

Appendix 7: Assessment of Environments Effects

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 than 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.

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.

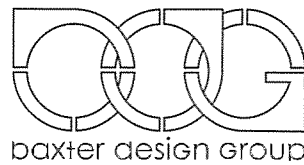
This land is able to connect to reticulated water and sewerage, as well as power and telecommunications.

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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John Edmonds and Associates Ltd

Appendix 8: Urban Design Assessment and Landscape Assessment



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.

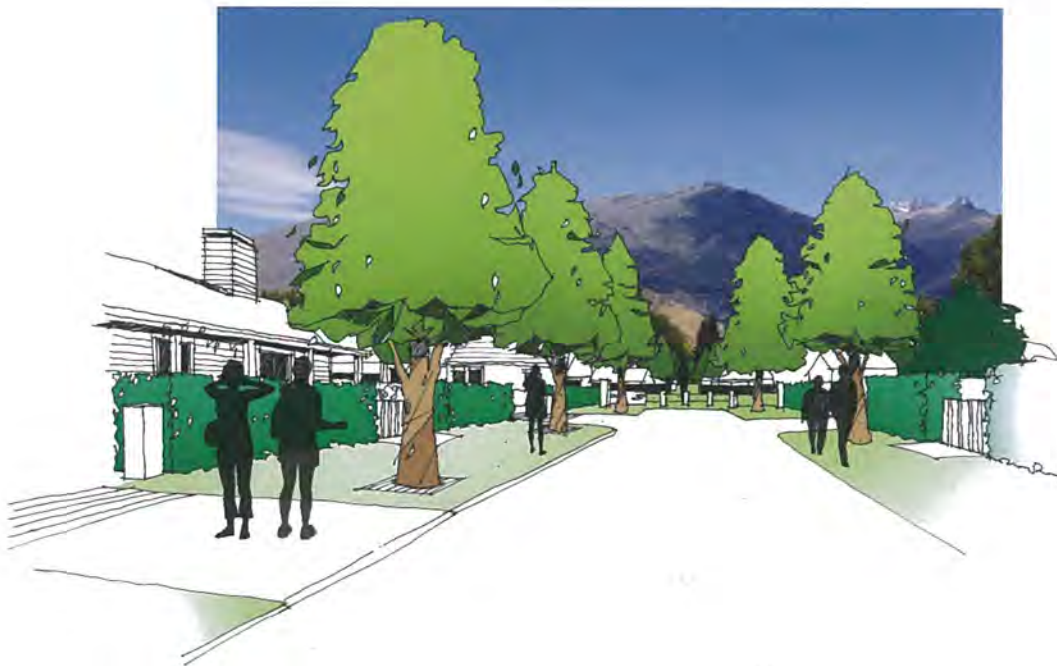
The roading network aligns all roads on approach to the farm centre, with clear views of the centre

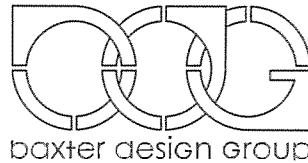
G. The Ayrburn Residential Form / Character

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.





Landscape Assessment Report

Ayrburn Farm Developments Limited

February 2015

INTRODUCTION

1. This landscape assessment report was prepared by the Baxter Design Group (BDG) to assess the potential effects of a proposed development on the landscape and visual amenity. The following report includes:
 - A description of the site and wider landscape,
 - A description of the proposal,
 - Landscape assessment,
 - Conclusion.
2. The proposal involves two sites legally described as PT LOT 3 DP 5737 LOT 4 DP 319854 LOTS 3- 5 DP 343305 and LOT 1 DP 18109 BLK VII SHOTOVER SD L. Combined these sites cover an area of 45.3 ha.
3. In brief the proposal seeks to subdivide the combined sites into up to 151 lots. Most of these lots will be small (400m²) residential lots while the remaining land will remain as productive pastoral lands. The existing heritage buildings will be restored and repurposed to create a 'historic core' that service the needs of the community. Landscaping and design controls are also proposed to ensure the retention of the existing character and visual amenity.

DESCRIPTION OF THE SITE AND WIDER LANDSCAPE

4. The subject site exists near the intersection of Hogans Gully Road, the Arrowtown - Lake Hayes Road and the Speargrass Flat Road. It is within the Speargrass Flats landscape which occupies the flatter lands between Ayrburn Ridge to the north and Slope Hill and Lake Hayes to the south.
5. The Speargrass Flat is a corridor landscape composed of floodplains, river terraces and escarpments. The vegetation of the Speargrass Flats is predominantly pasture grass broken by occasional shelterbelts and patches of mixed exotic amenity trees. Pockets of scrubland exist in parts of the landscape. Land use within the Speargrass Flat is mixed. Most of the landscape is

zoned Rural General while a portion of land north of Lake Hayes is zoned Rural Residential. This Rural Lifestyle zoning provides contrast to the otherwise predominantly pastoral landscape.

6. The subject site exists immediately north of the Rural Residential - North Lake Hayes Zone, south of the Waterfall Park area east of the Queenstown Trail and west of the Arrowtown – Lake Hayes Road. It is noted that the Waterfall Park Structure Plan immediately north of the subject site allows for significant residential development.
7. The eastern portion of the subject site is a flat pastoral landscape. This pastureland is bisected by a mature avenue of east-west running trees which lead to a set of historic farm buildings. These flat pastoral lands are continued to the east towards Hogans Gully.
8. Mill Creek passes through the center of the site flowing in a north-south direction. This creek cascades down from Ayrburn Ridge into Waterfall Park before meandering through the subject site and continuing through the North Lake Hayes area, terminating in Lake Hayes.
9. River terraces exist within the site running adjacent to Mill Creek. These terraces create a sunken basin adjacent to Mill Creek. Sloped faces and more elevated plateaus enclose this sunken basin.
10. A large portion of flat, pastoral land extends to the west of Mill Creek. This flat land meets the steeper slopes of Ayrburn Ridge which ascend to the north.
11. Mature vegetation exists on the site, resulting from over a century of farming activity. This mature vegetation is most pronounced in the vicinity of the heritage buildings and includes specimen trees and amenity planting. Other significant patches of vegetation include willows along the riparian areas of Mill Creek, avenue trees along existing roads and dense evergreen planting on a portion of the southern boundary.
12. At present, the land of the subject site is predominantly used for agricultural purposes. Two dwellings exist in the cluster of buildings near the center of the site. These buildings are occupied by the current farm manager.
13. Overall the site maintains a strong pastoral character set hard against the rural lifestyle developments of North Lake Hayes and the permitted residential activities of Waterfall Park. The riparian corridor of Mill Creek and its associated terraces which run through the center of the site separate two large pastures atop eastern and western terraces. The riparian corridor and its associated sunken basin between terrace faces visually contains much of the existing built form. Existing vegetation also visually contains much of the site.

DESCRIPTION OF THE PROPOSAL

14. The proposal seeks to subdivide the combined sites into up to 151 lots. Most of these lots will be approximately 400m² residential lots while the remaining, surrounding land will be held in one title and managed as a productive farm. Part of this larger farm lot will contain a 'historic core' which repurposes the existing heritage buildings.
15. A proposed new accessway will enter the site off the Arrowtown - Lake Hayes Road. Landscaping is proposed throughout the site to both mitigate potential adverse visual effects and to perpetuate the site's proposed vernacular. Taking clues from nearby Arrowtown, design controls are proposed

which will ensure dwellings and landscaping are in keeping with the surrounding landscape and architectural character.

