

Ayrburn Farm

Location

Ayrburn Farm is located at 343 Arrowtown-Lake Hayes Road, generally to the north of Lake Hayes. The farm incorporates 45 hectares of grazing land, of which about 30 hectares is reasonably flat, while the remainder is contained in a steep terrace face (Ayrburn Ridge) along the northern boundary.

The lower lying farm paddocks are characterised by the presence of Mill Creek and historical farming patterns that include the presence of mature vegetation.

Natural Values

Mill Creek runs through the site in a generally north-south direction, discharging to Lake Hayes. There is no esplanade strip along this section of the creek, although any subdivision in the vicinity will trigger vesting of a strip. There is an almost complete series of esplanade strips on the downstream section of Mill Creek that would allow pedestrian access to Lake Hayes, and the wider trail network.

Heritage

The Farm contains several listed heritage buildings that are identified in the District Plan as QLDC Category 2 buildings. These buildings and their surrounds should be retained and where possible enhanced.

Access

The land has primary frontage to the Arrowtown-Lake Hayes Road which passes along the eastern boundary of the farm. This part of the farm is characterised by an open pastoral setting that provides a typical open space setback of 300 metres. Within this aspect are open paddocks with a backdrop of mature trees and a glimpse of the Ayrburn Homestead, and houses on other properties that are located amongst vegetation.

Access to the site is through an existing tree-lined avenue from the Arrowtown-Lake Hayes Road, which leads to the Homestead. Given the close proximity of this access to McEntyres Hill, it is unlikely that this access would be suitable for additional traffic movements.

A secondary road access to Speargrass Flat Road is also available, however this is a metalled farm road and there is no intention to establish it as an access road that would be used on a daily basis.

An unformed road extends generally along the western boundary of the farm, and extends between Speargrass Flat Road and Millbrook Resort. This has been established as a walking and cycling trail and is part of the wider Wakatipu trail network.

Infrastructure

The Council's reticulated water and sewerage networks pass along both the Arrowtown-Lake Hayes and Speargrass Flat Roads.

Water supply is sourced from the Lake Hayes water intake structure located at the northern end of Lake Hayes (near Rutherford Road). A 50mm diameter rider main extends along Speargrass Flat Road, while there is a 50mm main along the Arrowtown-Lake Hayes Road.

A 300mm sewerage main extends along the Arrowtown-Lake Hayes Road frontage which may not enable direct connection; however a 150mm collector line extends along Speargrass Flat Road. Easements for the pipe network are likely to be required along the Council administered Mill Creek esplanade reserve to allow connection to be made to the pipework in Speargrass Flat Road.

Stormwater disposal options tend to favour the use of existing streams and watercourses wherever possible, provided there is adequate treatment prior to discharge. In this case discharges to Mill Creek need to be assessed by the Regional Council (Restricted Discretionary Activity) in respect of a range of amenity, ecological, and environmental considerations.

Power and telephone connections extend along both adjacent roads.

Key infrastructure is currently at the boundary to the land. While consent is required from the Regional Council for disposal of stormwater, experience suggests that key issues relate to avoiding adverse impacts upon local values.

Nearby Activities and Neighbours

Ayrburn Farm is located 1.75km from Arrowtown, while the Millbrook Resort is located adjacent to the north-west boundary of the farm, separated by the reasonably steep Ayrburn Ridge. The resort zoning provides for 450 residential units, visitor accommodation and resort services clustered within particular development nodes, interspersed by several international standard golf courses and areas of open space.

A further resort zoning applies to the area immediately to the north of the farm; referred to as the Waterfall Park resort zone. This is an undeveloped area of land that incorporates most of the adjoining steep sided gully to the north, and which allows for up to 100 residential units.

The land in between the farm and Speargrass Flat road is contained in the Rural Residential Zone (North Lake Hayes), and contains a number of dwellings (15 dwellings on 18 separate titles) on typically 0.5 hectare blocks of land. This land has been subdivided to near its zoned capacity.

Further to the south of Speargrass Flat Road, the same Rural Residential zoning continues as far as Lake Hayes (approximately a further 55 dwellings).

