



AYRBURN FARM

EXPRESSION OF INTEREST: SPECIAL HOUSING AREA
February 2015





Contents

Executive Summary.....	5
Ayrburn Farm Concept Plan	6
Ayrburn Farm – Homestead Title and Housing Lots	7
Ayrburn Farm – Housing Areas	8
Special Housing Area Criteria	9
Conclusion	30
Appendix 1: Project Team	31
Appendix 2: Ayrburn Farm Perspectives	32
Appendix 3: Ayrburn Farm Concepts	33
Appendix 4: Ayrburn Farm Homes Types.....	35
Appendix 5: The Ayrburn Farm Lifestyle	39
Appendix 6: Bridesdale Farm Marketing Brochure	43
Appendix 7: Assessment of Environments Effects.....	44
Appendix 8: Urban Design Assessment and Landscape Assessment.....	45
Appendix 9: Heritage Assessment	46
Appendix 10: Infrastructure Assessment	47
Appendix 11: Traffic Report	48
Appendix 12: Geotechnical Report	49
Appendix 13: Hydrology Report	50
Appendix 14: Contact Details	51

Executive Summary

Ayrburn Farm is a proposed residential development of up to 150 new houses on the 45.7 hectare site at 341-343 Arrowtown - Lake Hayes Road, in Arrowtown ("Ayrburn Farm").

Ayrburn Farm is being developed by Ayrburn Farm Developments Limited ("AFDL"), an experienced residential developer with the resources and intention to commence development immediately.

The characteristics of Ayrburn Farm and the concept plan lends itself to a medium density residential development that will help alleviate Queenstown's current affordable housing shortage at no cost to the QLDC or any impact on the feel or aesthetic appeal of the surrounding area. Ayrburn Farm meets all of the requirements to be considered a Special Housing Area as per the Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines Council Lead Policy. Specifically, the strength of the Ayrburn Farm submission lies in large part that:

- **Ayrburn Farm is one of the only flat parcels of fully serviced, sun-filled land in the Queenstown Basin where proposed housing cannot be seen from the surrounding roads.** The visual amenity of the existing streetscape will be retained in perpetuity by covenanting that the historic farmhouse, original cottage, farming fields and tree-lined driveway fronting Arrowtown – Lake Hayes Road are to remain in situ. Development will be limited to approximately 1/3rd of the site and the proposed housing cannot be seen whatsoever from any road due to the existing circa 8 m high ridgelines that surround the proposed building platforms and the proposal to cap new dwellings to a single storey with a maximum building height of 5.5 metres.
- **An appealing place to live:** The lots will be generally sized in the 350m² to 500m² range, suitable for a comfortable home of at least 3 bedrooms. Residents will benefit from a range of amenities, including direct access to the Queenstown Trail located that runs along the western boundary of the site and Mill Creek that runs through the property, together with access to the additional common areas and playground to be provided as part of the estate. Single level construction will maximize daylight for all residents and afford residents with commanding views of Coronet Peak, the Remarkables and surrounding open space.
- **The housing will be affordable:** The existing generally level building platforms and single level construction reduce construction costs and should allow appealing housing to be delivered to the Queenstown public for circa \$450,000, in line with the Government's Kiwisaver Homestart Scheme house price cap for Queenstown of \$450,000, satisfying a major portion of QLDHA's year 1 housing target.
- **Respecting the feel of Arrowtown:** Ayrburn Farm will have clearly defined design guidelines that will apply to new housing that is in keeping with the classic feel of the original Arrowtown housing and will cater for residential demand in the area without the need to extend Arrowtown's existing urban boundary. This approach to residential development will ensure the delivery of a wide selection of quality affordable homes to the Queenstown public.
- **Increased community engagement with historical buildings:** In addition to providing much needed additional housing, the development will facilitate the restoration of the existing listed farmhouse and the dedication of the existing farmhouse and other associated buildings and immediate surrounding land to public use, as a farmers market, Arrowtown museum exhibition display and garden centre with café. This will maximize the community engagement with and enjoyment of these historic buildings.
- **A sustainable development:** Ayrburn Farm has been created with the aim of establishing a community that will deliver its residents a high standard of living while also minimising the development's environmental footprint. Several sustainability initiatives are being incorporated to minimise the development's energy consumption, through building energy efficient homes and installing solar panels on each home to generate onsite solar energy.
- **No capital cost to QLDC:** Whilst Ayrburn Farm is currently zoned Rural General, the site is easily serviced given its topography and the fact that all major services are located nearby given the immediate presence of Millbrook Resort, Arrowtown and the existing residential premises surrounding the site. This existing infrastructure has sufficient capacity to service Ayrburn Farm. Minimal upgrades are expected to be required to existing capacity, with no cost to be borne by QLDC.

The project team consists of local consultants who have experience with residential developments in the area (Bridesdale Farm, Jacks Point, Lake Hayes Estate, Shotover Country and Northlake) and as such, have a deep understanding of the area and its attributes. Refer to Appendix 1 for full details of the project team.

AFDL looks forward to working collaboratively with QLDC to ensure the delivery of Ayrburn Farm to the Queenstown public in a timely manner. We welcome the opportunity of meeting with QLDC to discuss this Expression of Interest and to provide further details on Ayrburn Farm.

+ AYRBURN - DRAFT CONCEPT

AYRBURN FARM DEVELOPMENTS LTD
BDG REF: 2514-SK12 - SCALE = 1:3000 T A3 - 11 MARCH 2015



Potential retail area - garden centre or similar

Historic farm centre maintained & preserved as heart of site

Outdoor area around cafe

Central 'village greens'

Housing: design controls to restrict building forms to Arrowtown vernacular - gables, stone, weatherboard

Visible open space maintained as existing

Managers house & farm sheds

Setback & screening area

Tree planting to screen views from Arrowtown-Lake Hayes Road

Farmers market space (gravel areas, note - closed to vehicles aside from market days)

Existing homestead maintained on separate access & title

Mill Stream esplanade reserve access walkway

Dwellings located in lower terrace areas - screened from road by landforms

Open visible paddocks protected & maintained

Access from Lakes Hayes - Arrowtown Road in avenue form - no kerb & channel

Ayrburn Farm – Homestead Title and Housing Lots



Ayrburn Farm – Housing Areas



Special Housing Area Criteria

1. Location

Ayrburn Farm is located 2km south of central Arrowtown and 18km north east of Queenstown's CBD. Existing residential development adjoins the southern boundary of the site.