16. The historic core will be restored, enhanced and repurposed as a community commercial zone where weekly farmers markets can occur, historic farm artifacts can be displayed and the unique sense of place can be expressed. This repurposing is intended to unearth the distinct historical character of the place and make it more accessible to the general public and create a 'historic core' for the community.
17. Planting is proposed throughout the development. This planting will take the form of avenue trees and groups of evergreen and deciduous exotics. Most of the existing trees, some of which have heritage value will be retained.
18. Of particular note in terms of visual mitigation planting, a stand of trees that exists on the upper terrace edge to the east of Mill Creek will be retained and densified. This eastern block of trees will be thickened to a point where it is no longer visual permeable.
19. A stand of trees to the north and west of the westernmost residential development is proposed which is intended to break the built form as viewed from the Queenstown Trail and completely screen the proposed development from Speargrass Flat Road.
20. A large stand of mixed evergreens which covers a portion of the site's southern boundary will be cleared and new trees are proposed, closer to the proposed lots. This clearing of the existing evergreen will not occur until the bulk of the proposed vegetating meets a height and density to provide a reasonable level of visual screening.

LANDSCAPE ASSESSMENT

21. This assessment examines the proposal against its potential effects on the visual amenity and landscape character. The effects of the proposal as experienced from within the site are not considered. Effects on public places, most notably the Arrowtown – Lake Hayes Road, Speargrass Flat Road and the Queenstown Trail are considered. Private places, most notably the residential lots to the south of the subject site in the Rural Residential - North Lake Hayes Zone and the residential developments to the north of the site atop Ayrburn Ridge are assessed.
22. This assessment considers potential effects on the visual amenity and landscape character.
23. The subject site is considered to be within a pocket of land which is mostly visually contained. This containment is attributed to the terraces, existing vegetation, density of development to the south and steep slopes to the north.

Arrowtown – Lake Hayes Road

24. The open lands within the eastern portions of the site adjacent to the Arrowtown – Lake Hayes Road significantly contribute to the existing pastoral character. This pastoral character is repeated on the lands farther east towards Hogans Gully. The combined openness provides a break between the residential developments of North Lake Hayes and those atop McIntyres Hill leading to Arrowtown.

25. The only development proposed within the subject site's easterly pastoral lands is a new accessway lined with avenue trees and a laurel hedge. The bulk of this land will remain in its pastoral character and the break in residential development as experienced from the Arrowtown – Lake Hayes Road will be continued. While the proposed accessway will further segment the open lands, there will still be a significant area of pasturelands between the Arrowtown – Lake Hayes Road and the proposed development. It is considered that the proposed accessway, will have a low adverse effect on the landscape character and visual amenity.
26. A terrace west of the aforementioned pasturelands drops down approximately 8m before meeting the floodplains of Mill Creek. Approximately 35 - 40 lots are proposed within this sunken basin. It is considered that this portion of the development will not be visible from the Arrowtown – Lake Hayes Road, the Queenstown Trail or Speargrass Flat Road. Therefore this portion of development is considered to have a negligible effect on the visual amenity and landscape character as experienced from public places.
27. Up to 15 – 20 lots are proposed north of the 'historic core.' These lots will be set atop a terrace west of Mill Creek and against the southeast facing slopes of Ayrburn Ridge.
28. From most of the Arrowtown – Lake Hayes Road, existing and proposed avenues of evergreen trees which run across the easterly pasturelands will significantly screen views into the northerly portion of the development. A stand of mixed exotics that runs along the top of the easterly terrace edge will be thickened with evergreens. This thick swathe of trees will completely screen the proposed development as viewed from the Arrowtown – Lake Hayes Road.
29. The distance of the proposed development and retention of the easterly pasturelands will ensure the existing pastoral character is maintained. While the proposed residential development will be behind a screen of trees the existing visual amenity will be maintained. The retention of the easterly pasturelands will ensure the existing landscape character is also not adversely affected.
30. Overall the retention of the easterly pasturelands contribute significantly to the existing pastoral character as experienced from the Arrowtown – Lake Hayes Road. The proposed residential development will not be visible from the road. The distance between this development and the road, combined with the retention of open space and screening effects of the trees will ensure that the proposal will have a negligible adverse effect on the landscape character and visual amenity as experienced from the Arrowtown – Lake Hayes Road.



Figure 1: View across the site from the Arrowtown – Lake Hayes Road looking northwest.

Speargrass Flat Road

31. The Rural Residential - North Lake Hayes Zone exists between the subject site and the Speargrass Flat Road. The residential development that has occurred in this zone is significantly denser than is experienced from other parts of the surrounding landscape. This rural residential area is borderline suburban in character. However the residential activity still maintains a high degree of ruralness, mainly associated to the elements in the landscape such as post and wire / post and rail fences, rural character trees, pasture grasses and accessway surface.
32. The proposed development will be heavily screened by existing buildings, trees and landforms within the Rural Residential - North Lake Hayes Zone. At the western edge of the Rural Residential - North Lake Hayes Zone the residential development gives way to pasturelands. A thick swathe of evergreen trees is proposed to be planted in this narrow view corridor. These plantings will ensure the proposed development is not visible from Speargrass Flat Road.
33. It is considered that the dense screen planting of evergreens will completely screen the proposed development from Speargrass Flat Road. The foreground of pasturelands will be maintained. Overall it is considered that the proposal will have a negligible effect on the landscape character and visual amenity as experienced from Speargrass Flat Road.



Figure 2: View from Speargrass Flat Road looking northeast towards the subject site.

Queenstown Trail

34. The Queenstown Trail network passes through many of the landscapes and varying characters that compose the Wakatipu Basin. Part of this trail network, the 'Countryside Ride' links Lake Hayes with Millbrook and Arrowtown and passes immediately west of the subject site. This part of the trail ascends Ayrburn Ridge from the Speargrass Flats to Millbrook.
35. Much of the proposed development will be visible from the upper portions of this part of the trail. As the trail exists on the slopes between Millbrook and the Speargrass Flats it offers elevated views to the south across the Speargrass Flats and on to Lake Hayes. Much of the Speargrass Flat valley and the wider Wakatipu Basin is visible from the more elevated portions of the trail.
36. Large portions of pasturelands are to be retained between the Queenstown Trail and the proposed development. On the flatter lands of Speargrass Flats the proposed development will be set back from the Queenstown Trail by at least 200m. As the trail ascend Ayrburn Ridge this setback widens to 350m.
37. Trees are proposed on the northern and western edges of the proposed residential areas. These trees will provide a high level of screening but the elevated nature of the Queenstown Trail will allow views over the trees into the development. This elevated nature of the trail also allows views across a wide portion of the flats and across to the dramatic mountains that contains the basin.

38. While much of the development will be visible from the Queenstown Trail, the retention of pasturelands between the trail and the proposed development will continue the existing pastoral character.
39. It is considered that the pasturelands that will be occupied by the proposed development make a relatively low contribution to the landscape character as experienced from the Queenstown Trail. While these pasturelands will be heavily modified, the most critical open spaces adjacent to the Queenstown Trail will be retained.
40. The existing residential pattern of development perpetuated by the Rural Residential - North Lake Hayes Zone sets an existing residential context in which the proposed development will be experienced. This existing context allows the development to appear as an extension of the existing development patterns. As this extension will be setback from the Queenstown Trail by an increasing distance as one travels from south to north, its effects will decrease in severity.
41. Overall it is considered that the proposal will affect the visual amenity as experienced from the Queenstown Trail to a moderate degree, but that these effects are localized and will not impinge on the wider visual amenity. Only a narrow portion of the views from this trail will be affected and that effect will be moderate.
42. The existing character of the landscape too will be affected. The extension of the residential pattern from the Rural Residential - North Lake Hayes Zone to the north will change the existing pastoral character of the lands of the proposed development. However the critical portion of pasturelands which exist immediately adjacent to the Queenstown Trail will be retained. This will ensure that the pastoral character is only affected to a moderate to low degree.



