



BRIDESDALE FARM DESIGN CONTROL GUIDELINES

For the **Design Your Own Home Lots** (lots 1, 24, 25, 27, 30-38, 82, 91, 103, 118, 129, 138 and 150) and the Bridesdale Farm Gardens (lots 500-606 and 608-646)

Bridesdale Farm philosophy

The stunning landscape of Bridesdale Farm is deserving of protection, as is your investment in your Bridesdale Farm property. Therefore, you need confidence that your neighbours in Bridesdale Farm share the vision of a high quality residential development, while also protecting Bridesdale Farm's natural environment and views.

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencement of any work for building construction, landscaping, fencing as well as future external additions or renovations (including colour change) on any Design Your Own Home Lot.

Design Control Approval is required prior to obtaining Queenstown Lakes District Council ("QLDC") consent so please take a few minutes to read these Guidelines and ensure that your architect/home designer, landscape designer and builder are also familiar with them.

A key objective of these Guidelines is to ensure a high quality built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the Bridesdale Farm setting. In these Guidelines, "buildings" means any dwelling (including carports and garages), structure or accessory unit erected on a Design Your Own Home Lot.

These Design Controls shall be administered by Bridesdale Farm Developments Limited ("BFDL") or such person appointed by BFDL.



“A HIGH QUALITY BUILT ENVIRONMENT”

BUILDING CONSTRUCTION CONTROLS

- Buildings setbacks - refer to Appendix 1 for the setback distances for each of the lots. Buildings are not to be constructed within these prescribed setback distances. Please note - buildings on lots 27 and 30-38 are not to be constructed within the area that is 2 metres from the Hayes Creek slope crest.
- Building height – refer to Appendix 1 for the maximum buildings heights (as measured from the lowest floor level to the highest roof point directly above that level) for each of the lots.
- Only one dwelling is permitted for each Design Your Own Home Lot being a new single unit dwelling having a closed in floor area of not less than 118m² (inclusive of carport or garage but excluding verandas and patios).
- The maximum site coverage of the building footprint is to be 60% of the Design Your Own Home Lot area.
- Primary roofs are to be simple gables with no hips or valleys. The primary roof pitch must be between 20° and 40°. Flat roofs (with a roof pitch of less than 4°) when required, are to be linking structures only, adjacent to the primary roof or garage/carport roofs.
- All dominant exterior wall cladding shall be in the following only:
 - Cedar weatherboard (vertical or horizontal) either natural or stained
 - Painted timber or linea weatherboards
 - Timber board and batten
 - Schist
- The following exterior wall claddings are permitted as architectural features only:
 - Titan
 - In-situ concrete
 - Bagged brick
 - Solid plaster over brick or block masonry
- All roof cladding shall be in the following only:
 - Steel, zinc or long run tray
 - Cedar shingles
 - Slate
- All roofing details (spouting, downpipes and flashings) are to match the roof colour but in any event are subject to the colour and reflectivity controls in the following Guidelines.
- All exterior wall and roofing claddings, window and door joinery and other external architectural features shall be dark recessive colours in the range of brown, grey, black and white only and shall have a maximum reflectivity of 36% (save that sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%).
- All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive (colour and reflectivity as per above Guidelines).
- Windows and doors are to be recessed a minimum of 40mm from the façade.
- Parking is to be provided on the Design Your Own Home Lot for at least two cars (1 park must be provided for in a garage / carport).
- The design of all buildings shall be in line with the vision for Bridesdale Farm of a high quality residential development.
- All buildings and fences must be constructed and finished in a good and workmanlike fashion.