Location Map



The site is bordered on its eastern boundary by Arrowtown – Lake Hayes Road, which is a major access route from Arrowtown to Frankton and Queenstown. Along the western boundary of the site runs an unformed road, which is used as a walking a cycling track as part of the Wakatipu Trail that connects Arrowtown to Lake Hayes. Mill Creek, which is home to spawning brown trout, flows generally from north to south through the middle of the property.

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.

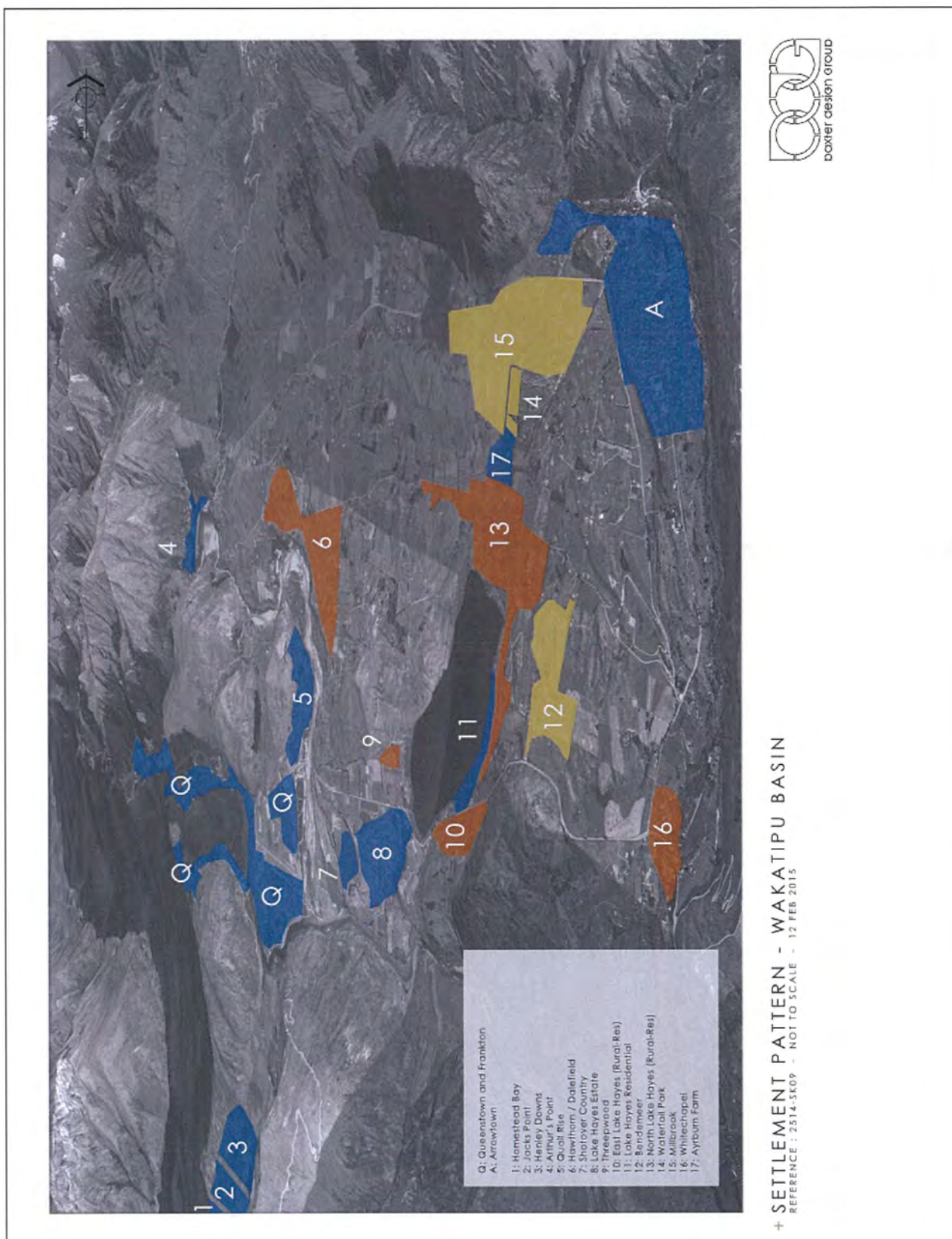
The development of these 'suburbs' is the result of the limited availability of flat land near the existing urban centres, coupled with the need to minimise visual impacts of development from public places. In most cases these suburbs have been established near arterial road corridors, on mostly flat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

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.

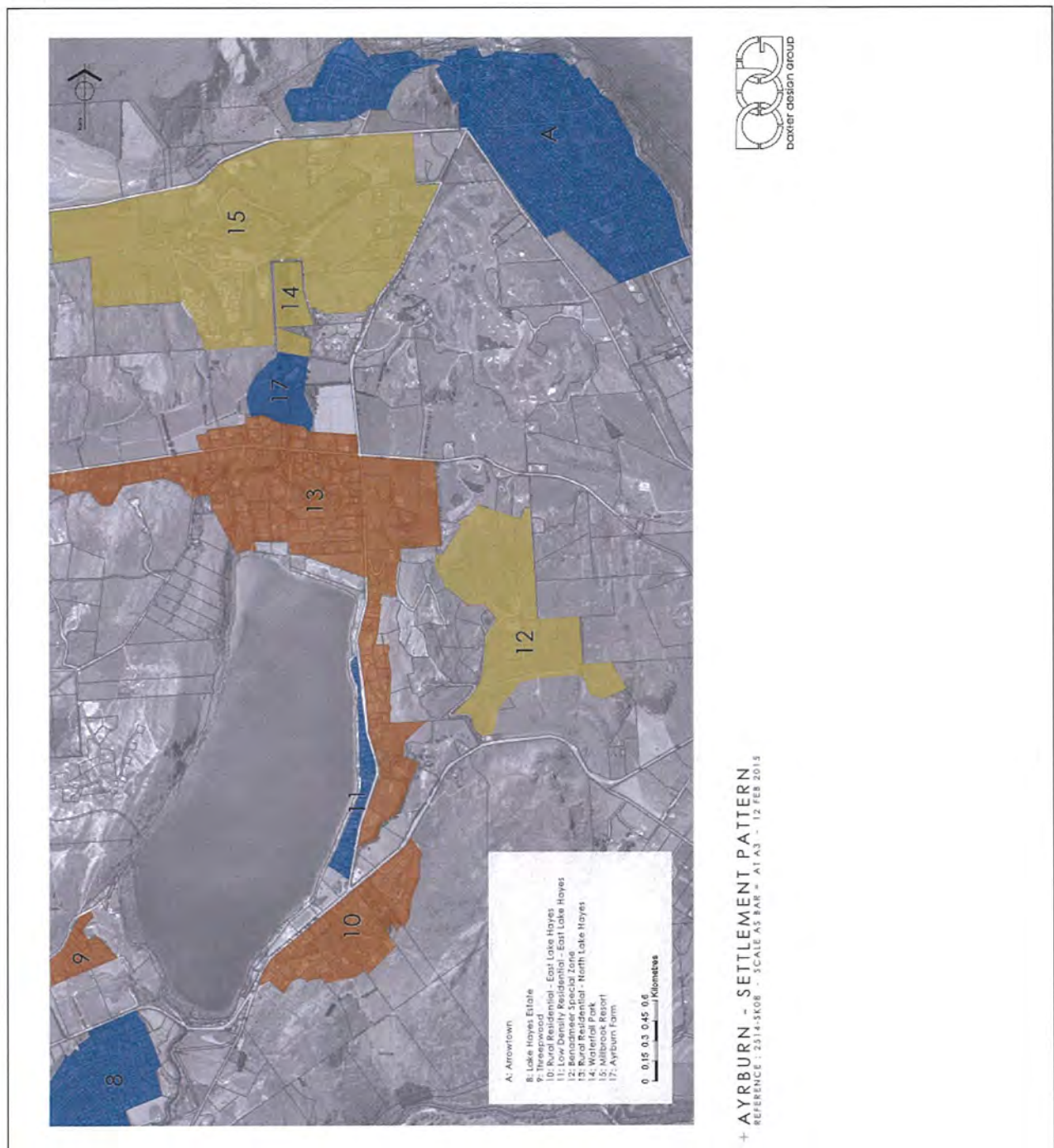
This wider settlement pattern takes into account the visual effects of development and the ability of a particular site to visually absorb those effects. This has been typically achieved through physical separation of suburban areas from roads, while also utilising the particular characteristics that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