Figure 3: View from the upper portion of the Queenstown Trail along Ayrburn Ridge looking south. The subject site is in the center left pasture with the juvenile avenue of trees.

Private Places

43. Residential development exists to the south and north of the site while the eastern and western lands are pastoral in character. To the south are 7 residential lots within the Rural Residential - North Lake Hayes Zone. These lots exist on the same flatlands on which the development is proposed. To the north the land ascends grassed slopes to Ayrburn Ridge. Three residential developments exist atop this ridge.
44. Development will be in excess of 50m from any of the North Lake Hayes Rural Lifestyle properties. Existing and proposed trees within this setback will provide a high level of screening of the proposed development. A large patch of mixed evergreens exists near the center of the southern

boundary. This will be retained until proposed trees to the north are of a height and density to provide a reasonable level of screening.

45. While the pastoral lands to the north of the Rural Residential - North Lake Hayes Zone will be transformed from pastoral to residential, a large portion of land will buffer this residential development from the existing properties to the south. Views of the surrounding, dramatic mountains will not be obscured, however the context of the pastoral lands will be altered.
46. It is considered that the proposal will have a low to moderate adverse effect on the visual amenity as experienced from the dwellings south of the site. Most of these 7 dwellings are setback from the boundary and amenity trees within them are mature, providing a high level of screening. The loss of the pastoral lands north of these properties will have a moderate to high adverse effect on the landscape character as experienced for the properties immediately south of the site. However from within the existing dwelling much of this change in character will not be experienced.
47. To the north the slopes of Ayrburn Ridge lead up to properties set on the elevated flatter lands. These properties are set back from the edge of the ridge which screens views into the valley floor. It is considered that from the southern edge of these properties it may be possible to view the more southerly portions of the proposed development. However from the existing and consented dwellings themselves the whole of the proposed development will be screened by the edge of Ayrburn Ridge. Therefore the proposal is considered to have a low adverse effect on the northerly neighbours.

CONCLUSION

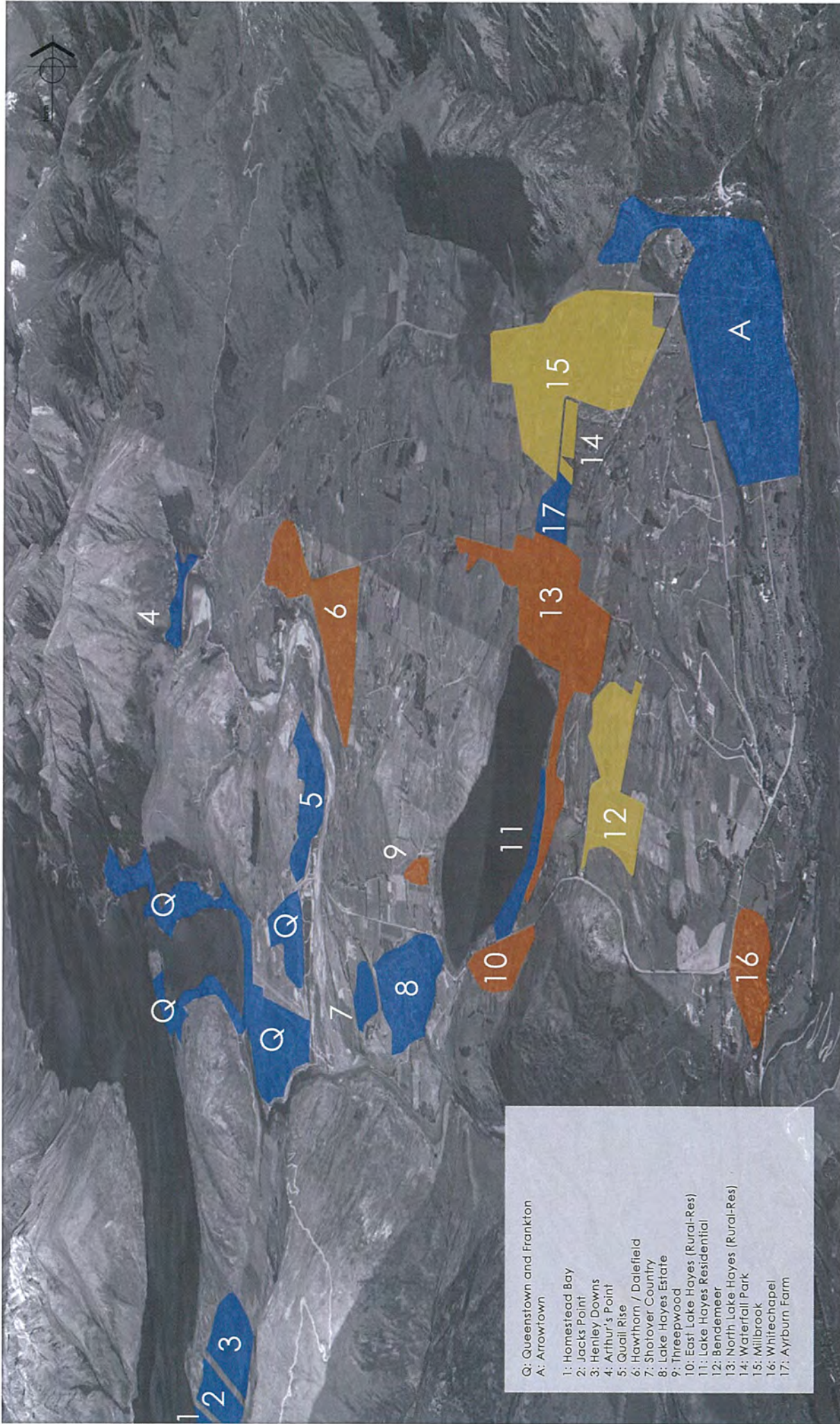
48. The site is located within a discreet pocket of land between the Rural Residential - North Lake Hayes Zone, Arrowtown – Lake Hayes Road, the steep topography of Ayrburn Ridge and Waterfall Park and the Queenstown Trail. The site currently displays a high degree of rural character, mainly experienced from the Arrowtown – Lake Hayes Road and Queenstown Trail.
49. The proposal seeks to establish up to 150 residential lots within the site. These lots will be set with surrounding pastoral lands to the east, north and west. A 50m vegetated setback will separate the proposed development from the existing residential development to the south. Most of the existing trees are proposed to be retained. A new accessway is proposed accessing the site off the Arrowtown – Lake Hayes Road. Most of the existing farm buildings are proposed to be retained, enhanced and repurposed to form a 'historic core' to the development.
50. The highest effects on the visual amenity and landscape character will be experienced from the private properties immediate south of the site in the Rural Residential - North Lake Hayes Zone. From these seven lots it is considered that the development will have a low to moderate adverse effect on the visual amenity and a moderate to high adverse effect on the landscape character.
51. Effect on the properties to the north atop Ayrburn Ridge are considered to be low. This is attributed to the screening effect of the Ayrburn Ridge.
52. From public places it is considered that users of the Queenstown Trail may experience a moderate adverse effect in terms of landscape character. This is attributed to the loss of open pastoral lands to the east of the trail. A critical portion of open land is to be retained immediately adjacent to the

Queenstown trail. It is considered that the retention of this open land will ensure the landscape character is not significantly diminished.