LANDSCAPE CONTROLS

- Fencing: For consistency, solid fencing in vertical paling or battens to a finished height of 1.8 metres as specified in the QLDC Land Use Consents for their Design Your Own Home Lot.
- All paling or battens shall be stained or painted in dark brown or black and shall be maintained in that finish as weathering affects colour strength over time. There shall be no fencing on street frontages or access lot frontages or frontages adjoining reserves, open spaces, walkways or any other spaces that are not residential houses.
- Lightweight permeable fencing (in grey, black or dark green) for the purpose of containing young children and domestic pets is allowed on boundaries where fencing is not permitted. This fencing may not exceed 1 metre in height and must be planted with one of the permitted hedging species.
- Boundary planting: All road and access lot boundaries must be planted with hedge or boundary planting within 2.0 metres of the applicable Design Your Own Home Lot boundary and shall not exceed 1.8 metres in height. Planting within 2 metres of any other boundary shall not exceed 1.8 metres in height.
- Tree Planting Heights: No planting of trees outside the 2.0 metre restriction area shall be allowed to exceed 7.5 metres in height.
- Road or access lot frontages: Any hedges on road or access lot frontages shall be undertaken in either Viburnum or Laurel hedging, planted at 800mm centres and maintained in a neat and tidy clipped manner at maturity, to a height of 1.8 metres.
- Entry Gates: Entry gates on driveways are not permitted.
- Trees that will be higher than 1.8 metres shall be selected from the following tree species only: Native Beech trees, Oak, Elm, Birch, Maple, Plane, English Beech, Walnut, Ash and Alder species.
- All landscaping is to be maintained to a neat and tidy standard free from noxious weeds and overgrowth.
- Driveways: Owners are responsible for constructing the driveway to connect with the relevant road / access lot. All driveways shall have a brushed concrete finish.
- Paving: Paving within courtyards and general landscape areas is not controlled and is at the discretion of the Owner.
- Exterior Lighting: All exterior landscape lighting shall be downlighting only. The light source shall not be more than 1.2 metres above ground level.
- No satellite dish or rubbish bins shall be visible from the road.
- All services and utilities shall be located below ground.

APPROVAL PROCESS

- An Owner or their agent shall submit the Building Plan Submission Form (available from www.bridesdalefarm.co.nz), the relevant fees (see below) and the accompanying documentation (as per the Building Plan Submission Form) to BFDL.
- BFDL will consider the submission and respond in writing within 28 days of receipt of a fully complete submission, either providing the Owner with a Design Control Approval or suggesting amendments to the proposed building plan.
- If the response is a Design Control Approval, the Owner can apply for the necessary QLDC consents.
- Alternatively, if BFDL does not provide a Design Control Approval, then the Owner may work with BFDL to amend the building plans so that a Design Control Approval can be issued. For the avoidance of doubt, this may require amendments to the submitted building plans to ensure compliance with these Guidelines. The Owner (or the builder) may only apply for

and proceed with any building consent from QLDC after written Design Control Approval is obtained from BFDL.

- The Owner shall contact BFDL when the house and landscaping are complete in order for BFDL to assess compliance with the Design Control Approval. The relevant Owner shall allow BFDL reasonable access for the purposes of carrying out an inspection.

FEES

- The fee for submitting a Building Plan Submission Form to BFDL shall be \$600 + GST.
- This fee covers review and response on a single Building Plan submission.
- Where further submission(s) of Building Plans are required, then BFDL reserves the right to charge further fees in order to cover its costs.
- The relevant Owner will be notified of any additional costs should the need arise. There is currently no charge for renovations, colour changes and landscaping alterations where a Design Control Approval has been granted.

OTHER STRUCTURES

- Any non-approved structure is not allowed on a Design Your Own Home Lot outside any permitted construction period. This includes containers.

TIMING OF CONSTRUCTION

- Once construction has started, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Completion is deemed to include affixing all exterior cladding and completing exterior painting.
- Landscaping must be completed within 2 months of the date of completion of the exterior of the dwelling.



BRIDESDALE FARM GARDENS DESIGN CONTROL GUIDELINES



GUIDELINES

- The visible character of the Garden Allotment shall include an approved Garden Allotment Shed, gravel area and garden areas only).
- The Bridesdale Farm Gardens shall be kept neat and tidy and free of significant noxious weeds and overgrowth.
- No fencing shall be undertaken aside from Garden Allotment boundary fencing which shall be in traditional 7 wire farm fencing only, with tantalised posts, with wires maintained strained and taut to a tidy manner. Rabbit proof mesh is allowed (must be coloured green or dark grey).
- No items shall be stored on the Garden Allotments outside the Garden Allotment Shed (other than compost and other types of eco disposal systems).
- Vehicles such as cars and boats must be stored within the Garden Allotment Shed.
- Raised gardens are to be in timber only.
- Composting is encouraged and

approved, and shall be kept neat and tidy.