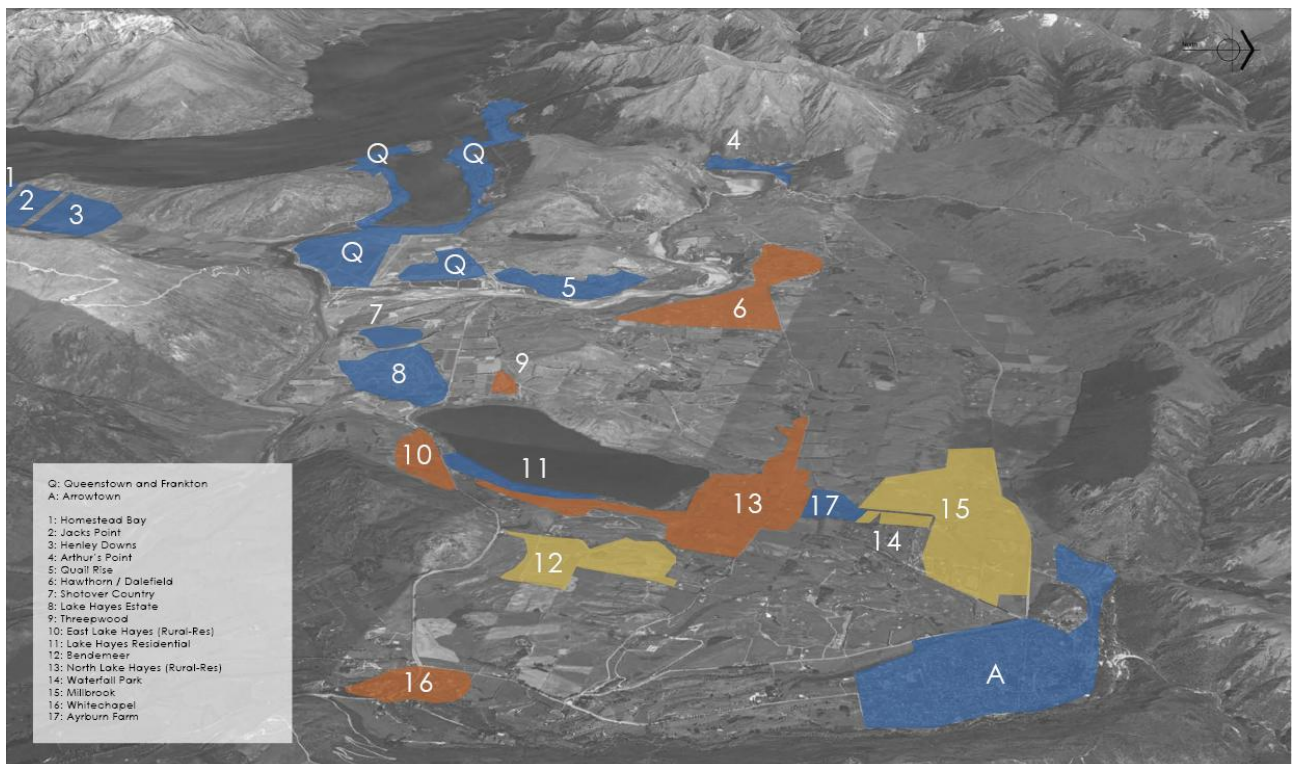
A pattern of development continues along the eastern side of Lake Hayes (on both sides of the Arrowtown-Lake Hayes Road) with a mixture of Low Density Residential, Rural-Residential and Rural Lifestyle zoning.

The wider surrounds east of the farm, across Arrowtown-Lake Hayes Road, the land is part of the Rural General zone.