53. Public roads, especially Speargrass Flat Road and the Arrowtown – Lake Hayes Road will experience a negligible adverse effect resulting from this development. Dense swathes of evergreen trees are proposed which will provide a high level of screening. These trees will ensure the visual amenity is not adversely affected. Pastures that form the context of the landscape character, specifically those existing between the roads and the proposed development will be maintained. It is considered that the visual amenity and landscape character as experienced from public roads will be adversely effected to a low to negligible degree.



+ AYRBURN FARM - LANDSCAPE PACKAGE
12 FEB 2015

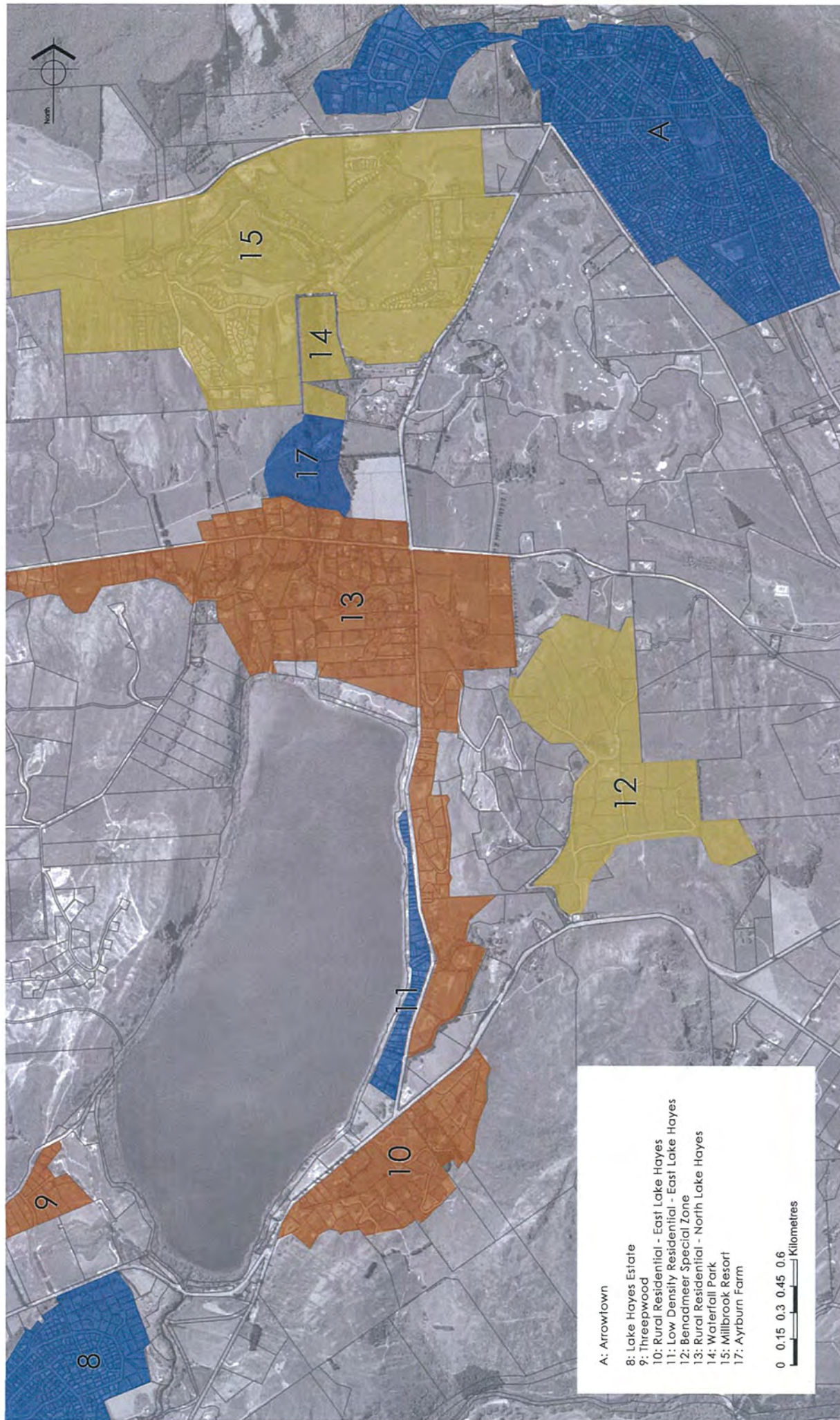


Q: Queenstown and Frankton
A: Arrowsmith

- 1: Homestead Bay
- 2: Jacks Point
- 3: Henley Downs
- 4: Arthur's Point
- 5: Quail Rise
- 6: Hawthorn / Dalefield
- 7: Shotover Country
- 8: Lake Hayes Estate
- 9: Threepwood
- 10: East Lake Hayes (Rural-Res)
- 11: Lake Hayes Residential
- 12: Bendemeer
- 13: North Lake Hayes (Rural-Res)
- 14: Waterfall Park
- 15: Millbrook
- 16: Whitechapel
- 17: Ayrburn Farm