GARDEN ALLOTMENT SHEDS

- If the Owner elects to build a Garden Allotment Shed on their Garden Allotment it shall be constructed to the approved drawings (including any specified set back areas) which are available from BFDL upon request free of charge.
- The dimensions of the Garden Allotment Sheds must be:
 - 10m², containing a 4.0m x 2.5m footprint,
 - 20m², containing a 4.0m x 5.0m footprint,
- The wall cladding of the Garden Allotment Sheds must be:
 - Horizontal timber weatherboard,
 - Vertical timber weatherboard,
 - Timber board and batten, or
 - Pre-painted traditional corrugated metal sheets cladding (either horizontal

or vertical) .

- Roofing shall be of traditional corrugated metal sheets in Coloursteel Greyfriars.
- Walls are to be finished in one of the following colours:
 - Resene Barn Red / Colorsteel Scoria
 - Resene Bathurst / Colorsteel Karaka
 - Resene Baked Earth / Colorsteel Ironsand
 - Resene Charcoal / Colorsteel Flaxpod
- Exterior walls shall be painted in one continuous colour. Feature colours may be made of joinery doors but must be undertaken in one of the above colours.
- Timber doors and timber trim may be finished in Resene Natural wood stain or one of the above colours.
- Once construction has started, the exterior of the Garden Allotment Shed must be completed within 6 months of the date of commencement. Completion is deemed to include affixing all exterior cladding and completing all exterior painting.

GENERAL INFORMATION

BFDL AND ITS APPOINTED PROFESSIONALS

- BFDL may appoint an Architect and/or a Landscape Architect to assist it in reviewing applications and issuing Design Control Approval on its behalf.
- BFDL may change the identity of the Architect and/or Landscape Architect at any time without notice.
- When BFDL or BFDL assignees no longer own any Lots within Bridesdale Farm, then BFDL shall use reasonable endeavors to assign responsibility of the Guidelines to a resident's association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, BFDL's responsibility shall cease on the date 15 years after the first title in Bridesdale Farm is issued.
- A refundable construction bond of \$5,000 (including GST) is required to be paid to BFDL, before construction can commence, for any remedial or reinstatement works that may be needed as a result of the Owner's construction activities on the lot (including the builder and any subcontractor working at the site or any adjacent area). Details of the construction bond and lodgement process are



included on the Building Plan Submission Form.

WAIVER

- BFDL may, if it sees fit and whilst having regard to the circumstances and the unique circumstances of each Design You Own Home Lot:
 - Alter or waive any of the processes set out in these Guidelines; and
 - Waive or vary any of these Guidelines (provided it is satisfied that the end result is consistent with the overall vision for its development at Bridesdale Farm in its sole discretion).
- BFDL shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Guidelines, any failure to meet the timeframes stated in these Guidelines or performing any function under or in relation to these

Guidelines).

- BFDL shall be entitled to amend or add to these Guidelines from time to time without notice.
- Fees may be amended by BFDL at any time without notice, but in any event, shall represent the reasonable cost to BFDL in connection with the Design Control Approval process.
- It is the Owners responsibly to ensure that their Building design complies with these Guidelines, the covenants on the title of their respective lot at Bridesdale Farm, the QLDC Land Use Consent for their respective lot at Bridesdale Farm and the QLDC District Plan.

CONTACT DETAILS

Bridesdale Farm Design Controls
PO Box 105526, Auckland 1143 or
admin@bridesdalefarm.co.nz



Bridesdale Farm

Appendix 1

Lots 1, 24, 27, 30-38, 82, 91, 103, 118, 129 and 138

Setback distances and maximum building heights

Note: No Building (excluding decks and patios) is to be constructed within the area that is defined as being 2 metres from the Hayes Creek slope crest.