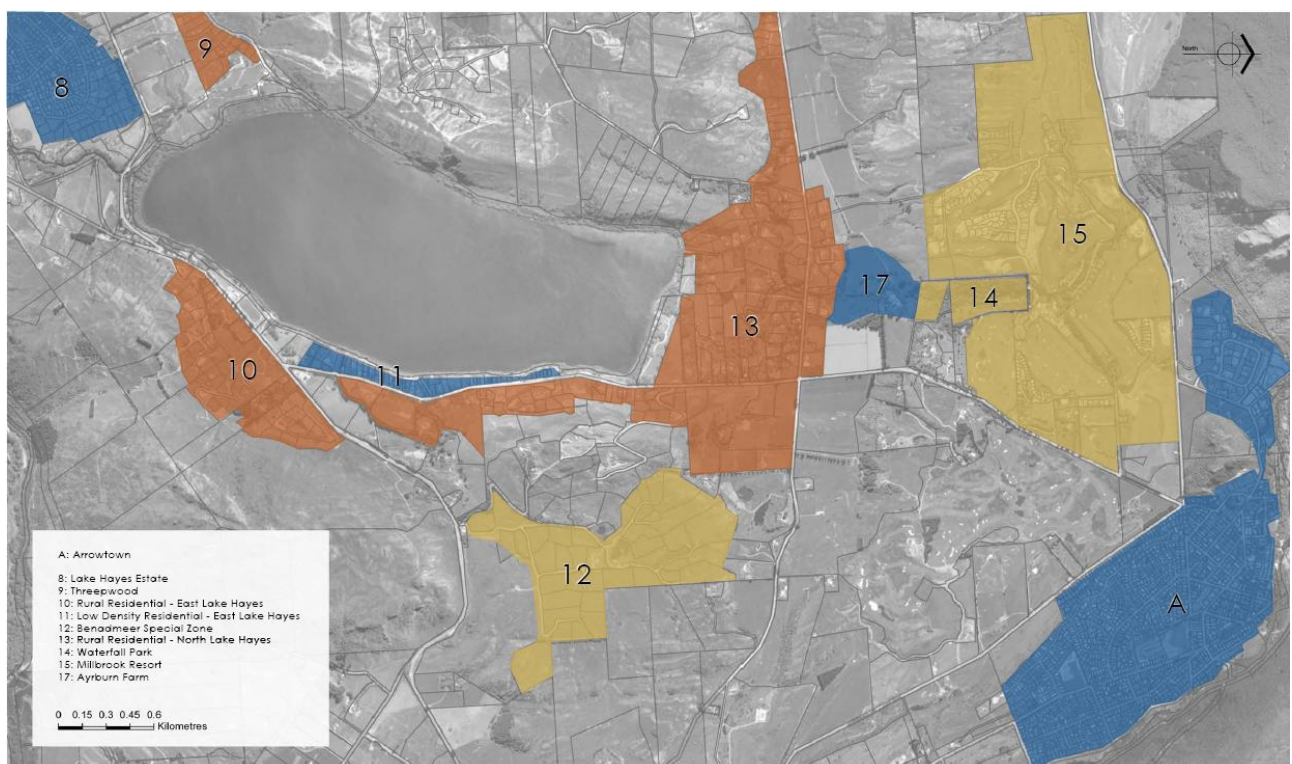
The Wider Planning Context

Urban development in the Wakatipu Basin has been traditionally based around the main population centres of Queenstown and Arrowtown.

In the past 20 years the availability of flat land at Frankton has enabled the expansion of the airport, as well as the growth of retail, residential and industrial activities, due to its accessible location, so that Queenstown and Frankton are now one urban area.



More recently there has been the establishment of remote and reasonably well hidden residential suburbs; including Arthurs Point, Quail Rise, Jacks Point, Henley Downs, Lake Hayes Estate and most recently Shotover Country.



The development of these 'suburbs' is the result of the limited availability of flat land near the existing urban centres, coupled with the need to minimise visual impacts of development from public places. In most cases these suburbs have been established near arterial road corridors, on mostly flat land where service connections to Council's key infrastructure networks can be efficiently made.

Retail and employment has remained focused around Queenstown Bay and more recently larger format retail and industrial/ business activities have established on the Frankton Flats.

In recent years there has been considerably more integration within the Wakatipu Basin as outlying urban areas have established almost entirely as dormitory suburbs. This has resulted in greater and more extensive movement of people between homes, shopping localities, service areas and workplaces. This increased level of movement has been coupled with a growth of the off-road trail network; for recreation and commuting purposes.

This wider settlement pattern takes into account the visual effects of development and the ability of a particular site to visually absorb those effects. This has been typically achieved through physical separation of suburban areas from roads, while also utilising the particular characteristics that a site might include such as changes in topography that screen or hide development, together with existing and proposed landscaping.