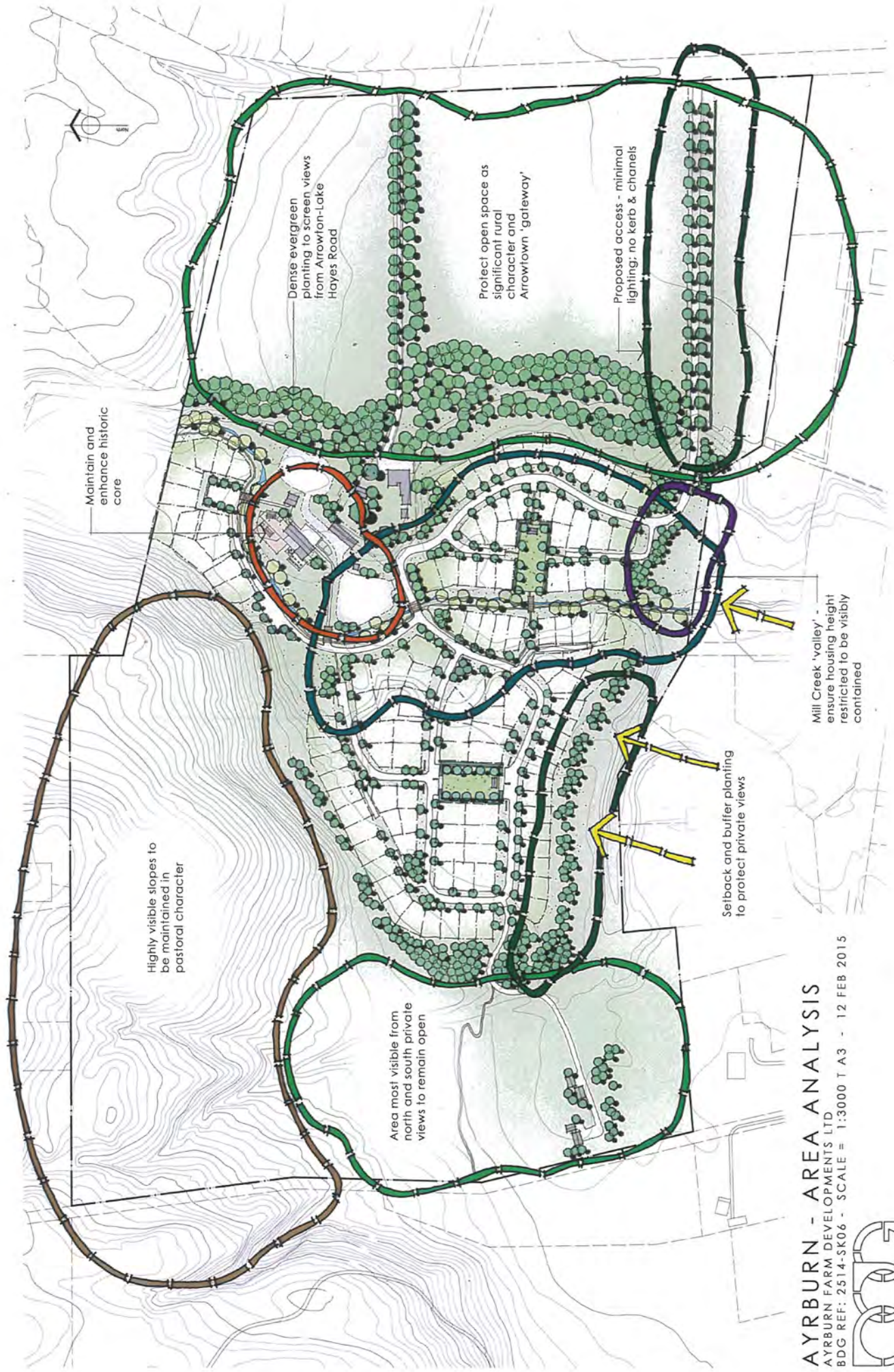
+ SETTLEMENT PATTERN - WAKATIPU BASIN

REFERENCE : 2514-SK09 - NOT TO SCALE - 12 FEB 2015





+ AYRBURN - CONNECTIVITY PLAN
 REFERENCE : 2514-SK07 - SCALE = NTS AT A3 - 12 FEB 2015



+ AYRBURN - AREA ANALYSIS

AYRBURN FARM DEVELOPMENTS LTD
BDG REF: 2514-SK06 - SCALE = 1:3000 T A3 - 12 FEB 2015



baxter design group



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

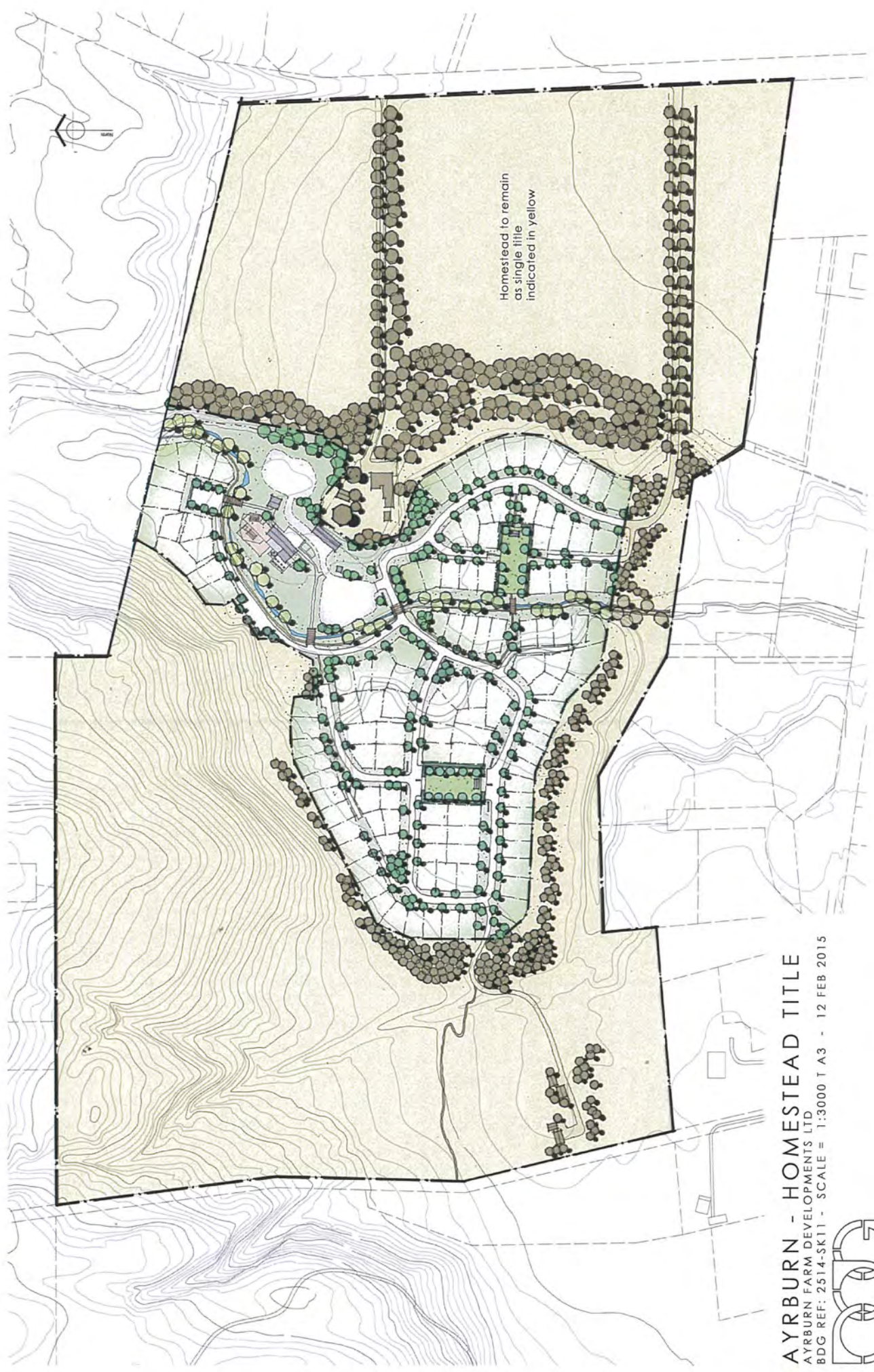
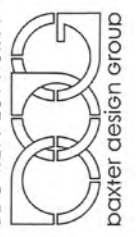
AYRBURN - DRAFT CONCEPT

AYRBURN FARM DEVELOPMENTS LTD
BDG REF: 2514-SK05 - SCALE = 1:3000 T A3 - 12 FEB 2015



baxter design group

+ AYRBURN - HOMESTEAD TITLE
AYRBURN FARM DEVELOPMENTS LTD
BDG REF: 2514-SK11 - SCALE = 1:3000 T A3 - 12 FEB 2015



+ AYRBURN - AREAS A B C
AYRBURN FARM DEVELOPMENTS LTD
BDG REF: 2514-SK10 - SCALE = 1:3000 T A3 - 12 FEB 2015







Lime trees or similar in strong avenues

5.5 metre height limits and gabled roofs - Classic modern Arrowtown architecture

Continuous clipped evergreen hedging on all street frontages

Separate picket gate details

Views align to green spaces

+ AYRBURN - STREET ELEMENTS & CHARACTER
REF: 2514 - SCALE = NTS - 11 FEB 2015

Appendix 9: Heritage Assessment



AYRBURN FARM HERITAGE AREA PROPOSALS FOR FUTURE USE

Jackie Gillies + Associates

Heritage Consultants

Architecture + Conservation + Archaeology

PO Box 213 Queenstown 03 409 0607 + Dunedin 021 429 277

AYRBURN FARM - HERITAGE ASSESSMENT

OUTLINE HISTORY

This brief historical outline is taken in most part from the Archaeological Assessment prepared by Peter Petchey in 2006.¹

Following on from the gold rush of 1862 the need to provide for the ever increasing numbers of prospectors, their families and the other trades and workers necessary to support the rush became urgent. This meant that large areas of land were given over to agriculture and Ayrburn Farm was one of the first.

