



BRIDESDALE FARM DESIGN CONTROL GUIDELINES

For the **Bridesdale Farm Home Lots** (lots 4-23, 28-29, 39-46, 48-81, 83-90, 92-102, 104-117, 119-128 and 130-137) 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.

Bridesdale Farm Homes (types A – I as specified in Appendix 1) are to be built according to the Approved Building Plans applicable to the relevant Bridesdale Farm Home Lot (as specified in Appendix 2).

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 the Bridesdale Farm 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

- An Owner must select one of the Bridesdale Farm Homes that has been allocated to their Lot (see Appendix 2) and then build as per the approved building plans for that house (the “Approved Building Plans”).
- The Approved Building Plans for each of the Bridesdale Farm Homes are available from BFDL email at admin@bridesdalefarm.co.nz.
- An Owner (subject to approval from QLDC) may amend or vary the internal layout of the Approved Building Plans but cannot vary the position of the windows, external doors, garage/carport of the home

or change the external materials or external appearance of the Bridesdale Farm Home in any way.

- All Bridesdale Farm Homes must be built strictly in accordance with the orientation, road / access lot boundary and side boundary setbacks as specified in the QLDC Land Use Consents for their Bridesdale Farm Home Lot and as specified in Appendix 1.

LANDSCAPE CONTROLS

- Landscaping (both hard and soft) and fencing is to be completed as per the Approved Building Plans.
- All landscaping is to be maintained to a neat and tidy standard free of noxious weeds and overgrowth.
- An Owner cannot amend or vary the landscaping or fencing in the Approved Building Plans in any way.
- 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.
- Driveways: Owners are responsible for constructing

the driveway to connect with the relevant road / access lot. All driveways shall have a brushed concrete finish.

APPROVAL PROCESS

- Owners shall not erect any building or fence on any Bridesdale Farm Home Lot unless BFDL has issued a set of Approved Building Plans for that Lot.
- Owners (and their builders) will need to produce a site plan which must comply with the setbacks as specified in the QLDC Land Use Consents for their Bridesdale Farm Home Lot.
- Owners are then responsible for the application to QLDC for a building consent based on the Approved Building Plans and their site plan.
- The Owner shall contact BFDL when they have obtained the necessary QLDC code of compliance certificates for the Bridesdale Farm Home in order for BFDL to assess compliance with the Approved Building Plans. The relevant Owner shall allow BFDL reasonable access for the purposes of carrying out an inspection.

Note: the construction of a dwelling that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s)' expense.



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FEE

- There is no fee for the Bridesdale Farm Homes Approved Building Plans.

OTHER STRUCTURES

- Any non-approved building is not permitted on a Bridesdale Farm Home Lot outside of the permitted construction period. This includes containers.

TIMING OF CONSTRUCTION

- Once construction has commenced, 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 and fencing must be completed within 2 months of the date of completion of the exterior of the dwelling.

BRIDESDALE FARM GARDENS DESIGN CONTROL

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 permitted (must be coloured green or dark grey).
- No items shall be stored outside on the Garden Allotments (other than

compost and other like 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, or
- 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 sheet cladding (either horizontal or vertical).
- Roofing shall be of traditional corrugated metals sheet 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
- 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.

Construction Bond Form

- 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 Bridesdale Farm Homes Construction Bond Lodgement Submission Form which is included in Appendix 3.



Appendix 1

Bridesdale Farm Homes

Type	Name	Storeys	Bedrooms	House Floor Area	Garage / Carport Floor Area	Front Setback Distance	Side Setback Distance
A	Arcadia	1	3	92m ²	26m ²	The garage is to be setback a minimum of 1.9 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
B	Bridesdale	1	3	100m ²	26m ²	The garage is to be setback a minimum of 5.5 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
C	Closeburn	1	3	103m ²	27m ²	The front of the house is to be setback a minimum of 1.8 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
D	Dunstan	2	3	116m ²	28m ²	The garage is to be setback a minimum of 5.5 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
E	Erewhon	1	3	100m ²	24m ²	The front of the house is to be setback a minimum of 4.4 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
F	Ferndale	2	4	131m ²	31m ²	The front of the house is to be setback a minimum of 1 metre from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
G	Glenfellen	2	3	100m ²	24m ²	The garage is to be setback a minimum of 5.5 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.

H	Hunter	1	3	100m ²	20m ²	The front of the house is to be setback a minimum of 1 metre from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.
I	Ida	1	3	102m ²	25m ²	The front of the house is to be setback a minimum of 4.5 metres from the front boundary.	The side of the house is to be setback minimum of 1 metre from each side boundary.



Bridesdale Farm

Appendix 2

Bridesdale Farm Home Allocation to Bridesdale Farm Home Lots

Lot 4	A		C		E			H	
Lot 5	A		C		E			H	
Lot 6	A		C		E			H	
Lot 7	A		C		E			H	
Lot 8	A		C		E			H	
Lot 9	A		C		E			H	
Lot 10	A		C		E			H	
Lot 11	A		C		E			H	
Lot 12	A		C	D	E	F	G	H	
Lot 13	A		C	D	E	F	G	H	
Lot 14	A		C	D	E	F	G	H	
Lot 15	A		C	D	E	F	G	H	
Lot 16	A		C	D	E	F	G	H	
Lot 17	A		C		E			H	
Lot 18	A		C		E			H	
Lot 19	A		C		E			H	
Lot 20	A		C		E			H	
Lot 21	A		C		E			H	
Lot 22	A		C		E			H	
Lot 23	A		C		E			H	
Lot 28		B					G		I
Lot 29		B					G		I
Lot 39				D		F			
Lot 40				D		F			
Lot 41				D		F			
Lot 42				D		F			
Lot 43				D		F			
Lot 44				D		F			
Lot 45				D		F			

