

Appendix 5: The Ayrburn Farm Lifestyle





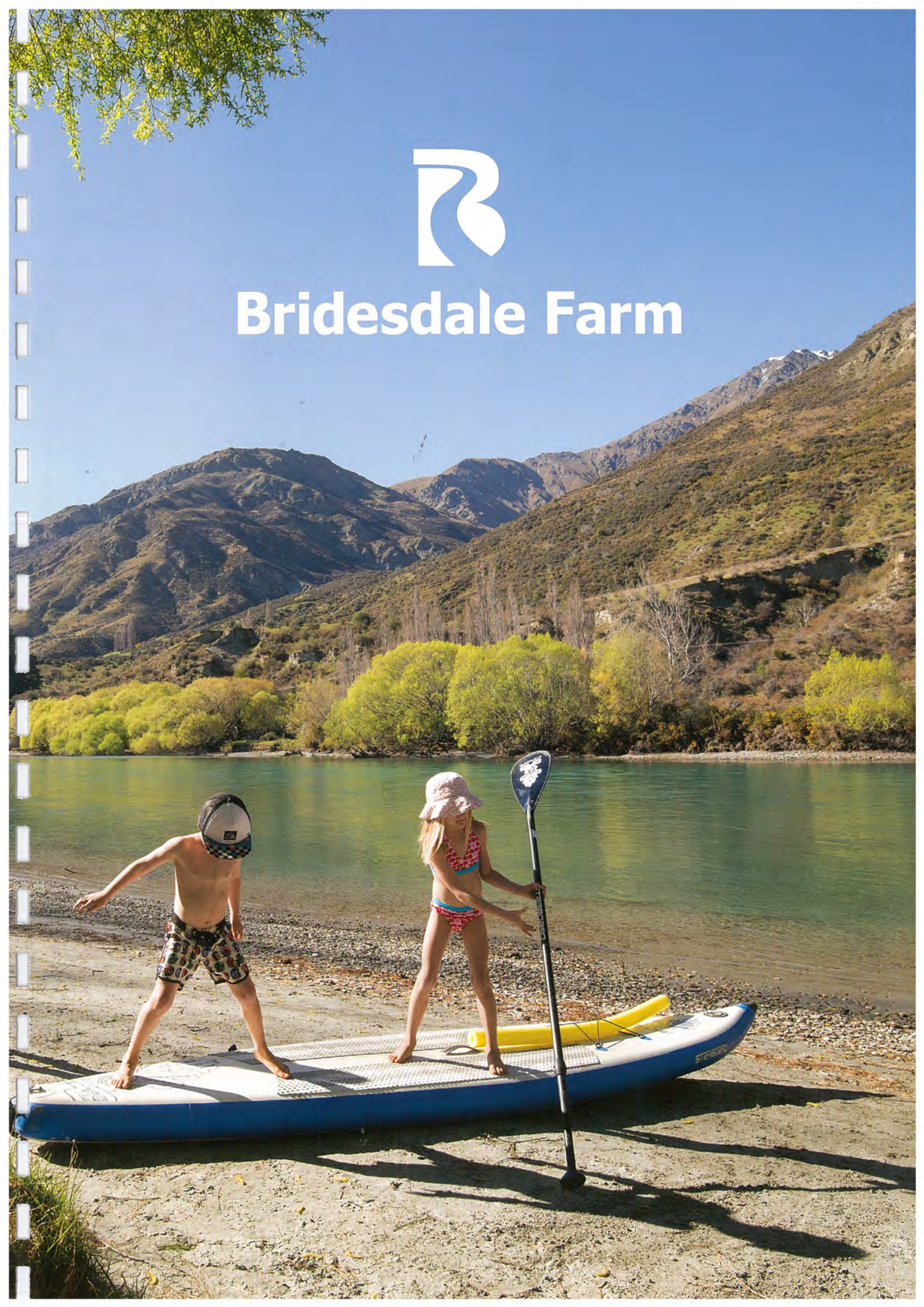