Ayrburn was established by William Paterson, a Scot from West Kilbride in Ayrshire. He arrived in New Zealand in 1862, from Australia, and was followed the following year by his wife and five of his six children.

By 1865 it seems that the farm consisted of a large number of buildings and these would appear to be those which remain today, i.e. the stable, the cart shed, the dairy and the original homestead. This latter building is now part of the adjoining property and is used as a garage for the new timber framed homestead built around the turn of the century. The farm itself was only ten acres and was part of a commonage on Rees' run, ten acres being the maximum area one person could take up.

Paterson later purchased a number of other farms including Glencoe, on the Crown Terrace.

William Paterson retained the farm and expanded it considerably with his son until he sold it in July 1906 to the Kain Brothers. At this time the farm consisted of 247 acres of freehold land and 61,000 acres of leasehold. It carried 12,000 sheep, Merino and Romney, as well as cattle and horses. The farm also produced wheat, barley and turnips. At the time of the sale the buildings were noted as a stone house and stable, huts yards and a sheep dip.²

William Paterson continued to be actively involved in farming after selling Ayrburn and as President of the Lakes County A & P Show hosted the event on his property in December 1907.³ (Photo: Lakes District Museum).



THE GROUP

The buildings at Ayrburn form an unusual and cohesive group. They are dominated by the extensive two-storey stone Woolshed/Stable which incorporates a large stable, for possibly up to a dozen horses, a long hay attic, a grain barn and a later timber clad shearing shed attached to its rear. This building forms one side of a roughly triangular farm yard. Facing this and off-set slightly is the cart shed. The old dairy, a small rectangular stone building completes the triangle, along with a modern farm house.

Up above the farm yard on a higher terrace just behind the cart shed is the first homestead cottage, whose original form can still be discerned despite its conversion of some stage into a garage. Behind this is the extensive timber framed house, which no longer relates visually to the group and faces directly down the avenue of spruces to the main road.

¹ PG Petchey Southern Archaeology Ltd. Ayrburn Farm DRAFT Archaeological Assessment, 2006.

² Papers Past – Otago Witness 25 July 1906

³ Papers Past – Otago Witness December 1906

HERITAGE SIGNIFICANCE

Historical Significance

Ayrburn Farm was one of the first to be established in the Wakatipu Basin, (in 1862), and was part of WG Rees' massive pastoral run. The need for farming and agriculture grew directly from the huge increase in population of the area following the gold rush of 1862 and the buildings at Ayrburn are a manifestation of the scale of this need. Most of the buildings were already in existence in 1865 and are shown on an early map.⁴

The buildings have rarity value in that they are an increasingly rare group of extremely early buildings still standing in the area. The Carl Shed is not a common building type to remain in this area and has rarity value of its own for this reason.

The Stables are of considerable interest as well. While the bottom level of the stables has been subsumed by the statted floor of the sheep yards, it is highly likely that a cobbled floor and other evidence remains beneath. The scale of the Woolshed/Stable building is most unusual in the district and signifies the extent and success of the Paterson farm.

Architectural Significance

The buildings at Ayrburn form a simple but elegant group and employ many of the forms and details The buildings at Ayrburn form a simple but elegant group and employ many of the forms and details typical of their era. This includes massive stone walls, small windows (some with multi-pane sash windows) and corrugated iron roofs.

The form of the Carl Shed is extremely powerful and describes its function clearly. The numerous bays demonstrate the scale of agricultural activity carried on at the farm, but the long and low form reflects the non-mechanical nature of most of the implements used on the farm at that time.

The rigours of lime which have caused the horizontal lines to dip and sway create a delightful expression of its age. The Woolshed/Stable has a very strong aesthetic with strong simple lines that clearly define its past and present use.

Technical Significance

The buildings are constructed of stacked stone schist with mud mortar and lime plaster which is typical of the early vernacular construction techniques of the area and hark back to the Scottish roots of many of the early settlers themselves, of whom Paterson was one.

The remaining timber shingles under the corrugated iron of the Carl Shed (and possibly the other buildings too) have considerable rarity value today and define their age very clearly. (Timber shingles were the common roofing material of the first buildings, but it soon became clear that it was an inferior material and when corrugated iron began to be imported into New Zealand from the 1870s onwards it took over as the usual roofing finish and has lasted in many cases through to the present day.)

Social Significance

The scale of the agricultural buildings compared to that of the first homestead (now a garage on the adjoining section) demonstrate the importance of the functional aspects of the farm when it was established over any issues of domestic comfort.

Landscape Significance

The farm was established within two years of the area first being settled by WG Rees in 1860 and it has been continually farmed since then. Considerable plantings of exotic trees and avenues were carried out at the beginning and this has continued through to the present day.

The group value of the buildings is also high. The buildings form a cohesive group with each clearly expressing its function and contribution to the group. Such intact groups are unusual in the Basin today.

Archaeological Significance

Since the site has proof of human occupation prior to 1900 it falls under the definition of an archaeological site and an Authority will be required from the Heritage New Zealand Pouhere Taonga before any work is carried out.

PROPOSALS

The proposed Heritage Area at Ayrburn contains a collection of highly significant farm buildings. They are unusual in having survived as a group and have been used for farming continually since their construction in the early 1860s. Farming practices in the Wakatipu Basin have not survived the changes of the 21st century and a proposal has been made to subdivide part of the farm and to create a "Heritage Area" at its core encompassing these historic buildings. The original cottage and later Homestead are to be separate from the Heritage Area but they will remain intact as a visual part of the group.

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 to the Stable, other than earthquake strengthening, is proposed. The current use of the Stables as part of the sheep pens has concealed its original form and volume - with its regular subdivisions of stall posts and stalls - and it is proposed to expose these again and reduce the floor level back to the original.