As shown in the following diagrams, Ayrburn Farm will continue the trend of additional residential pockets that have been established over the last 20 years between Queenstown and Arrowtown

Settlement Patterns from Queenstown to Arrowtown



Settlement Patterns around Ayrburn Farm



As shown in the above settlement pattern, despite the rural zoning of Ayrburn Farm there is significant existing residential accommodation in direct proximity to the site as follows:

- **Arrowtown:** Arrowtown is located <2km north of the site and has c1,300 lots. We understand that it is the strong preference of both residents and QLDC is that the existing Arrowtown urban boundary is not extended. Due to its inherent characteristics, Ayrburn Farm represents a viable site to provide additional housing in the Arrowtown area without extending the existing boundary or impacting on the visual amenity from Arrowtown – Lake Hayes Road. AFDL is ready to submit a full resource consent application immediately should the site be designated a Special Housing Area.
- **Millbrook Golf Resort:** Located directly north of the site, the site's 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.

- **Waterfall Park:** Waterfall Park is a 14.7 hectare site adjoining the northern boundary of Ayrburn Farm. Approximately 12 hectares of the site is zoned “Resort Zone” which permits residential, tourist and broad commercial village accommodation set amongst parkland open space while the remaining 2.7ha is zoned Rural suitable for a rural residential dwelling. The site was zoned for 100 lots in 1984. Waterfall Park site is uneven and covered with dense vegetation that limits solar access and has made it uneconomic to develop over the last 30 years. Waterfall Park provides a strong precedent for the Ayrburn Farm project. Ayrburn Farm has none of the delivery obstacles associated with Waterfall Park due to the existence of a series of predominantly flat, cleared building platforms that can be subdivided into residential lots relatively simply,
- **Residential development to the south:** 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 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. Kingsview School and Wakatipu High School in Frankton (opening in 2017) are accessible by car and public transport.

Retail facilities are located in Arrowtown and Frankton and are accessible by public transport and by car.

Existing Improvements

Ayrburn Farm is a working farm of 45.7 hectares. Existing improvements include the original farmer’s cottage built in 1862, which now is used as a shed at the rear of the now vacant main homestead, which was built at the beginning of the 20th century and which comprises six bedrooms, one bathroom, a large formal living area and nine fireplaces set within a magnificent mature garden and orchard. These buildings have historic significance and will form part of a separate lot to the proposed additional housing and the subject of covenants in perpetuity for their retention.

Streetscape from Arrowtown – Lake Hayes road towards the Homestead

There will be a c300m setback from the street to the first new houses, which will be sheltered by an existing circa 8 metre ridegline and extensive vegetation. Minimal housing will be visible to passing traffic. Existing views of farmland will be retained by a covenant in perpetuity on this section of land.



View of the existing tree-lined driveway to the Homestead

This is the primary access point to the site. A new access road will be built further along Arrowtown – Lake Hayes Road for the new housing lots.



