
21.22.2 - Ferry Hill PA: Schedule of Landscape Values

General Description of the Area

The Ferry Hill PA encompasses the ONF that is the elevated roche moutonnée landform of Ferry Hill.

Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • Tāngata whenua

Landforms and land types:

1. The steeply sloping roche moutonnée glacial landform of Ferry Hill (694m), with a smooth 'up-glacier' slope to the southwest and south, and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north, and northeast.
2. Ferry Hill, formed by the over-riding Wakatipu glacier, is recognised in the NZ Geopreservation Inventory as being one of the four best examples of roche moutonnée in Central Otago and one of the most easily seen and appreciated. It is of national scientific, aesthetic or educational value and is assessed to be vulnerable to significant damage by human related activities.
3. The cone-like peak landform of Ferry Hill.

Hydrological features:

4. The unnamed streams along the western side of the PA.
5. The irrigation race around the eastern and southern lower flanks of Ferry Hill.

Ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on the landform. Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
7. Other distinctive vegetation types include:
 - a. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Ferry Hill.
 - b. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the lower and more gently sloping flanks of Ferry Hill and the saddle between Pt 781 and Ferry Hill.
 - c. Amenity and shelter plantings around the few scattered dwellings on the northern and western sides of Ferry Hill.

Land-use patterns and features:

8. Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing and farm buildings.
9. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill.
10. The very sparse scattering of rural and rural living dwellings (including consented but unbuilt platforms) and farm buildings in rural zoned areas around the edges of the PA.
11. Infrastructure is evident within the PA and includes: Aurora distribution lines over the saddle near Lake Johnson (one crossing the river at Tucker Beach).
12. The Urban Growth Boundary (UGB) associated with Queenstown which adjoins the southern and eastern sides of the PA.
13. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the urban residential and commercial development adjoining the south and eastern edges of the area (taking in Frankton and Quail Rise); Frankton Road (SH6A); and the rural living development at Tucker Beach and Hansen Road on the northern and north-western lower slopes of Ferry Hill (Wakatipu Basin Lifestyle Precinct Zone).

Archaeological and heritage features and their locations:

14. Archaeological features relating to historic farming in the area around Lake Johnson.

Mana whenua features and their locations:

15. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

Associative Attributes and Values

Mana whenua creation and origin traditions • Mana whenua associations and experience • Mana whenua metaphysical aspects such as mauri and wairua • Historic values • Shared and recognised values • Recreation and scenic values

Mana whenua associations and experience:

16. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.

Important Historic attributes and values:

17. The general area as a site of early gold mining.
18. Early farming around Waipuna (Lake Johnson).

Shared and recognised attributes and values:

19. The descriptions and photographs of the area in tourism publications.
20. The identity of Ferry Hill as part of the dramatic backdrop to Frankton and the western side of the Whakatipu Basin.

Recreation attributes and values:

21. SH6 as a key scenic route in close proximity.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

22. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes (excepting the water race which is man-made).
23. Indigenous rocky outcrop, steep slope and gully plantings which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

24. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6 and Kelvin Peninsula to the cone-like peak of Ferry Hill (in combination with the roche moutonnée landforms of Pt781 and Te Tapanui (Queenstown Hill) which are within the West Whakatipu Basin PA). In many of these views the open pastoral character of the smooth and more rough roche moutonnée slopes forms a bold contrast with the urban context. In longer range views from many of the more distant locations on the south side of the feature, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform within an urban context adds to the memorability and appeal of such views.
25. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the Whakatipu Basin, to the distinctive cone-like peak of Ferry Hill. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some views, there is an appreciation of the band of urban (Quail Rise) and rural living development (Tucker Beach) throughout the lower and gentler slopes of Ferry Hill and along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees and the odd rural dwelling across the north side of Ferry Hill. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landform and its generally undeveloped character makes it memorable.
26. Attractive mid and long-range views from Ladies Mile to the southeast and east sides of Ferry Hill. From this orientation, the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character indicating the direction of travel of the glacier that sculpted this landform.
27. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA is set.
28. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the PA and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

29. The 'seemingly' undeveloped character of Ferry Hill PA set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.
30. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places, adds to the perception of naturalness.

Memorability attributes and values:

31. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform. The juxtaposition of the landscape feature within an urban or rural living context, along with its location on a key scenic highway route and the airport approach path, along with the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

Transient attributes and values:

32. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.
33. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (poplars and willows in particular).

Remoteness and wildness attributes and values:

34. A sense of the remoteness across the western side of the landform that is set well apart from urban and rural living development and strongly associates with the broader undeveloped ONL mountain context associated with Pt 781 and Sugar Loaf.

Aesthetic qualities and values:

35. The experience of all of the values identified above from a wide range of public viewpoints.
36. More specifically, this includes:
 - a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban or rural living context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
 - ii. The generally open and pastoral character of Ferry Hill.
 - iii. The cone-like peak landform of Ferry Hill.
 - iv. The very limited level of built modification evident through the ONF.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for the Ferry Hill PA can be summarised as follows:

37. **High physical values** due to the high-value landforms, vegetation features, habitats, hydrological features and mana whenua features in the area.
38. **High associative values** relating to:
 - a. The mana whenua associations of the area
 - b. The historic associations of the area
 - c. The strong shared and recognised values associated with the area.
39. **High perceptual values** relating to:
 - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Frankton, the scenic route of SH 6, sections of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Whakatipu Basin, and the airport approach path, along with the area's transient values, play an important role.
 - c. The identity of the roche moutonnée as a natural and dramatic landscape backdrop to Frankton and the western side of the Whakatipu Basin.
 - d. A sense of remoteness and wildness associated with the western side of the PA.

Landscape Capacity

The landscape capacity of the Ferry Hill PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low-key activities that integrate with, and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation associated with existing consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which: are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate). **Extremely limited or no** landscape capacity for visitor accommodation elsewhere in the PA. **Extremely limited or no** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.

- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – extremely limited or no** landscape capacity excepting very small-scale farm quarries.
- viii. **Transport infrastructure – extremely limited** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for large scale renewable energy developments. **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Existing elements that require management: Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom and gorse.