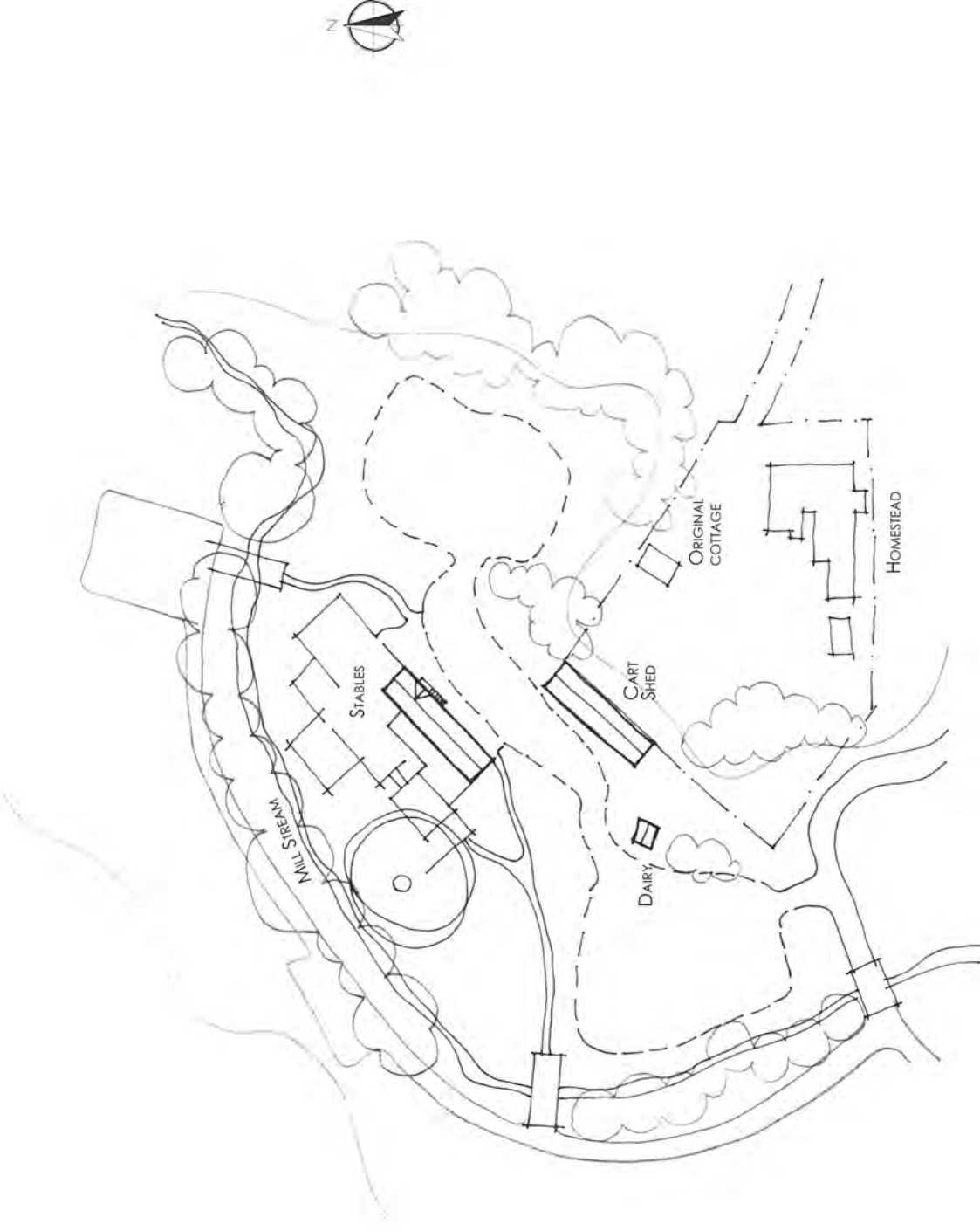
The Carl Shed does not lend itself as readily to adaptive re-use and it is proposed to use this to display historic farm machinery as well as to display interpretative panels describing the history of the farm. The Dairy would form part of this display. It will be repaired and conserved "as found" and according to good conservation practice.

BRIEF HERITAGE ASSESSMENT

The changes required as part of the proposals are minimal and will not adversely affect the heritage significance of the buildings and will in fact enhance them. The works to the Carl Shed, Dairy and Stable will ensure that any further deterioration in the buildings is avoided and that the buildings remain intact for future generations.

The change from a "private" farm use to a "public" community use will allow the enjoyment of these previously hidden buildings by a much wider range of people. This does not only include potential future residents of the development, but the wider community as well. An ability to interact with such an important part of the Basin's history will increase the appreciation of heritage in the District generally.

⁴ PG Peichey Southern Archaeology Ltd, Ayrburn Farm DRAFT Archaeological Assessment, 2006.



SITE PLAN

SCALE: 1:1000 @ A3

Heritage Area - Proposed adaptive reuse

Jackie Gillies + Associates | Ayrburn Farm, Heritage Area



View of proposed cafe area



View of proposed cafe area



View from site entry (showing existing stables and cart shed, and woolshed lean-tos to be demolished)



Detail of gable



View inside original stable. Existing slatted floor and original floor level to be reinstated



