



AYRBURN DEVELOPMENTS LTD
URBAN DESIGN OVERVIEW

A: Location / Background

The Ayrburn Farm site occupies a position at the northern end of Lake Hayes, north of Speargrass Flat Road. Current access to the site, and homestead area, is via an established tree lined driveway, located at the base of McEntyres Hill on the Arrowtown.

Central to the site is a collection of historic farm structures, dating from the 1860's. These structures are a mix of stone, corrugated iron and timber and together impart a strong sense of place and a heart to the site

The existing homesteads are located within an historic terraced valley, formed over time by Mill Creek. Within, and around, this central area is a well-established framework of existing mature and semi mature trees. The smaller dwelling, located within the farm yard, is currently occupied by the farm manager whilst the larger historic homestead, located at the western end of the access avenue, is unoccupied.

Within the central farmyard area, visible signs of agriculture exists, with farm equipment and other visible trappings of general farm activity evident. The larger stone building, on the western side of the courtyard, is currently being used as the farm woolshed, with yards between that and Mill creek.

To the eastern edge of the farm courtyard exists an historic long 'stables' structure. This structure, together with the woolshed stone building, forms a strong edge to the courtyard and a worthy sense of place.

Mill Creek runs through the farm 'valley' and is flanked on both sides in most places by established willow trees. The creek is crossed by a light farm bridge, accessing the western portions of the farm. Mill Creek is approximately 450 metres from Arrowtown Lake Hayes Road, and approximately 550 metres from the western boundary of the site. The creek forms a visible spine to the land, and can be easily accessed from all its edges.

Open pastoral land exist between the Mill Creek 'valley' the farm centre and Arrowtown Lake Hayes Road. This serves as a visible open buffer between the Mill Creek Valley and the road, and is an integral part of the road experience between Lake Hayes and Arrowtown, reinforcing the underlying rural character of that experience.

The avenue that accesses the homestead forms a strong and memorable axis to the site and is composed mostly of mature Douglas Fir trees. This tree line extends visually into the mass of trees that flank the homestead and farm centre.

B. Surrounding Land Use / Context



The site is located at the northern end of the North Lake Hayes Rural Residential zone. This zone is mostly built out and is composed of a pattern of approximately 400m² lots, with all the visible trappings of Rural Residential development including visible dwellings and well established trees and gardens. This extends along the southern boundary of the site.

Tom the north of the site the land rises up to the Millbrook Resort Zone, and a small number of other rural residential lots. These extend visibly along the top of the McEntyres Hill ridge, to the east parallel to Hogan Gulley Road.

Directly north of the Ayrburn Farm centre, Mill Creek runs unto what is known as Waterfall Park, a deeply incised valley directly south of Millbrook. This area is heavily vegetated and screened by that steep landform from all exterior views.

C. The Proposed Development (*Refer BDG plan ref: 2514-SK01 Feb 2015*)

The development as shown on the above plan, is located primarily around the farm centre, within the Mill Creek 'valley' and on a flat area to the west of that valley.

The proposed development is to be accessed via a treed avenue to the southern end of the eastern paddocks adjacent to Arrowtown Lake Hayes Road. It is understood that the existing avenue is unsuitable for access due to traffic safety at the access point.

There are in effect 6 parts to the proposed development, being:

1. The existing avenue, the historic dwelling, and the open paddocks flanking Arrowtown Lake Hayes Road, to be kept in a single title, and maintained in its existing character.
2. The historic farm centre and buildings to be maintained in its existing form and able to be access by future land owners, with the future potential uses potentially including a farmers market with retail opportunities such as a café and garden centre.
3. The Mill Creek 'valley' residential areas, and green spaces, including approximately 45 lots.
4. The western residential area, located on a flat section of land with setbacks, buffer planting, green spaces and roading, including approximately 70 lots.
5. The northern cluster of lots, located directly north of the farm centre, including approximately 14 lots.
6. The pastoral areas to the west and northwest of the site, to be retained in open space for the purpose of pastoral grazing
7. New farming sheds and a manager's house located at the south-western corner of the site.