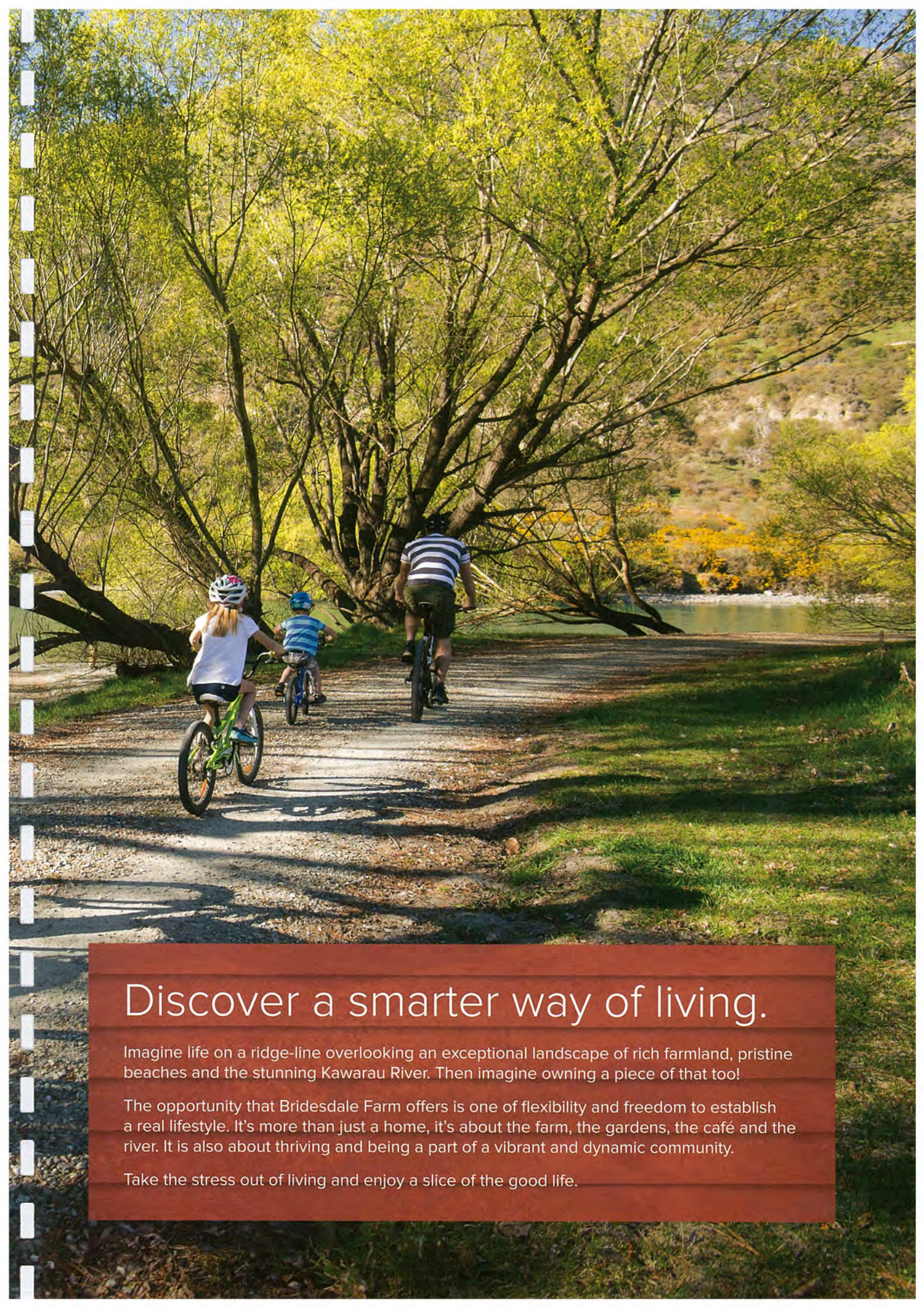
Appendix 6: Bridesdale Farm Marketing Brochure