The Ayrburn Farm Special Housing Area

The initial concept plans prepared by Baxter Design Group Ltd indicate a potential yield of up to 150 residential sections, together with the protection of the Ayrburn Homestead and Barns. This will include a range of lot sizes which, while still protecting those surrounding heritage features and the wider landscape setting. These plans indicate that in either case, up to one third of the site would be developed, while the remaining two thirds will be protected and farmed as open space areas.

Residential Housing

The residential aspect of the development would be based around a series of three neighbourhoods, located towards the central part of the farm, while preserving the rural pastoral character of the edges

The residential areas will occur in three clusters, with an average residential section size of 400m². The northern neighbourhood is located in the vicinity of the Stone Farm buildings; and comprises 15-20 sections that are positioned on the northern side of Mill Creek.

The second residential neighbourhood is located in the vicinity of the true left bank of Mill Creek, to the south of Ayrburn Homestead. This area will comprise approximately 35-40 sections, and will be fully screened from the Arrowtown-Lake Hayes Road through their location in a lower terrace situated 8m below the main body of land surrounding the farm house fronting Arrowtown – Lake Hayes Road, combined with the effect of existing trees and proposed additional dense evergreen planting.

The third neighbourhood is the land to the west of Mill Creek, which would provide for up to 90 sections. This land is contained by the steep terrace face to the north, the ephemeral watercourse to the west and south and by Mill Creek to the east.

Heritage and Community Facilities

The Homestead would be retained and protected and its surrounding gardens managed within a larger rural block that would incorporate all of the paddocks as far as the Arrowtown-Lakes Hayes Road. This land would continue to exclusively utilise the existing tree-lined driveway to the Arrowtown-Lakes Hayes Road.

Both the farm paddocks to the west and those elevated slopes that lead up toward Millbrook would be retained and protected as grazing paddocks. A single farmer's residence and associated farm buildings are proposed at the far western edge of the site.

The Stone Farm buildings and their surrounds would also be protected and renovated to include a cafe, possible garden centre, as well as an adjoining children's play area. The plans provide for a 'farmers market' area to be used by the wider community for particular events.

Access

Access to the Ayrburn residential area would be via a new tree-lined driveway from the Arrowtown-Lake Hayes Road that would be located 250m south of the existing entry and 200m from the intersection with Speargrass Flat/ Hogan Gully Road.

There would be a physical separation of at least 50m between any housing within Ayrburn and the closest houses in Speargrass Flat Road.

These residential areas within Ayrburn will be mostly screened from public and private views through a combination of topography, existing planting and new planting. Additional dense evergreen tree planting will occur to ensure that the development is fully screened from both Arrowtown – Lake Hayes Road and Speargrass Flat Road.

Reserves and Open Space

A range of local reserves are located amongst the houses in accordance with the Council's Parks Strategy.

A walkway will be provided along the margin of Mill Creek, within land to be vested as an esplanade reserve. This will create another potential linkage between Waterfall Park and Millbrook through to Speargrass Flat Road, with the potential for the public to continue along the margins of Mill Creek almost as far as Lake Hayes.

A further pedestrian/ cycle connection is provided between the existing unformed road (part of the Wakatipu Trail) and the farm, along the toe of the Ayrburn Terrace.

Education

The Ayrburn Farm is located inside the Arrowtown Primary School catchment area, which would involve children walking along the Mill Creek walking trail to access the local school bus route.

The site is also within a short walk of the proposed St. Joseph's school that may establish at the corner of Speargrass Flat and Slopehill Roads. If this school is developed then it could be accessed on foot, via the secondary access onto Speargrass Flat Road.

Conclusion

The Ayrburn Farm proposal is a comprehensive approach that provides for residential development while protecting and enhancing the important heritage, landscape, ecological and recreation values of the wider area.

The new housing will be screened from Arrowtown – Lake Hayes Road and Speargrass Flat Road.

This land is able to connect to reticulated water and sewerage, as well as power and telecommunications.

Potential education facilities are located nearby, or otherwise the land is able to be serviced by the school bus route for the Arrowtown Primary School. Convenience shopping is within 2km of Ayrburn, although the nature of settlement pattern within the Wakatipu Basin means that most employment areas and retail opportunities are located some distance away from residential areas. The Ayrburn proposal is similar to a number of recent residential areas.

It is considered that the Ayrburn farm proposal is consistent with the established settlement pattern of the Wakatipu Basin.

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