In general the lot sizes will be between 350 and 500 m². A consistent street amenity will be promoted through the use of controls that promote a relaxed rural / Arrowtown character. This will be achieved by way of continuous hedging on all street frontages, small kerb profiles and avenue plantings of exotic trees such as Limes and Planers trees

Dwelling controls will be strict, and ensure that no dwellings exceed 5.5 metres in height. Furthermore it is understood that building controls will specify gables roof forms and smaller pavilion sizes, in keeping with an 'Arrowtown'; vernacular. Colours will be generally recessive, with however detailing in joinery, front doors etc allowed

B: Vehicle Access and Connectivity

The development will be accessed from one point, being that shown on the plan from Lake Hayes Arrowtown Road. It is important, visually, that this avenue access is similar in form to the existing access and maintains a rural character. To that end lighting is kept to a minimum. Furthermore it is recommended that a hedge be planted along the southern edge of this access in order to screen views of vehicles from southern private views

A right of way is maintained to the west of the site, accessing Speargrass Flat Road. Whilst this is not a vehicular access, aside from framing access, it is recommended that this be available for emergency access if required.

C. Recreational Access and Connectivity

The proposed development has the opportunity to connect directly to existing trails and cycle ways. Direct access to the cycleway from Speargrass Flat Road to Millbrook can be easily achieved to the west. This will provide easy access to both Lake Hayes and Millbrook. It is anticipated further, that public access will be encouraged into the centre of the site, providing stimulation to the heart of the site and an opportunity for further public cycle ways.

The development will required the formal establishment of an esplanade reserve. This will fill in a link to Speargrass Flat Road and when, access permits, directly to Lake Hayes.

D. The general concept

The Concept provides a for a comprehensively designed community, with a strong heart to the development and good connectivity, both trail and vehicular, to all surrounding residential communities and reserve areas,

Fundamental to the heart of Ayrburn is the retention of the historic buildings and the concept that the development sits 'within' the landscape, maintaining a strong rural surround and allowing the existing rural character from Arrowtown Lake Hayes Road.

The roading network aligns all roads on approach to the farm centre, with clear views of the centre

G. The Ayrburn Residential Form / Character

Ayrburn Farm is unique in this District as it provides small lot sizes between 400 and 450m². This approach has been taken in response to market demand and the need to deliver residential development at an appropriate price point. A comprehensive approach to housing such as this requires defined parameters in regards to housing sizes and form and an integrated approach to the look and feel of a typical street. In order to maintain these goals the key components of the development include:

- **Dwelling Height Patterns:** In general the heights of dwellings will be 5.5m. This approach is generally in response to shading matters however there is also logic in this approach as the area of available green space will be increased.
- **Outdoor spaces within Lots:** Every site plan that accompanies a house design includes a sunny and private outdoor space. Whilst these spaces are generally small, they will be however located for maximum sun. As with any comprehensive design the size of these spaces are offset by easy access to green spaces, open space, and the wider trail network. The dwelling design process is driven primarily by the need to provide for these spaces; with dwelling selection ensuring that dwellings will not shade or compromise dwellings to the south and, where dwelling do occur running east-west, those dwelling allow for sunlight to a southern neighbour.

- **Connectivity:** Connectivity can be described at 2 levels; the connections to the wider surrounding trails and roading networks, and the internal connections. Within the proposed development all streets and right of ways are connected to an internal walkway plan, with the intention of always giving pedestrian options aside from foot paths. All lots have access to the primary green spaces, and from there to Mill Creek, with that walkway providing a high quality walk along the creek edge than is currently unavailable.
- **Street character:** In general, aside from the principle axis into the development, the streets are relatively narrow to facilitate a safer pedestrian environment. The need for parking is acknowledged by way of off street parking within lots and parking areas placed wherever space permits. Quality street frontages are maintained with a consistency of street items including lighting, walls, entry paving, planting, street trees, letter boxes and lot numbers.
- **Street Edges:** In order to provide a contiguous and uniform / controlled quality outcome to the streets, the development will provide a fixed design outcome for street edges, with a consistency of materiality that is expected in medium density housing developments. Individual expressions are discouraged on street edges, with a defined palette of materials.