Bridesdale Farm





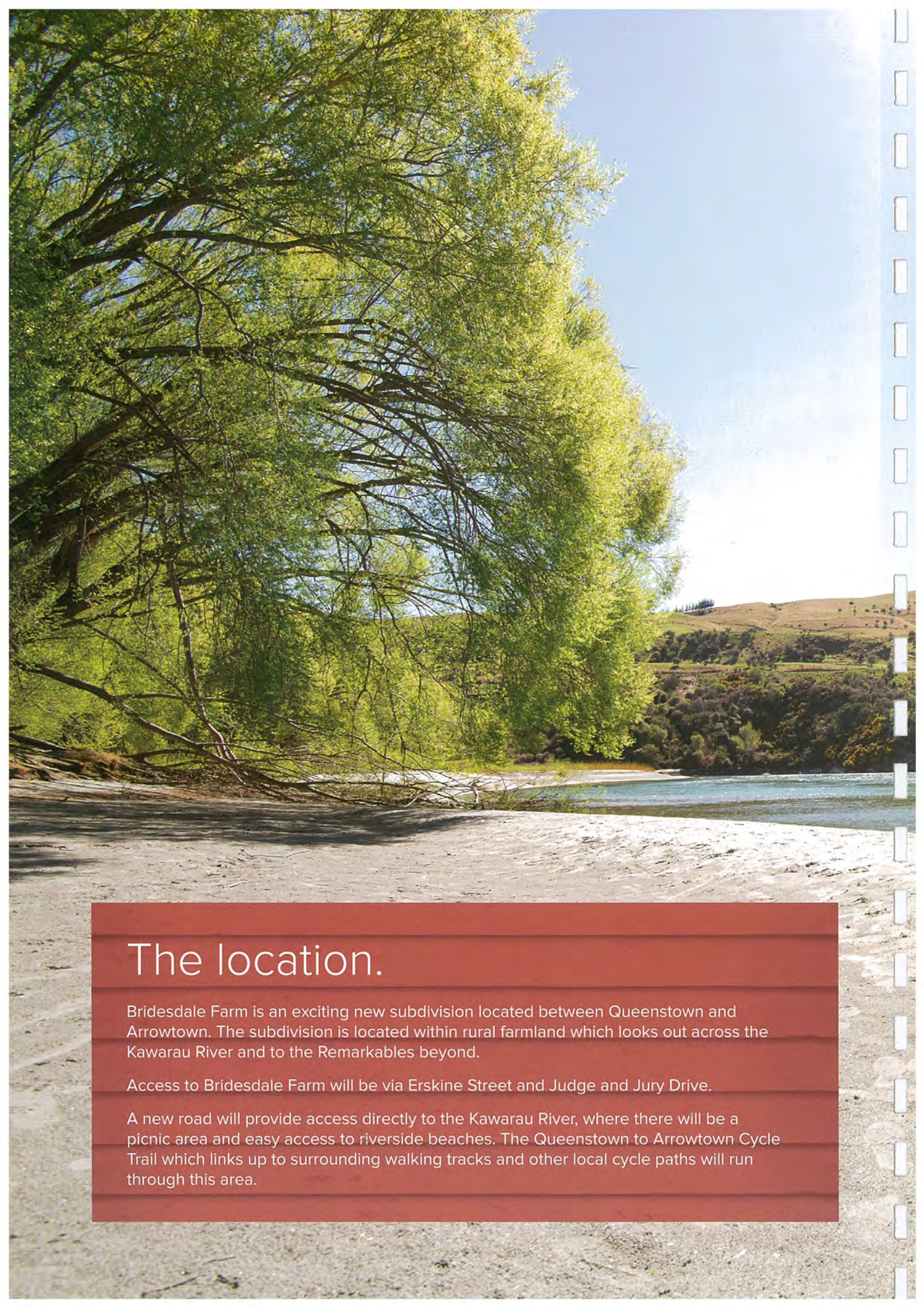


Discover a smarter way of living.

Imagine life on a ridge-line overlooking an exceptional landscape of rich farmland, pristine beaches and the stunning Kawarau River. Then imagine owning a piece of that too!

The opportunity that Bridesdale Farm offers is one of flexibility and freedom to establish a real lifestyle. It's more than just a home, it's about the farm, the gardens, the café and the river. It is also about thriving and being a part of a vibrant and dynamic community.

Take the stress out of living and enjoy a slice of the good life.