The current farmhouse as viewed from the entrance driveway

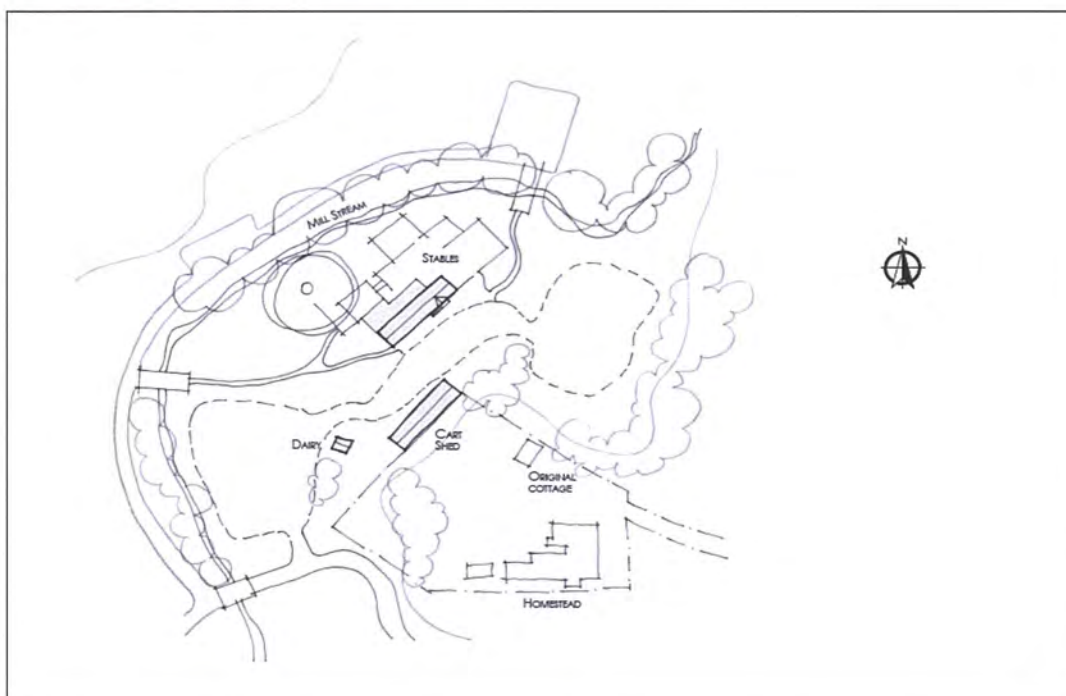


The original farmer's cottage from circa 1862



Immediately to the rear of these buildings sit three further buildings of heritage significance: (i) an extensive two-storey stone Woolshed/Stable; (ii) the cart shed; and (iv) the old dairy. All of these buildings have continued in various forms of use since their construction over 100 years ago. Adjacent to the dairy also sits a three-bedroom old-style farm cottage currently used as the caretaker's accommodation, which has no historical significance and will be removed in conjunction with the proposed project and relocated to the western corner of the site.

Site plan of existing historic buildings



The Woolshed/Stable



The Woolshed/stable and the Cart Shed



With the exception of these improvements, the remainder of the site comprises farming land, with a series of three generally level building platforms (shown as areas A, B & C on the Concept Plan) that will be converted into the new housing lots.

View from centre of Area C towards the north west



View from centre of Housing Area C towards the north



View from centre of Housing Area C towards the south west



View from centre of Housing Area C towards the south east



View from eastern end of Housing Area B towards the south west



Legal Description

Address	343 Arrowtown – Lake Hayes Road, Arrowtown	341 Arrowtown – Lake Hayes Road, Arrowtown
Legal Description	Part Lot 3 DP 5737	Lot 1 DP 18109
Identifier	666857	OT9A/1001
Area (more or less)	45.0964 hectares	6,495 square metres

Key infrastructure is currently at the boundary to the land. Existing infrastructure appears to have sufficient additional capacity to accommodate the likely cumulative demand of the proposed project. The land appears to be relatively easily serviced by existing QLDC infrastructure, with any upgrades expected to be covered by standard headworks charges or direct payment by AFDL such that there is no additional capital contribution required from QLDC.

- The basis for the information above is the Ayrburn Farm Infrastructure Assessment prepared by Clark Fortune McDonald & Associates and the Ayrburn Farm Traffic Assessment prepared by Traffic Design Group, which are available upon request.

We have also commissioned preliminary geotechnical and hydrology reports from GeoSolve and Fluent Solutions respectively which are attached to this report. These reports indicate the following:

- **Geotechnical:** There is no identified risk of liquefaction on the land designated for housing Area A and C. A modest risk of liquefaction exists in relation to part of the land designated as housing Area B. Any issues that may be identified during more detailed testing may be overcome by implementing appropriate engineering solutions.
- **Hydrology:** Based on 1 in 100 year flood projections, there is no expected flooding to take place along Mill Creek due to the depth of the Creek and the proposed setback of 20m from the Creek. However, as water flow during a 1 in 100 year event is expected to be rapid due to the fall from the northern end of the site, the channel is expected to require rock protection and planting treatments to manage erosion.

2. Demand for a Qualifying Development

Classification of Ayrburn Farm as a Special Housing Area will help QLDC achieve the aim and target of the Queenstown Lakes District Housing Accord ("QLDHA"), specifically:

"QLDHA Aim: Increase the supply of housing in Queenstown Lakes with a particular focus on Wakatipu Basin."

Ayrburn Farm is a medium density residential development of up to 150 new dwellings comprising a mix of house types (including more affordable housing options) to be released to the Queenstown market at varying prices.

AFDL is committed to delivering affordable houses to the Queenstown public. At least 70% of the lots within the development will be sized under 400m² range, which are suitable for a comfortable 3 to 4 bedroom single storey freestanding home, or a 2 bedroom home with additional living space.

Dravitski Brown Architects have designed two Ayrburn Farm Homes. In total Dravitski Brown will design 9 home types from which house builders and/or end purchasers must select their desired housing type to be constructed on a particular lot. These Ayrburn Farm Home plans will be made available to the purchasers of the Affordable Home Lots free of charge. This approach to residential development will ensure the delivery of a wide selection of well-designed, affordable homes to the Queenstown public.

Refer to section 4. Demand for Residential Housing for full details of the Ayrburn Farm Homes.

"QLDHA Target: The agreed medium-term target for the Wakatipu Basin is 350 sections and dwellings consented in year 1. Note: Consented sections is measured at the point of resource consent and consented dwellings is measured at the point of building consent"

Classification of Ayrburn Farm as a Special Housing Area will achieve 43% of the QLDHA's year 1 target. AFDL is in a position to immediately lodge a resource consent application upon confirmation that Ayrburn Farm has been classified as a Special Housing Area as it is our intention to commence development of Ayrburn Farm at the earliest opportunity.

3. Demand for Residential Housing

All of the lots within Ayrburn Farm are classified as Affordable Home Lots. Dravitski Brown have created two house types ("Ayrburn Farm Homes – Type A and Type B") for the lots which meet the Ayrburn Farm Design Guidelines and are summarised as follows:

	Storeys	Bedrooms	Total Floor Area	House Floor Area	Garage / Carport Floor Area	Outdoor Floor Area
TYPE A: (refer Appendix 4)	1	3	152m ²	109m ²	27m ²	16m ²
TYPE B: (refer Appendix 4)	1	3	140m ²	100m ²	24m ²	16m ²
TYPE C: (to be finalised)	1	2/3	120m ²	84m ²	20m ²	16m ²
TYPE D: (to be finalised)	1	2/3	128m ²	92m ²	20m ²	16m ²
TYPE E: (to be finalised)	1	3	136m ²	100m ²	20m ²	16m ²
TYPE F: (to be finalised)	1	3	146m ²	106m ²	24m ²	16m ²
TYPE G: (to be finalised)	1	3	156m ²	116m ²	24m ²	16m ²
TYPE H: (to be finalised)	1	4	180m ²	140m ²	24m ²	16m ²
TYPE I: (to be finalised)	1	4	190m ²	150m ²	24m ²	16m ²

As shown above, a further 7 house types ("Ayrburn Farm Homes – Types C-I") that meet the Ayrburn Farm Design Guidelines will be created prior to commencement of the project to offer purchasers a suitable range of housing types for construction on their chosen lot.