View of first floor proposed office space

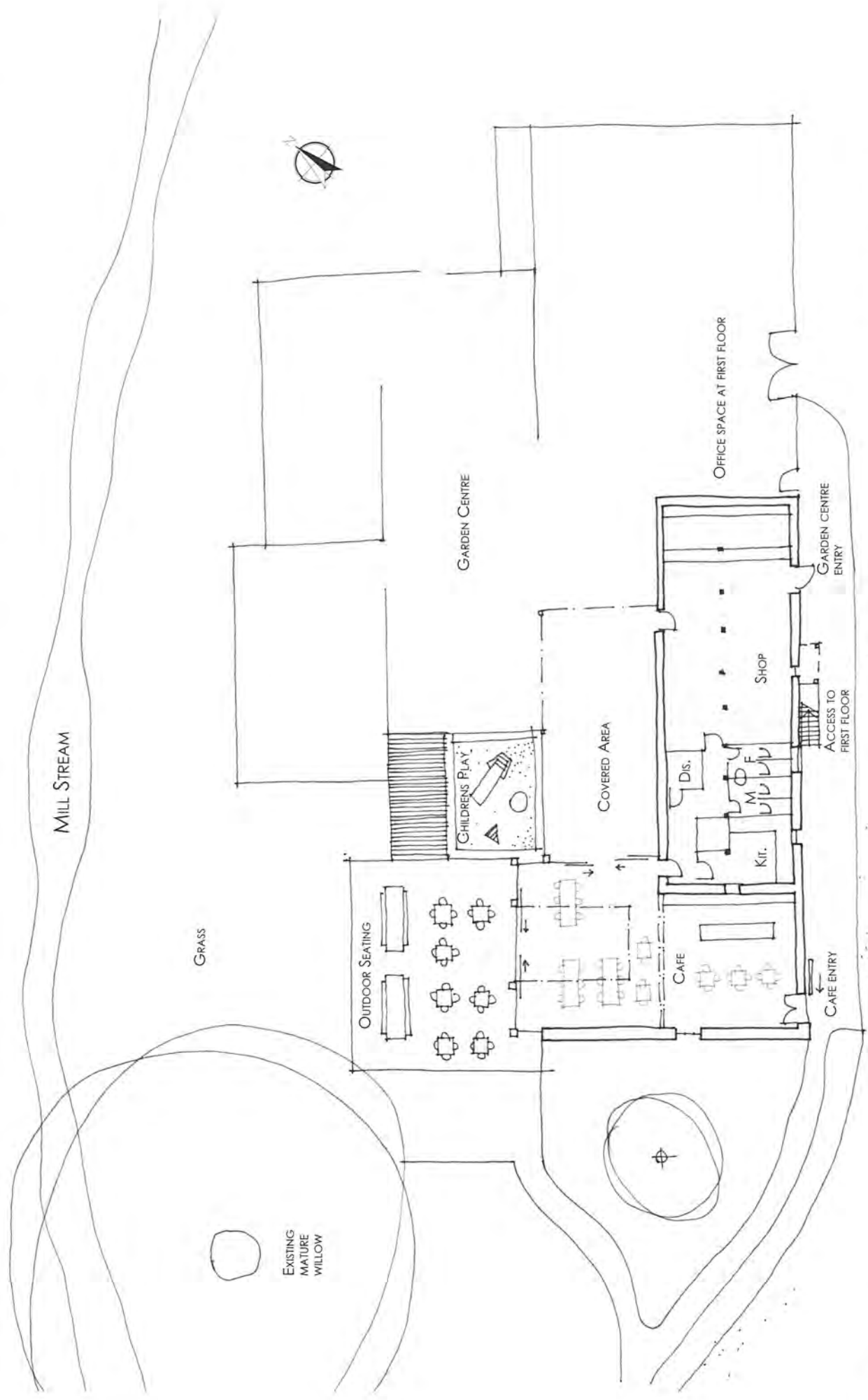


Northwest view of woolshed/stable

PHOTOS of existing

Proposed Adaptive Re-use of Woolshed /Stables

Jackie Gillies + Associates | Ayrburn Farm, Heritage Area

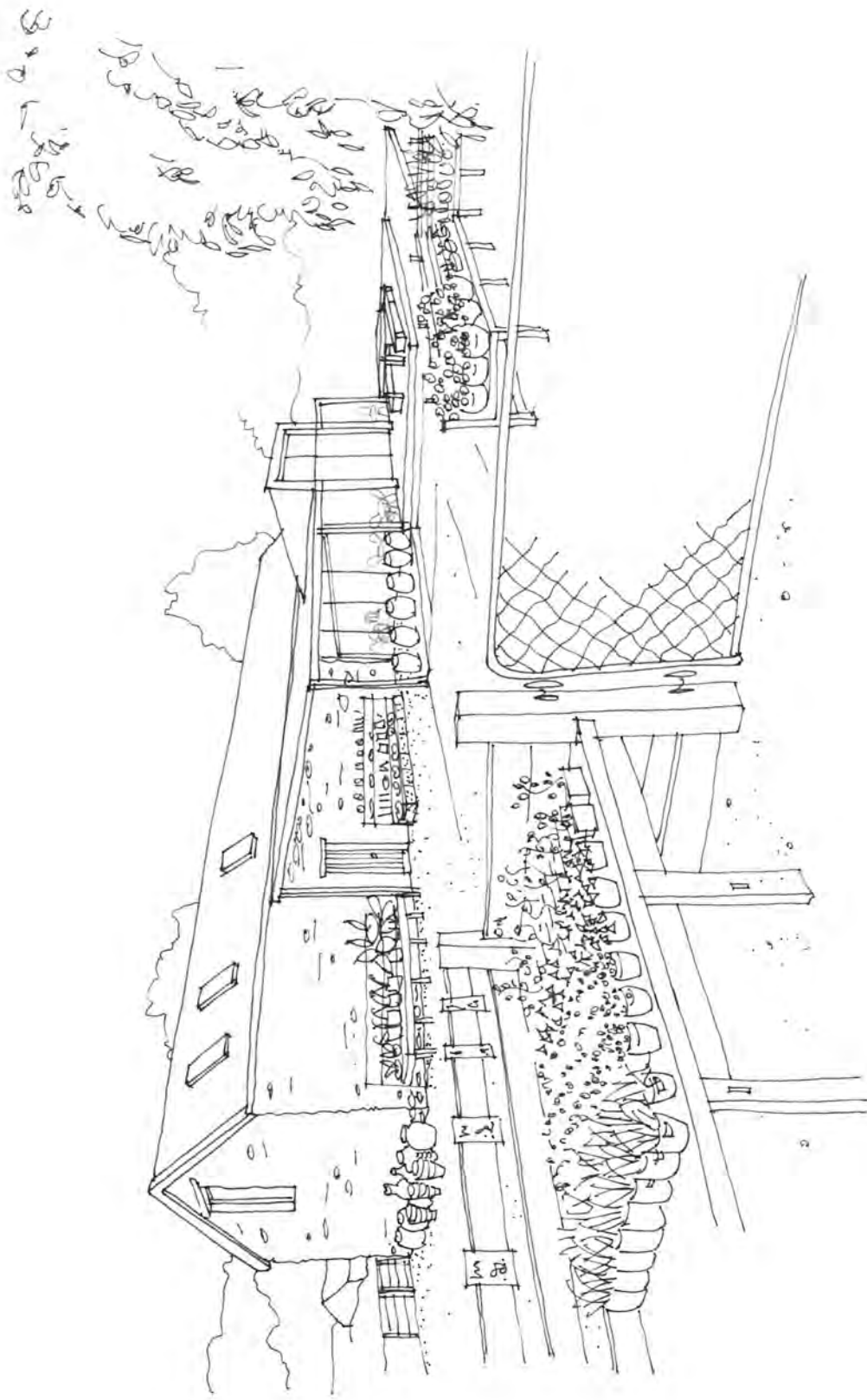


PLAN

Proposed Adaptive Re-use of Woolshed /Stables

SCALE: 1:200 @ A3

Jackie Gillies + Associates | Ayrburn Farm, Heritage Area

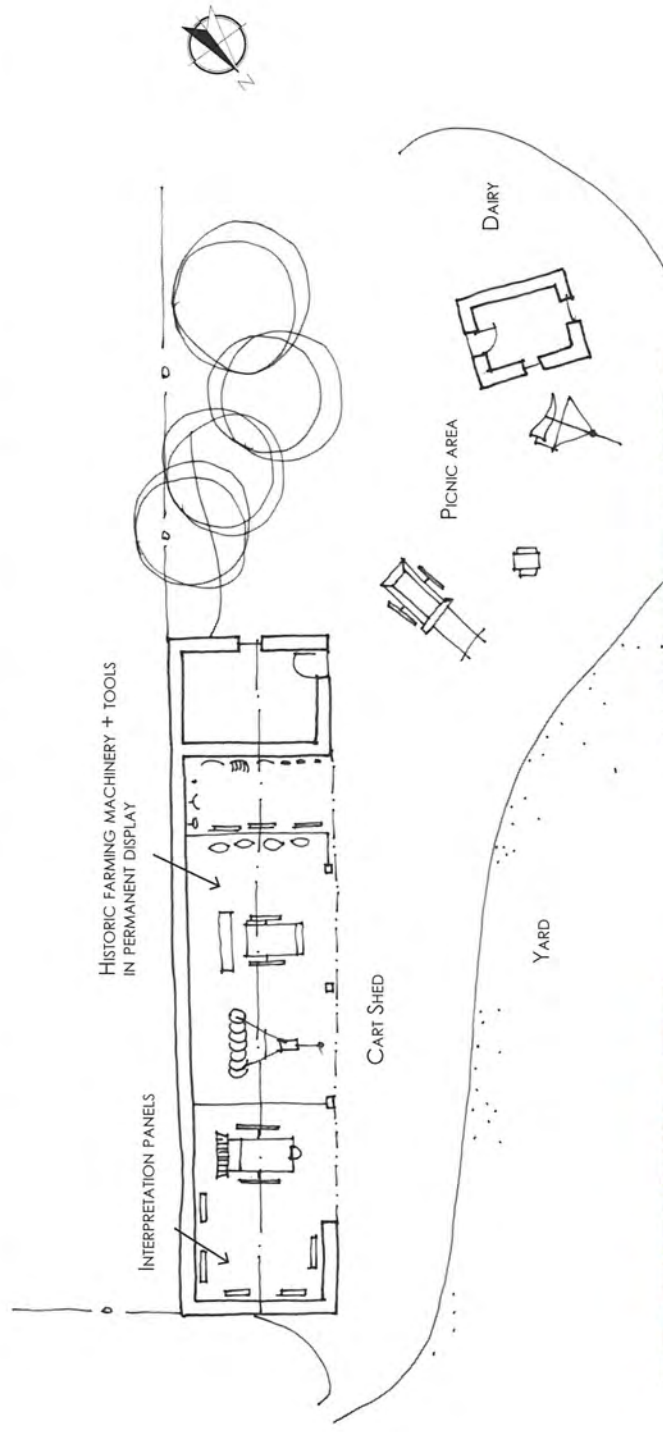


SKETCH looking South

Proposed Adaptive Re-use of Woolshed /Stables

Jackie Gillies + Associates | Ayrburn Farm, Heritage Area

Examples of historic agricultural machinery for display inside cart shed



View of shingle roof



View of dairy



Northwest elevation

PLAN

SCALE: 1:200 @ A3

Cart Shed - Proposals

Jackie Gillies + Associates | Ayrburn Farm, Heritage Area