beyond. Council considers this area to be an outstanding landscape and significant natural resource of the District in terms of Section 6 of the Act.

The area predominantly supports farming activities and it is envisaged that this will continue. However the effects of buildings and vegetation have the potential to alter the high scenic values of the area.

In general, the provisions of the Rural Resource Area will also apply to this area however specific issues, objectives, policies and methods have been identified.

### **4.5.2 - THE ISSUES**

The following are seen as the significant Resource Management Issues specific to the Scenic Resource Area

- **Inappropriately located buildings and vegetation adversely affects the outstanding visual amenity provided by this area.**

#### **Reason**

*Inappropriately located buildings and poorly designed plantings can adversely affect the visual coherence of these particular areas.*

### **4.5.3 - OBJECTIVES AND POLICIES**

#### **Objective SRA.1**

**To maintain the outstanding visual amenity provided by these areas.**

#### **Policy SRA.1**

**To mitigate or avoid the adverse visual effects of buildings and structures in these areas.**

#### **Explanation**

*As previously mentioned inappropriate location of dwellings can have a significant adverse effect in these areas. Density of buildings and structures can also have a significant adverse effect.*

#### **Policy SRA.2**

**To mitigate or avoid the adverse visual effects of vegetation in these areas.**

#### **Explanation**

*The planting of trees for shelter, commercial purposes or even ornamental purposes can significantly effect the visual coherence of these environments.*

#### **Policy SRA.3**

**To mitigate the adverse effects of intensive development in these areas.**

#### **Explanation**

*As with the effects of buildings and vegetation, intensive development can also have a significant adverse visual effect in these areas.*

### **4.5.4 - METHODS AND RULES**

#### **Rule SRA.1 - Buildings and Structures**

Buildings and structures to be erected in these areas are controlled activities in respect of:

- The effect that a structure or building may have on the landscape, any skyline or view
- The extent to which screening or landscaping is required
- The extent to which earthworks or vegetation clearance is required
- The types of materials used in construction.

provided that they

- do not exceed 6 metres in height
- conform with the relevant rules and performance standards of Section 4.1.4 (unless otherwise provided for in this Section), and
- that dwellings/residential units are restricted to one unit per property in separate ownership.

Any proposal to exceed these limitations shall be considered as a discretionary activity and shall be assessed in terms of its impact on the visual amenity of this area including the potential cumulative effect.

### **Reason**

*The effects of buildings on the visual amenity of an area can generally be mitigated by appropriate conditions relating to design, location and screening. Restricting Dwellings to one per property also has the effect of avoiding intensive urban development while it can also significantly effect visual amenity.*

### **Rule SRA.2 - Trees**

The planting of trees for shelter and or commercial purposes, or mass plantings of ornamental trees is a controlled activity in respect of

- location of planting and its effects on the visual amenity
- design of the planting layout.

### **Reason**

*Appropriately designed planting layout can enhance visual amenity while poorly designed plantings can significantly affect visual amenity. Conditions of consent will minimise any adverse effects.*

### **Rule SRA.3 - Subdivision**

Subdivision within these areas is a discretionary activity and shall be assessed in accordance with the objectives and policies of this Section and the relevant provisions of Section 3.2 Transportation, Section 3.6 Subdivision and Section 3.7 Financial and Reserve Requirements.

### **Reason**

*Subdivision is generally the forerunner to intensive development. Discretionary status gives Council a more flexible control over the effects of further development.*

### **4.5.5 - ANTICIPATED ENVIRONMENTAL RESULTS**

- (a) Preservation of the outstanding visual amenity provided by these areas.
- (b) Low density residential development.