Initial enquiry levels at the most comparable SHA project in the Wakatipu Basin, Bridesdale Farm in Lake Hayes Estate, Queenstown, indicates strong demand for housing of similar sized housing on lots typically ranging from 350m² to 500m², based on the indicative end price point of around \$450,000, in line with the Government's Kiwisaver Homestart Scheme house price cap for Queenstown of \$450,000.

AFDL will lever its existing relationships with several prominent Queenstown homebuilders through the development stages of the Ayrburn Farm Homes to ensure that a high quality home, at an affordable price, can be delivered to the Queenstown public. It is AFDL's intention to appoint two preferred homebuilders to construct the Ayrburn Farm Homes. This will deliver an additional cost savings through economics of scale while also ensuring the overall quality of the development.

Refer to Appendix 4: Ayrburn Farm Concepts and Appendix 5: Ayrburn Farm Home Types for the typical street frontage for the development, including both the Type A Home and Type B Home.

4. Affordability

- At least 70% of the lots at Ayrburn Farm will be less than 400m² and hence should well exceed the requirement that 30% of the lots range from 250-400sqm as stipulated by QLDC.
- There will be 9 dwelling types at Ayrburn Farm, which provides purchasers with an appropriate range of options. As per the two housing types outlined in this report, the most common house configuration will be for a traditional 3 bedroom with 1 living area. However, this configuration can easily be changed to 2 bedrooms with 2 living areas and we intend to include at least two by two bedroom house options within the suite of 9 proposed house types, to ensure that at least 20% of dwellings comprising of two bedroom dwellings can be delivered if required.
- The site already contains a series of generally level building platforms, which are already screened from surrounding housing and passing traffic by existing ridges and hollows. This reduces the costs to deliver the lots. Similarly, single level construction reduces the delivery cost of the dwellings. These factors combine to reduce the overall price point for which the homes can be offered to the end purchaser and thereby will increase the affordability of the stock.
- Ayrburn Farm targets Queenstown's specific housing need:

- i. First Home Buyers: All of the lots within Ayrburn Farm are considered to be Affordable Home Lots. AFDL believes that houses can be constructed on these lots can be delivered to the Queenstown public for circa \$450,000, in line with the Government's Kiwisaver Homestart Scheme house price cap for Queenstown of \$450,000.
- ii. The Rental Market: Residential investors will be attracted to Ayrburn Farm due to the price point of the lots (and homes). This price level will generate an above average return for the investor. This return will be underpinned by the strong demand for rental accommodation that exists in the Queenstown region, the overall quality of the development (which is protected by the Ayrburn Farm Design Guidelines), and the lack of residential investor stock that currently exists in the Queenstown region.
- iii. Social Housing: AFDL sees itself as a trade competitor to the Queenstown Lakes Community Housing Trust and expects to deliver more social housing / affordable housing to the Queenstown region through the development of Ayrburn Farm then the Trust has in the previous 10 years.
- e) Each home constructed at Ayrburn Farm is required to meet the Ayrburn Farm Design Guidelines. The Design Guidelines are in place to protect the purchaser's investment by ensuring that each home at Ayrburn Farm is designed and constructed with the same vision and integrity, while also acting to protect the natural semi-rural character. Refer to Appendix 4: Ayrburn Farm Concepts and Appendix 5: Ayrburn Farm Home Types for the typical street frontage for the development, including both the Type A Home and Type B Home.
- f) Other relevant matters: AFDL views Ayrburn Farm as a community of the future and the following sustainability initiatives are being incorporated into the development.
 - i. Solar access – Single storey housing will maximise solar access.
 - ii. Solar Panels – Each roof will have solar panels of at least 2m² – This specifically designed roofing panel will be used to generate electric power. Power is generated through the use of Photo-Voltaic Laminate solar panel technology. An ideal way to reduce electricity costs by taking advantage of nature's most renewable source of energy – the sun.
 - iii. Hydro generator – Mill Creek's naturally falling waters provides the opportunity to install a small hydro generator to generate electricity. Subject to approval from Otago Regional Council, water will be diverted from the Creek into a small hydro generator located upstream of the housing lots to minimise visibility and then back into the Creek. This should serve to lower overall electricity costs for residents.
 - iv. Insulation – Each home is designed with a high quality of insulation and glazing as well as rib-raft and polyblock floor slab system that ensures maximum heat retention and energy efficiency.

5. Predominantly Residential

Ayrburn Farm's primary purpose is to supply residential dwellings to the Queenstown public. Within the development the following additional facilities/concepts will add to the experience of the Ayrburn Farm residents and the wider Queenstown community.

As noted above, there are a series of significant heritage buildings that date back to the late 1800s and early 1900s as Ayrburn Farm's operations grow to support the growing Arrowtown population during the gold rush years. All of these heritage buildings will be retained, restored and or modified to the minimum extent required to ensure their future. Importantly, the buildings will be used in such a way to promote community interaction with these historic buildings and to increase amenities for both residents and visitors alike.

The key proposals are outlined as follows:

a) The Homestead and original farmer's cottage

The Homestead and original farmer's cottage would be retained within a large rural block that also contains the tree-lined driveway together with all of the paddocks as far as the Arrowtown-Lakes Hayes Road. This block would be covenanted to prevent further development in perpetuity.

b) The Woolshed / Stable

The proposals envisage a part commercial, part public, part community use for the Woolshed / Stable with removal of the 20th century Woolshed and minimal changes to the original stone building. No structural alterations are proposed to the Stable, other than earthquake strengthening. The building will be transformed into a café and garden centre that backs onto Mill Creek and its picturesque willow trees.

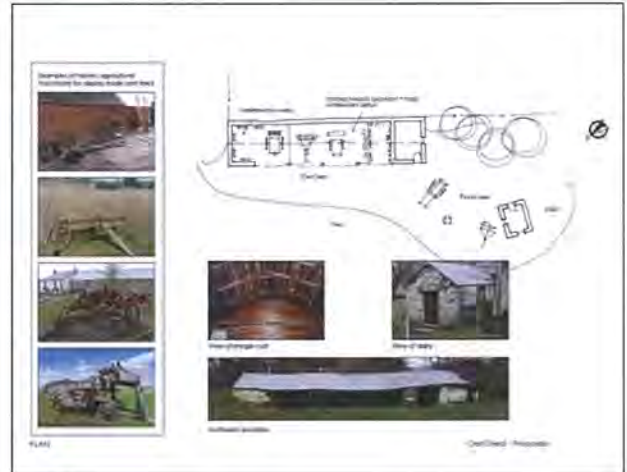
c) The Cart Shed

The undulations in the Cart Shed roof reduce its ability for alternate use. The roof will be earthquake strengthened and it is proposed that the building be used to display farming machinery as an annexure to the Arrowtown Museum.