Lot 46				D		F			
Lot 48	A	B	C		E	F	G		
Lot 49	A	B	C		E			H	
Lot 50	A	B	C		E			H	
Lot 51	A	B	C		E			H	
Lot 52	A		C		E			H	
Lot 53	A		C		E			H	
Lot 54	A		C		E			H	
Lot 55	A		C	D	E			H	
Lot 56	A	B	C		E				
Lot 57	A	B	C		E				
Lot 58	A	B	C		E				
Lot 59	A	B	C		E				
Lot 60	A	B	C		E	F	G		
Lot 61	A		C	D	E				I
Lot 62	A		C		E			H	I
Lot 63	A		C		E			H	I
Lot 64	A		C		E			H	I
Lot 65	A		C		E			H	I
Lot 66	A	B	C		E				
Lot 67	A	B	C		E				
Lot 68	A	B	C		E				
Lot 69	A	B	C		E				
Lot 70	A	B	C		E	F	G		
Lot 71	A		C	D	E				I
Lot 72	A		C		E			H	I
Lot 73	A		C		E			H	I
Lot 74	A		C		E			H	I
Lot 75	A				E			H	
Lot 76	A		C		E			H	I
Lot 77	A		C		E			H	I
Lot 78	A		C		E			H	I

Lot 79	A		C		E			H	I
Lot 80	A		C		E			H	I
Lot 81	A		C		E			H	I
Lot 83	A				E			H	
Lot 84	A				E			H	
Lot 85	A				E			H	
Lot 86	A				E			H	
Lot 87	A				E			H	
Lot 88	A				E			H	
Lot 89	A				E			H	
Lot 90								H	
Lot 92				D		F			
Lot 93				D		F			
Lot 94						F	G		
Lot 95						F	G		
Lot 96	A	B	C		E		G		
Lot 97	A	B	C		E		G		
Lot 98	A	B	C		E		G		
Lot 99	A	B	C		E		G		
Lot 100	A	B	C		E		G		
Lot 101	A	B	C		E		G		
Lot 102	A	B	C		E	F			
Lot 104		B							I
Lot 105		B							I
Lot 106		B							I
Lot 107		B							I
Lot 108		B							I
Lot 109		B							I
Lot 110		B							I
Lot 111								H	
Lot 112	A		C	D	E	F		H	
Lot 113	A		C	D	E	F		H	

Lot 114	A		C	D	E	F		H	
Lot 115	A		C	D	E	F		H	
Lot 116	A		C	D	E	F		H	
Lot 117	A		C	D	E	F		H	
Lot 119	A				E			H	I
Lot 120	A				E			H	I
Lot 121	A				E			H	I
Lot 122	A				E			H	I
Lot 123	A		C		E			H	
Lot 124	A		C		E			H	
Lot 125	A		C		E			H	
Lot 126			C		E			H	
Lot 127								H	
Lot 128								H	
Lot 130		B					G		I
Lot 131		B					G		I
Lot 132		B					G		I
Lot 133		B					G		I
Lot 134		B					G		I
Lot 135		B					G		I
Lot 136		B					G		I
Lot 137		B					G		I

Appendix 3

Bridesdale Farm Homes Construction Bond Lodgement Submission Form



Bridesdale Farm



Bridesdale Farm

BRIDESDALE FARM HOME LOT CONSTRUCTION BOND LODGEMENT FORM

OWNERS DETAILS

NAME OF OWNER:	
ADDRESS:	
PHONE (DAY):	MOBILE:
EMAIL:	

LOCATION

STREET ADDRESS:	
LOT NUMBER:	CT NUMBER:

BRIDESDALE FARM CONSTRUCTION BOND DETAILS

- Construction Bond of \$5,000

To provide for remedial or reinstatement works that may be needed as a result of the owner's construction activities on site (including the builder and any subcontractor working at the site or any adjacent area). The bond is payable to Bridesdale Farm Developments Limited (BFDL). The bond will be held by BFDL and will become repayable when:

- o the building work is fully complete as per the Approved Building Plans;
- o any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of BFDL.

In the event that the owner has not complied with the Approved Building Plans and/or there has been damage caused to surrounding areas, BFDL may utilise the bond in remedying such non-compliance or damage and any additional costs may also be recovered from the owner.

- Account Number: 02-0108-0323602-000 (Bank of New Zealand)

The Construction Bond is to be paid by bank transfer to Bridesdale Farm Developments Limited. Please help us to identify your payment by providing your name and the Lot number you are purchasing when making your payment.

ADDITIONAL POINTS

1. It is the owner's responsibility to ensure that the home constructed on their respective lot at Bridesdale Farm complies with the covenants on the Title, the Queenstown Lakes District Council Land Use Consent for their respective lot at Bridesdale Farm and the Queenstown Lakes District Council District Plan.
2. Information to be forwarded to: admin@bridesdaelfarm.co.nz

I/we confirm that the above information is correct and that I/we agree to pay any additional fees incurred as per the Design Control Guidelines.

OWNERS SIGNATURE

NAME

DATE

OWNERS SIGNATURE

NAME

DATE