Lot	Maximum building height (as measured from the finished ground level to the highest roof point directly above that level).	Road / Access Lot Setback Distance	Side Boundary Setback Distance	Rear Boundary Setback Distance
1	7.5 metres	2.5 metres.	A minimum distance of 1.5 metres.	A minimum distance of 4.0 metres.
24	5.5 metres	1.0 metre.	A minimum distance of 1.0 metre.	A minimum distance of 4.0 metres.
25	5.5 metres	1.0 metre.	A minimum distance of 1.0 metre.	A minimum distance of 4.0 metres.
27	5.5 metres	1.0 metres.	The building is to be setback a minimum distance of 1.5 metres from the western side boundary and a minimum distance of 4.0 metres from the eastern side boundary.	A minimum distance of 4.0 metres.
30	7.5 metres	The front of the building is to be setback 1.0 metres from the road / access lot boundary.	The building is to be setback 1.0 metres from the eastern side boundary and a minimum distance of 8.0 metres from the western side boundary.	The rear of the building is to be setback a minimum distance of 6.4 metres from the rear boundary.
31	7.5 metres	The front of the building is to be setback 1.0 metres from the road / access lot boundary.	A minimum distance of 1.5 metres.	The rear of the building is to be setback a minimum distance of 15.0 metres from the rear boundary.
32	7.5 metres	The front of the building is to be setback 1.0 metres from the road / access lot boundary.	A minimum distance of 1.5 metres.	The rear of the building is to be setback a minimum distance of 5.0 metres from the rear boundary.
33	7.5 metres	The front of the building is to be setback 4.0 metres from the road / access lot boundary.	A minimum distance of 1.5 metres.	The rear of the building is to be setback a minimum distance of 2.0 metres from the rear boundary.
34	7.5 metres	The front of the garage is to be setback 4.0 metres from the road / access lot boundary.	The building is to be setback 1.5 metres from the northern side boundary and a minimum distance of 13.0 metres from the southern side	The rear of the building is to be setback a minimum distance of 2.0 metres from the rear boundary.

			boundary.	
35	7.5 metres	The front of the building is to be setback 3.5 metres from the road / access lot boundary.	The building is to be setback 1.5 metres from the northern side boundary and a minimum distance of 9.5 metres from the southern side boundary.	The rear of the building is to be setback a minimum distance of 3.5 metres from the rear boundary.
36	7.5 metres	The building is to be setback 1.5 metre from the western boundary.	The building is to be setback 0 metres from the northern boundary and a minimum distance of 10.0 metres from the southern boundary.	The rear of the building is to be setback 1.5m from the eastern boundary.
37	7.5 metres	The building is to be setback 4.5 metres from the road / access lot boundary.	A minimum distance of 1.5 metres.	The rear of the building is to be setback a minimum distance of 7.5 metres from the southern side boundary.
38	7.5 metres	The building is to be setback 1.0 metres from the road / access lot boundary.	A minimum distance of 1.5 metres.	The rear of the building is to be setback a minimum distance of 12.0 metres from the southern side boundary
82	5.5 metres	1.0 metre.	A minimum distance of 1.0 metre.	The building is to be setback 4.0 metres from the western boundary.
91	5.5 metres	1.0 metre.	A minimum distance of 1.0 metre.	The building is to be setback 4.0 metres from the western boundary.
103	4.0 metres	1.0 metre.	The building is to be setback 4.0 metres from the western side boundary and a minimum of 1.0 metre from the eastern side boundary. Furthermore, the residential unit constructed on Lot 103 shall be contained with the setback distances detailed and extend no more than 11 metres from the eastern side boundary.	A minimum distance of 2.0 metres from the edge of the slope face.
118	5.5 metres	1.0 metre.	The building is to be setback 4.0 metres from the western side boundary and a minimum of 1.0 metre from the eastern side boundary.	A minimum distance of 2.5 metres to the boundary (which is also the bottom of the slope).
129	7.5 metres	1.0 metre.	A minimum distance of 1.0 metre.	A minimum distance of 2.0 metres from the edge of the slope face.
138	5.5 metres	1.0 metre.	The building is to be setback 4.0 metres from the western side boundary and a minimum of 1.0 metre from the eastern side boundary.	A minimum distance of 3.5 metres from the edge of the slope face.