Proposed garden centre and cafe



Proposed use of cart shed as display centre



d) The Farmers' Market Area

A corrugated metal shed and cleared paddock adjacent to the historic buildings will be used to provide a Farmers Market Area as a complementary and logical partner to the Garden Centre, and to provide a quality open space. The intention is to allow the square to be closed on occasions for the purpose of community markets and other events. There is sufficient space around the existing buildings to offer adequate parking for all of these proposed uses. As these non-residential activities lie towards the end of the access road to the site, traffic speeds can be slowed by the use of selected paving material, with an emphasis on pedestrian movement seen as equal to vehicular movement, without impacting on traffic flows of residents within the greater estate.

e) Playground

A children's playground and bench seating will be located behind the converted Woolshed, next to the cafe creating a family friendly area for the residents of Ayrburn Farm and their friends and family to enjoy.

f) Open Space

Ayrburn Farm will provide significant open space, including a central village green, as either public recreational reserve or private open space that all residents as well as the wider Queenstown community will be able to access and enjoy.

Ayrburn Farm differentiates itself from the standard low density developments through the introduction of a network of internal walkways. Within Ayrburn Farm all streets and right of ways are connected to an internal walkway plan.

g) Mill Creek and Wakatipu Trail

Residents will also benefit from the amenity provided by Mill Creek that flows through the middle of the site, together with direct access to the Wakatipu Trail walking and cycling track that runs along the western boundary of the site.

6. Building Height

All new dwellings at Ayrburn Farm will be single storey homes and the maximum building height allowable under the Ayrburn Farm Design Guidelines will be 5.5 metres. This height restriction falls below the QLDC District Plan zoning rules for other housing estates. The height limit has also been proposed to maximise solar access for each of the properties, improve affordability of the properties and to minimise visibility from Arrowtown – Lake Hayes Road.

7. Minimum Number of Dwellings

Ayrburn Farm is a medium density residential development of up to 151 lots, comprising the existing Homestead and up to 150 new dwellings, which exceeds the minimum lot threshold for consideration as a Special Housing Area.

8. Residential Development Quality

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

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 (Area A) is located in the vicinity of the Stone Farm buildings; and comprises approximately 15-20 sections that are positioned on the northern side of Mill Creek.
- The second residential neighbourhood (Area B) 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 most be screened from the Arrowtown-Lake Hayes Road through their location in a lower terrace combined with the effect of existing trees.
- The third neighbourhood (Area C) 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.

Fundamental to the heart of Ayrburn Farm is the retention and re-use of the historic buildings Ayrburn Farm, which will be used as follows:

- Woolshed / Stables as a café and garden centre, with a connected playground towards the northern end of the development.
- Use of the cart shed as a display annex for the Arrowtown museum.
- Allocation of the existing nearby field for use as a farmer's market.
- Parking is provided around the Garden Centre adjacent to the Farmers' Market grounds, with space left for a play area and green open space.
- The existing established willow trees along Mill Creek behind the Woolshed will provide an attractive back drop for residents and visitors.
- These buildings and amenities provide an ongoing link to the historic use of the land as a farm and a sense of place.

Furthermore, there will be an additional central village green as an additional open space provision for residents to maximise resident amenity.

a) Integrating into the Neighbourhood

i. Connections

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.

Ayrburn Farm will be accessible by vehicle directly from Lake Hayes – Arrowtown Road Estate via a new driveway that will be built to the south of the existing tree-lined driveway to the Homestead. Lake Hayes

–Arrowtown Road runs directly to Arrowtown to the north and the south joins Highway 6, which is the major connection to Frankton and Queenstown. The new driveway will not impact on the visual amenity of the road generally as it will seek to replicate the style of the existing driveway to the homestead.

Construction of this new driveway will allow the existing driveway to be dedicated to the homestead and respect the character afforded to that home via its current grand entrance.

ii. Facilities and Services

Ayrburn Farm is located within close proximity to the following amenities.

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. - Kingsview School and Wakatipu High School in Frankton (opening in 2017) are accessible by car and public transport.
Retail	- Suburban Retail Shops at Arrowtown - Remarkables Park Town Centre, Frankton - Five Mile Retail and Entertainment Precinct, Frankton (opening in 2015)
Transport	- Gibbston Highway (3km) is the main arterial route servicing Queenstown - Bus services currently run along Arrowtown - Lake Hayes Road from Frankton to Arrowtown (see below) - Queenstown Airport (13km)
Community Facilities	- The village green provides a central recreational point for residents. - The proposed use of the historic buildings and the immediately surrounding land will offer a range of experiences for residents and visitors. - The internal walking trails provide easy access to the connecting trails that border the site.

iii. Public Transport

Daily bus services currently run from Frankton to Arrowtown along Arrowtown - Lake Hayes Road. The nearest bus stops are 3km Ayrburn Farm at Arrowtown to the north and at the junction of Gibbston Highway and Arrowtown – Lake Hayes Road to the south. AFDL propose that subject to further investigation and discussion with all relevant parties, it may be appropriate that another bus stop be located on Lake Hayes – Arrowtown Road either directly outside of the site or elsewhere to support the additional housing and to offer a public transport option to visitors of the farmers market, garden centre and farm centre.

iv. Meeting Local Housing Requirements

As detailed above, the location and characteristics of Ayrburn Farm lends itself to a medium density residential development that will help alleviate Queenstown's current affordable housing shortage. The development is spread over three generally level platforms positioned for optimum light and views over the ridgeline. The majority of the lots within the development will be less than 400m², which is suitable for a comfortable home of at least 3 bedrooms and should be capable of being delivered below \$450,000, in line with the Government's Kiwisaver Homestart Scheme house price cap for Queenstown of \$450,000.