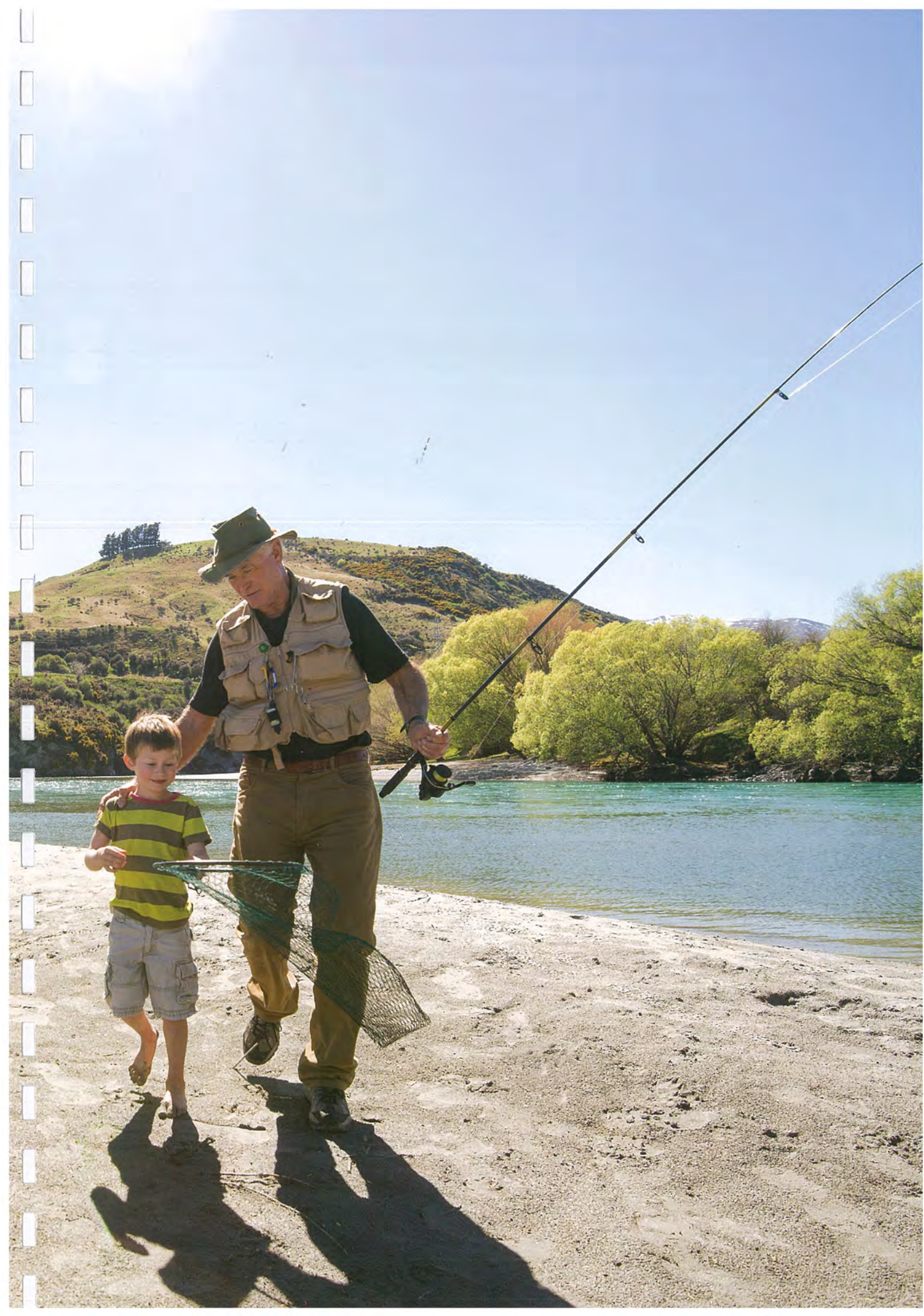


The location.

Bridesdale Farm is an exciting new subdivision located between Queenstown and Arrowtown. The subdivision is located within rural farmland which looks out across the Kawarau River and to the Remarkables beyond.

Access to Bridesdale Farm will be via Erskine Street and Judge and Jury Drive.

A new road will provide access directly to the Kawarau River, where there will be a picnic area and easy access to riverside beaches. The Queenstown to Arrowtown Cycle Trail which links up to surrounding walking tracks and other local cycle paths will run through this area.



The site plan.

The sections are arranged around existing mature trees and the land will retain many of its natural features. The subdivision is spread over two terraces and is positioned for optimum light and views over the river terrace.

Strict design controls are in place to protect your investment by ensuring that your neighbours have the same vision when building their home as you do. This also protects Bridesdale Farm's natural semi-rural character and charm.

The full Bridesdale Farm Design Control Guidelines and detailed information on specific sections can be found on our website:

www.bridesdalefarm.co.nz



KAWARAU RIVER

EXISTING CYCLEWAY

PASTORAL GRAZING

PUBLIC ACCESS TO KAWARAU RIVER
via gravel road and carpark

CYCLE
WAYS
throughout site

BRIDESDALE
FARM GARDENS

OUND



The Bridesdale Farm Gardens.

On the lower terrace, there is a large area of fertile farmland which will become the Bridesdale Farm Gardens. This area will be accessible by road and will be divided into individual Garden Allotments. The purchase of a section at Bridesdale Farm will include the title to one of these unique Garden Allotments (subject to consent).

The Bridesdale Farm Garden area will be fully landscaped and is designed to become a recreational area with well-tended private gardens. The rich earth is perfectly suited to contain a large vegetable garden to grow all your own fresh produce. A children's playground and toilet facilities will be built in a central landscaped reserve area.

PARKING AREA

GARDEN ALLOTMENT SHEDS
choice of 3 sizes

MIXED TREES

6M WIDE
GRAVEL ROADWAY

SHED CONSTRUCTED
ON ROAD BOUNDARY



The Red Cottage Café.

The Red Cottage is a historic listed building that is nestled in the middle of Bridesdale Farm. The red ochre painted weatherboards and corrugated iron roof gives a unique character to the building and the surrounding area. The building will be restored retaining the original features and will become a privately run indoor/outdoor cafe. It may also include a small grocery store.

The Red Cottage Café will become the centre of the community, with a variety of surrounding outdoor spaces created and maintained for public use.



The design style.

The Bridesdale Farm vision is one of a well-designed development with architecturally designed homes constructed to suit the semi-rural location.

A design style has been established so that the development blends in with the surrounding rural landscape and ensures that the name Bridesdale Farm will forever be synonymous with quality.

Materials and colours have been chosen which are durable and low maintenance but which also reflect the natural beauty of the Queenstown area.





Architectural plans.

Sections at Bridesdale Farm are sized to allow plenty of space for the construction of a comfortable 3-4 bedroom home.