Dravitski Brown Architects have designed two indicative homes, the Ayrburn Farm Homes, in accordance with the Ayrburn Farm Design Guidelines. A further 7 house types that meet the Ayrburn Farm Design Guidelines will be created prior to commencement of the project. This approach to residential development will ensure the delivery of a wide selection of affordable homes to the Queenstown public.

b) Creating a Place – Residential Form and Character

Together with Bridesdale Farm, Ayrburn Farm is unique to the Queenstown region in its approach to lot size and layout. The majority of the lots within the development will be less than 400m². This approach to residential development has been taken in response to the requirement to deliver affordable housing at an appropriate price point. A comprehensive approach to housing such as this requires defined parameters with regards to housing sizes and forms 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:

i. Articulation and design

The scheme provides a good degree of visual interest and variation through the following measures:

a. Home Sizes

By creating 9 approved house types, with additional colour palate options, buyers are offered controlled architectural choices on each lot. The architecture of the Ayrburn Farm Homes is fixed with common unifying elements, which will provide a quality contiguous street amenity and repetition that is a requirement when creating a “village” character. Whilst repetition is required, owners will still have some choices in regards to colour and claddings within the fixed form of the Ayrburn Farm Homes. These choices will be controlled by the Ayrburn Farm Design Guidelines. This serves to provide sufficient variation to the streetscape of the estate.

b. Dwelling Height Patterns

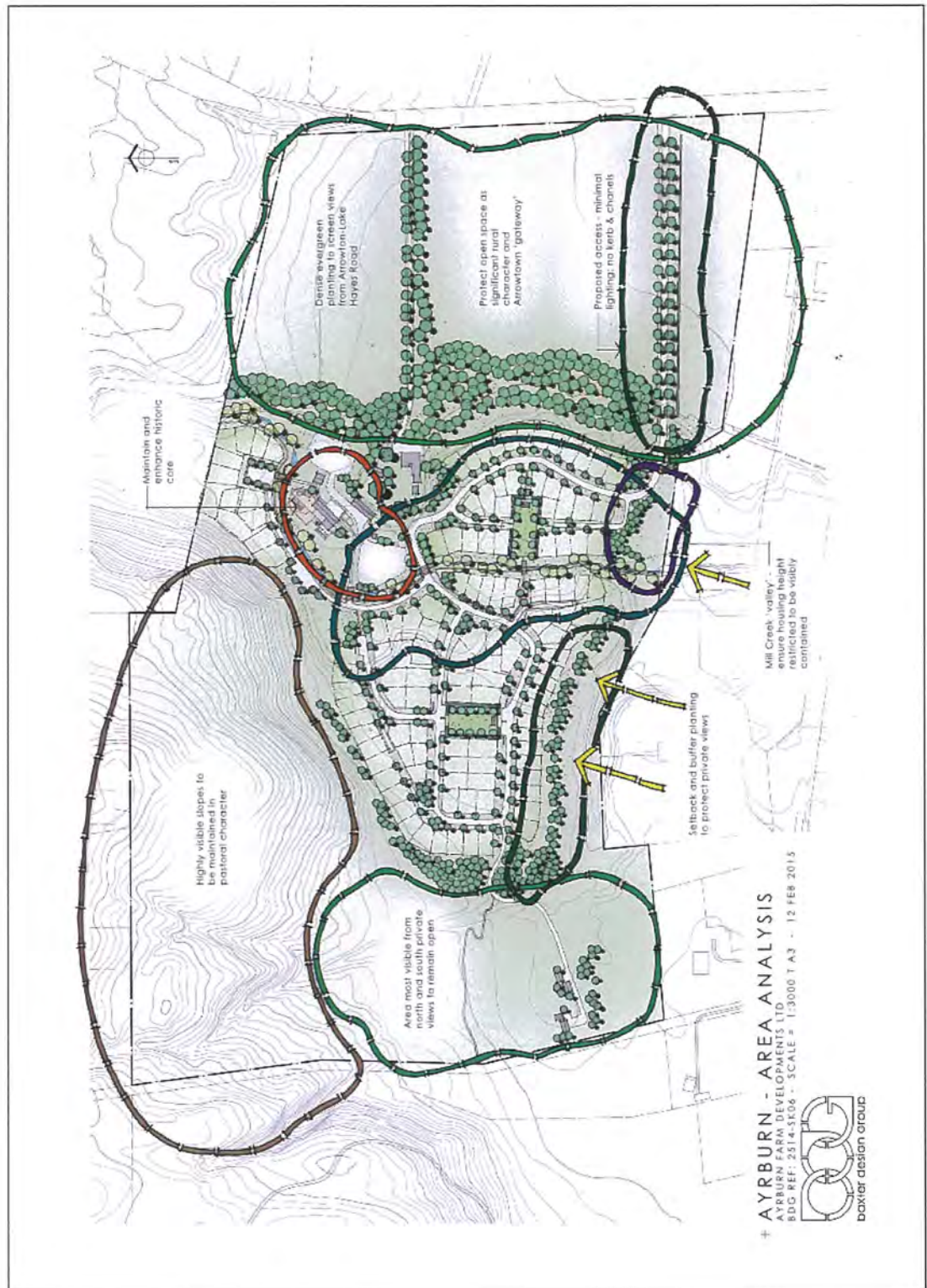
All of the dwellings at Ayrburn Farm will be single storey detached houses with a maximum height of 5.5m. The key driver of this design control is to ensure that there is negligible visibility of the new housing from Arrowtown - Lake Hayes Road and that there are only 4-5 existing houses surrounding the site, which will have limited visibility of the Ayrburn Farm homes. The low ceiling heights also serve to maximize solar access and afford most of the homes with uninterrupted views of surrounding mountain ranges.

c. 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.

ii. Working with the site and its context

The proposed development respects the historic use of the site as a farm and preserves both the visual amenity and historic buildings. It does this by limiting new development to only 1/3rd of the site will be developed, with the remaining 2/3rds to be retained in its natural condition. It will be covenanted that there is no new development in perpetuity within 300 metres from Arrowtown – Lake Hayes Road. This will preserve the fields and the mature tree-lined driveway that lead to the homestead. New development will sit behind the homestead where it cannot be seen from the road by taking advantage of existing ridgelines and vegetation, and proposed building height limits. The natural characteristics of the site allow the proposed residential development to 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 and providing the restored and re-used historic buildings as a central focus point for community gathering and activity. 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.



iii. Creating well defined streets and places

Ayrburn Farm will provide a fixed design outcome for all street edges in order to provide a contiguous, uniform and controlled quality outcome throughout. A consistency of materiality and defined palette of materials will be enforced through the Ayrburn Farm Design Controls

- **General Concept:** The Concept provides 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.

- **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

iv. Easy to find your way around

The road network has been designed to make it easy for residents and visitors to find their way around. Ayrburn Farm will have one major entrance road, which provides direct access to residents in Area B. The road reaches a fork near the middle of the site which will be clearly signposted, directing residents of Area B and to the historic centre grounds to the right and residents of Area C to the left.

Within Ayrburn Farm all streets and right of ways are connected to an internal walkway plan, the intention being to always give pedestrian options aside from foot paths. All lots have access to the primary green spaces.

c) Street and Home

i. Carparking and access

The need for parking is catered for by way of off street parking within lots and parking areas placed strategically throughout the development where space permits. Quality street frontages will be maintained with a consistency of street items including lighting, walls, entry paving, planting, street trees, letter boxes and lot numbers (as is shown in Appendix: Ayrburn Farm Concepts).

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. 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.

ii. Public and private spaces

Public and private spaces will be clearly separated by appropriate natural vegetation or non-obtrusive fencing. Streets will provide appropriate lighting to maximise user safety.

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.

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.

iii. Good quality homes

As demonstrated by Ayrburn Farm House Type A and Type B, the Ayrburn Farm Design Guidelines and House Types will offer a range of housing options which provide functional, open plan living, adequate storage, garaged parking and maximize solar access through by restricting all dwellings to single storey construction with a 5.5 metre height limit.

Refer to Appendix 4: Ayrburn Farm Concepts and Appendix 5: Ayrburn Farm Homes Types for the typical street frontages for the development and plan. Appendix 6 shows how a similar offering is made available to the market at Bridesdale Farm.

d) Environmental Responsibility

AFDL, in developing the Ayrburn Farm concept, has aimed to create a community of the future that will provide its residents with a high standard of living, while also minimising the development's environmental footprint.

As detailed above, AFDL intends to work with several prominent Queenstown homebuilders through the development stage of the Ayrburn Farm Homes, to ensure that a high quality home, at an affordable price, can be delivered to the Queenstown public.

The extreme climate range in Queenstown means that warmth and energy efficiency are high priorities for the homes at Ayrburn Farm. This will be achieved through the design of the homes, the placement of the homes on the lots, and the construction practises that will be implemented.

Large glass areas have been incorporated into the northern areas of the Ayrburn Farm Homes to maximise the amount of sunshine that can be captured. The designs also provide for polished concrete floor areas that retain heat, as well as adding to the overall design aesthetics. Optimisation of the eaves size will allow the winter sun to enter the homes for heat and permit shading to occur in summer. As previously detailed, consideration has been given to the orientation of each home on the lots to allow the maximum level of passive solar gain to transpire. These characteristics of the homes will maximise solar access, thereby increasing comfort for residents, whilst simultaneously minimise energy consumption.

The incorporation of a rib-raft foundation solution into the homes will further enhance the level of insulation. These poly-block, steel and concrete foundations provide additional insulation through the floor of the home. Double Glazed windows, with low E-glass, allows sunlight to enter the home but not escape due to the windows' coating.

Several sustainability initiatives are being incorporated to minimise the development's energy consumption, through building energy efficient homes, installing solar panels on each home, onsite energy generation and installation of a development-wide heating solution (please see details noted above).

These design ideas and construction practises will create a quality living environment for the resident of Ayrburn Farm, will help to reduce their overall heating expense, as well as reducing the developments overall environmental footprint.

Conclusion

The characteristics of Ayrburn Farm and the concept plan lends itself to a medium density residential development that will help alleviate Queenstown's current affordable housing shortage at no cost to the QLDC or any impact on the feel or aesthetic appeal of the surrounding area.

Ayrburn Farm meets all of the requirements to be considered a Special Housing Area as per the Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines Council Lead Policy. We wish to reiterate that:

- **Ayrburn Farm is one of the only flat parcels of fully serviced, sun-filled land in the Queenstown Basin where proposed housing cannot be seen from the surrounding roads.** The visual amenity of the existing streetscape will be retained in perpetuity by covenanting that the historic farmhouse, original cottage, farming fields and tree-lined driveway fronting Arrowtown – Lake Hayes Road are to remain in situ. Furthermore, the proposed housing cannot be seen whatsoever from any road due to the existing ridgelines that surround the proposed building platforms and the proposal to cap new dwellings to a single storey with a maximum building height of 5.5 metres.
- **An appealing place to live:** The lots will be generally sized in the 350m² to 500m² range, suitable for a comfortable home of at least 3 bedrooms. Residents will benefit from a range of amenities, including direct access to the Queenstown Trail located that runs along the western boundary of the site and Mill Creek that runs through the property, together with access to the additional common areas and playground to be provided as part of the estate. Single level construction will maximize daylight for all residents and afford residents with commanding views of Coronet Peak, the Remarkables and surrounding open space.
- **The housing will be affordable:** The existing generally level building platforms and single level construction reduce construction costs and should allow appealing housing to be delivered to the Queenstown public for circa \$450,000, in line with the Government's Kiwisaver Homestart Scheme house price cap for Queenstown of \$450,000, satisfying a major portion of QLDHA's year 1 housing target.
- **Respecting the feel of Arrowtown:** Ayrburn Farm will have clearly defined design guidelines that will apply to new housing that is in keeping with the classic feel of the original Arrowtown housing and will cater for residential demand in the area without the need to extend Arrowtown's existing urban boundary. This approach to residential development will ensure the delivery of a wide selection of quality affordable homes to the Queenstown public.
- **Increased community engagement with historical buildings:** In addition to providing much needed additional housing, the development will facilitate the restoration of the existing listed farmhouse and the dedication of the existing farmhouse and other associated buildings and immediate surrounding land to public use, as a farmers market, Arrowtown museum exhibition display and garden centre with café. This will maximize the community engagement with and enjoyment of these historic buildings.
- **A sustainable development:** Ayrburn Farm has been created with the aim of establishing a community that will deliver its residents a high standard of living while also minimising the development's environmental footprint. Several sustainability initiatives are being incorporated to minimise the development's energy consumption, through building energy efficient homes and installing solar panels on each home to generate onsite solar energy.
- **No capital cost to QLDC:** Whilst Ayrburn Farm is currently zoned Rural General, the site is easily serviced given its topography and the fact that all major services are located nearby given the immediate presence of Millbrook Resort, Arrowtown and the existing residential premises surrounding the site. This existing infrastructure has sufficient capacity to service Ayrburn Farm. Minimal upgrades are expected to be required to existing capacity, with no cost to be borne by QLDC.

AFDL looks forward to working collaboratively with QLDC to ensure delivery of Ayrburn Farm to the Queenstown public in a timely manner. We welcome the opportunity of meeting with QLDC to discuss this Expression of Interest and to provide further details on Ayrburn Farm.