Acclaimed Queenstown architects Dravitzki Brown Architecture have designed nine homes specifically for the development – the Bridesdale Farm Homes. Each home has been designed with large double glazed windows to maximise views and the amount of sunshine that can be captured, filling the homes with natural light and warmth. The open plan living areas open out to a ground level entertaining area, whilst internally the homes feature modern fixtures and fittings and generous built in storage spaces.

The Bridesdale Farm Homes

Most of the sections at Bridesdale Farm are suitable for four of the Bridesdale Farm Homes, giving you the choice to select the home that best suits the needs of your family and budget.

Choose between 3 or 4 bedrooms, single or two storeys, a garage or carport, an outdoor loggia or a landscaped garden. The following pages contain the nine architecturally designed Bridesdale Farm Homes. These may be used as they are or modified (within the Design Control Guidelines). The choice is yours! At Bridesdale Farm there is a home for everybody.

Specifications:

	STOREYS	NUMBER OF BEDROOMS	TOTAL FLOOR AREA	HOUSE FLOOR AREA	GARAGE / CARPORT FLOOR AREA	OUTDOOR AREA
TYPE A: Arcadia	1	3	138m ²	92m ²	26m ²	20m ²
TYPE B: Bridesdale	1	3	146m ²	100m ²	26m ²	20m ²
TYPE C: Closeburn	1	3	150m ²	103m ²	27m ²	20m ²
TYPE D: Dunstan	2	3	164m ²	116m ²	28m ²	20m ²
TYPE E: Erewhon	1	3	144m ²	100m ²	24m ²	20m ²
TYPE F: Ferndale	2	4	182m ²	131m ²	31m ²	20m ²
TYPE G: Glenfellen	2	3	144m ²	100m ²	24m ²	20m ²
TYPE H: Hunter	1	3	144m ²	100m ²	20m ²	24m ²
TYPE I: Ida	1	3	147m ²	102m ²	25m ²	20m ²



Dravitzki **DB** Brown
ARCHITECTURE



TYPE B: Bridesdale



TYPE D: Dunstan



TYPE F: Ferndale



TYPE H: Hunter



TYPE A: Arcadia



TYPE C: Closeburn



TYPE E: Erewon



TYPE G: Glenfellen



TYPE I: Ida



Bridesdale Farm Home - Type A

Arcadia

STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	138m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
92m ²	26m ²	20m ²



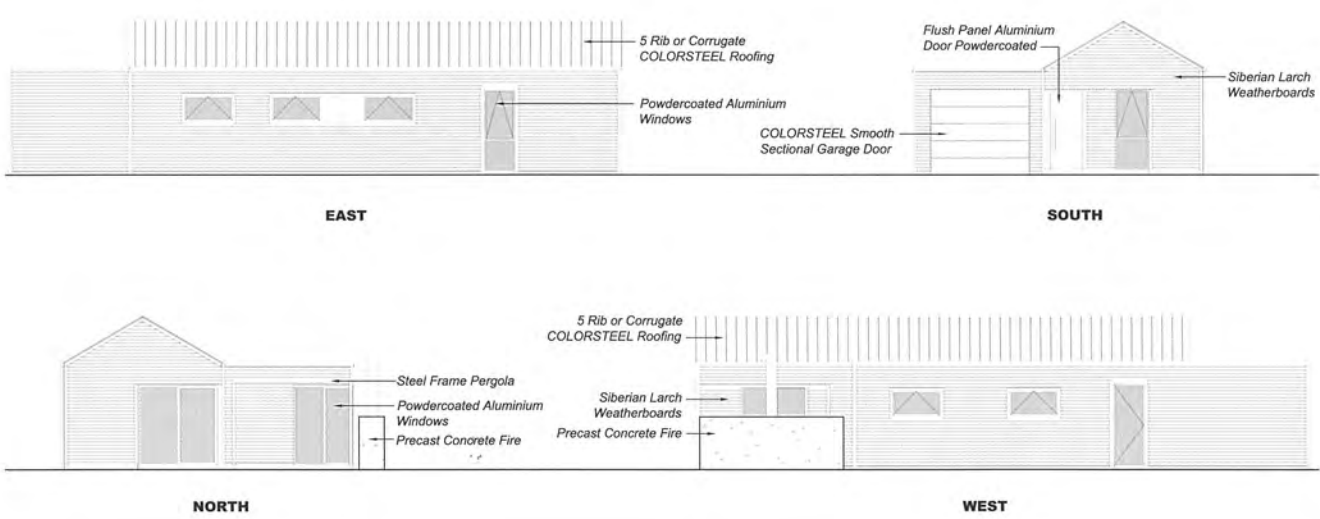
Arcadia plans:



MATERIALS & PLANTING LEGEND

- | | | | | | |
|-------------------------|-----------------------------|---------------|---------------------------------|------------|-----------------|
| Medium specimen trees | Concrete paving | Lawn | Large street Tree | 1. Entry | 7. Laundry |
| Broom finished concrete | Timber box bench | Hedge | Macrocarpa and ply fence infill | 2. Kitchen | 8. Bedroom |
| Compacted gravel | Painted concrete block wall | Planting beds | | 3. Dining | 9. Bathroom |
| | | | | 4. Living | 11. Wardrobe |
| | | | | 5. Storage | 12. Office nook |
| | | | | 6. Garage | 13. Loggia |

Arcadia elevations:





Bridesdale Farm Home - Type B

Bridesdale

STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	146m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
100m ²	26m ²	20m ²



Bridesdale plans:



Medium specimen trees

Broom finished concrete

Compacted gravel

Concrete paving

Timber box bench

Painted concrete block wall

Lawn

Hedge

Planting beds

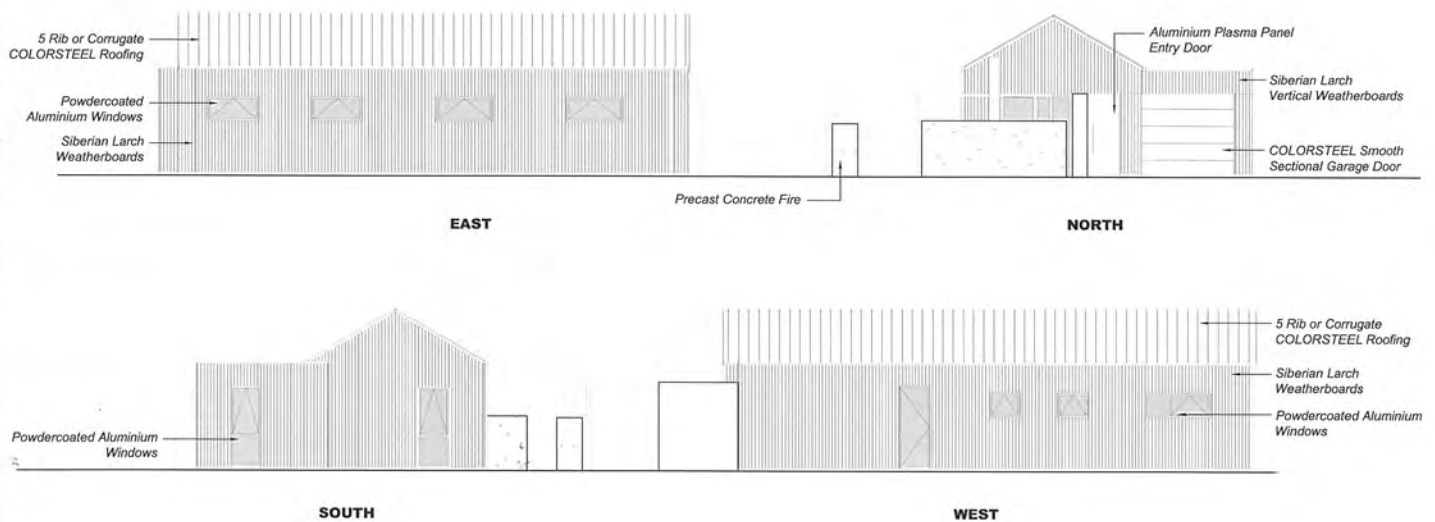
Large street Tree

Macrocarpa and ply fence infill

1. Entry
2. Kitchen
3. Dining
4. Living
5. Storage
6. Garage
7. Laundry

8. Bedroom
9. Bathroom
10. Ensuite
11. Wardrobe
12. Office nook
13. Loggia

Bridesdale elevations:

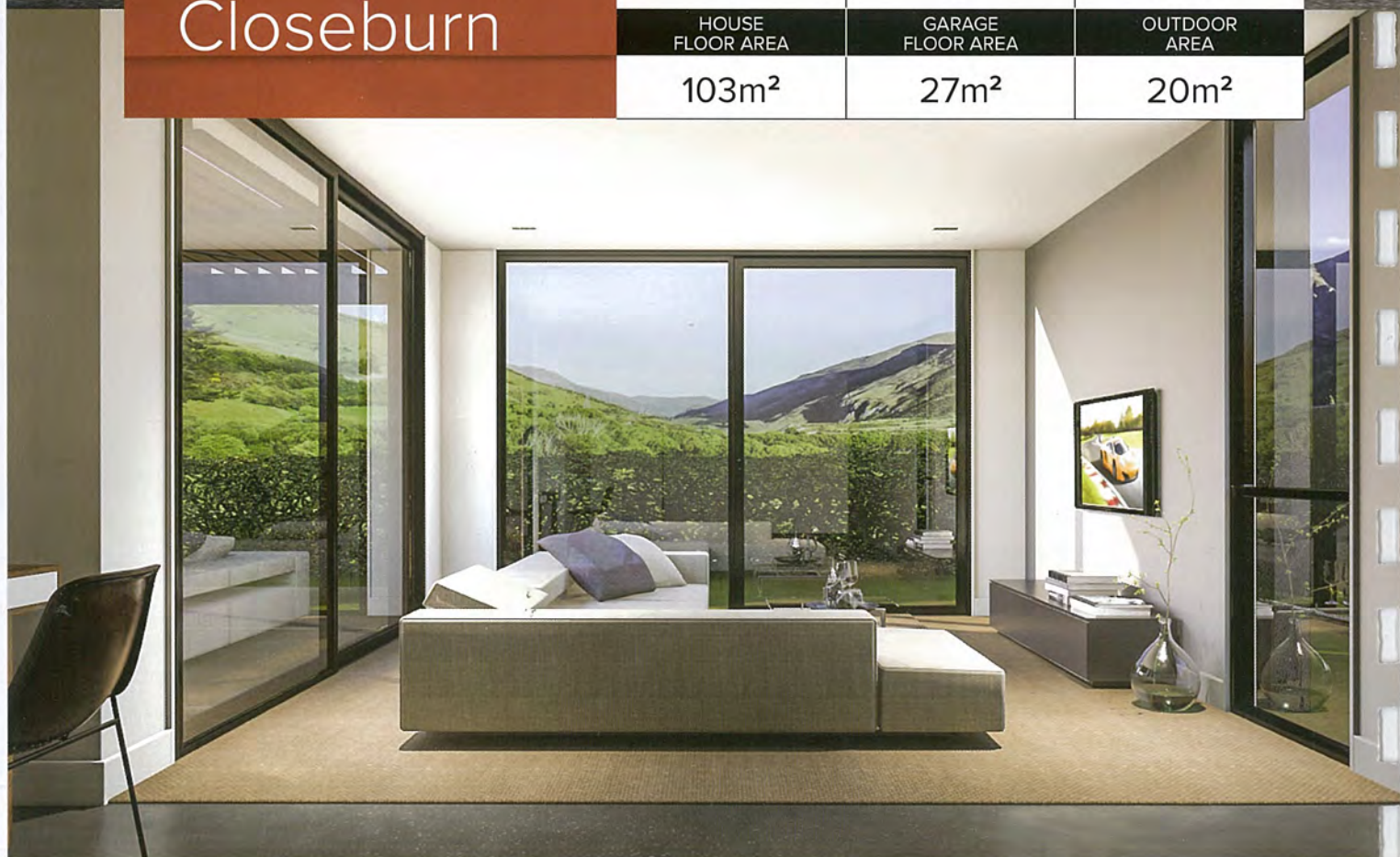




Bridesdale Farm Home - Type C

Closeburn

STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	150m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
103m ²	27m ²	20m ²



Closeburn plans:



Medium specimen trees

Concrete paving

Lawn

Large street Tree

Broom finished concrete

Timber box bench

Hedge

Macrocarpa and ply fence infill

Compacted gravel

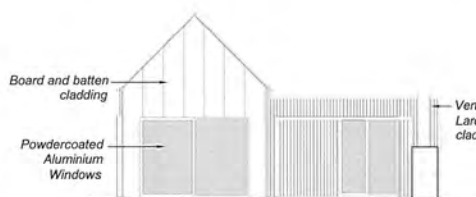
Painted concrete block wall

Planting beds

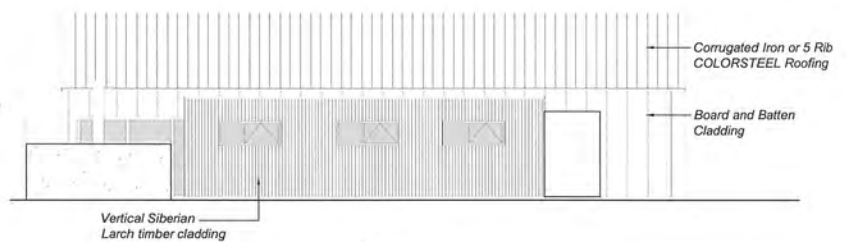
1. Entry
2. Kitchen
3. Dining
4. Living
5. Storage
6. Garage
7. Laundry

8. Bedroom
9. Bathroom
11. Wardrobe
12. Office nook
13. Loggia
14. WC

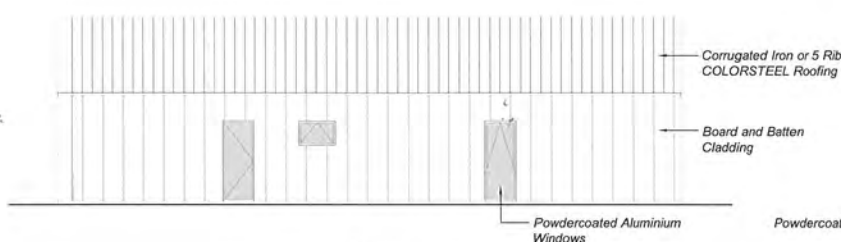
Closeburn elevations:



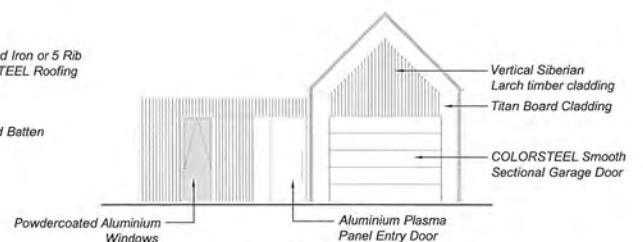
NORTH



WEST



EAST



SOUTH



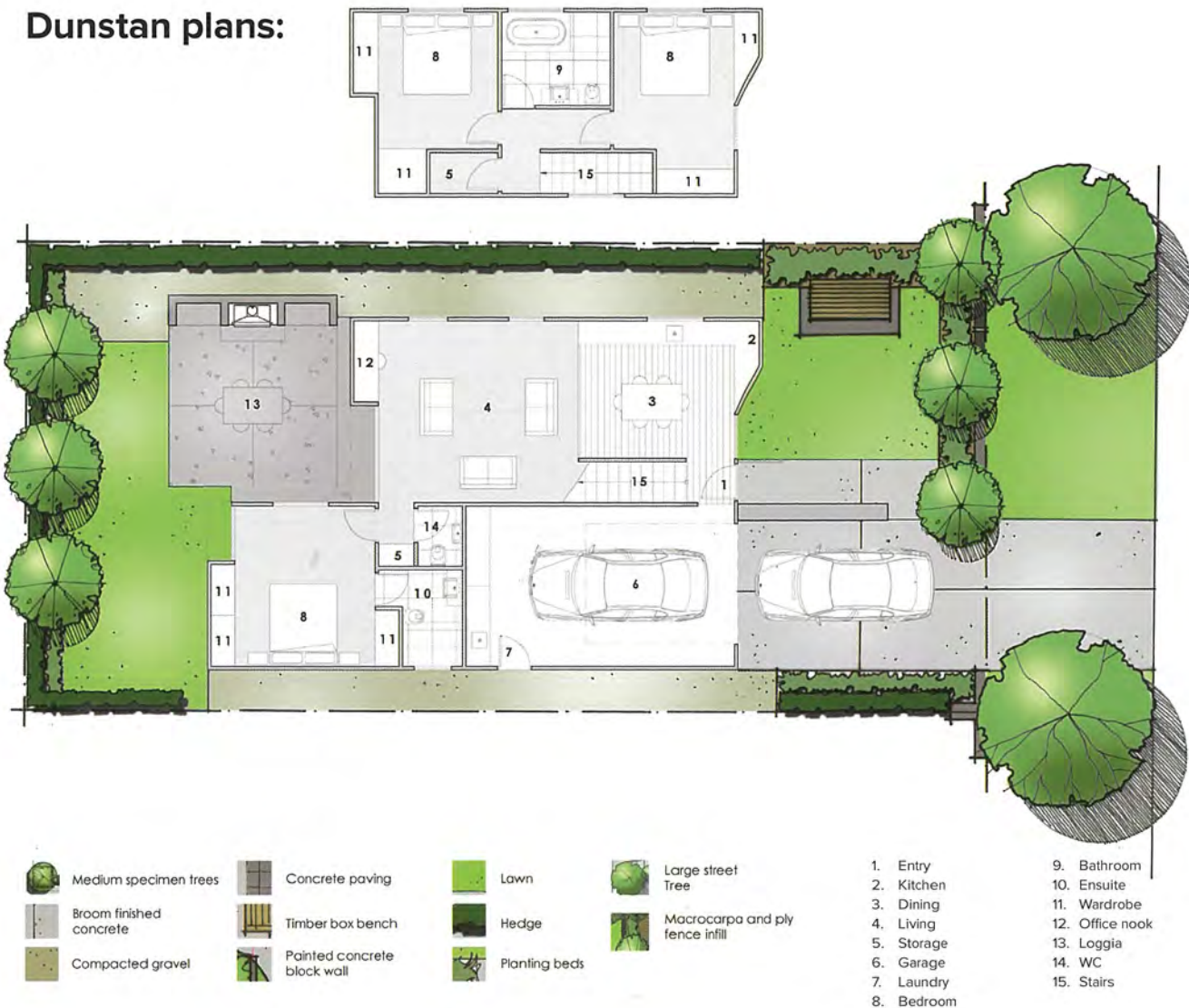
Bridesdale Farm Home - Type D

Dunstan

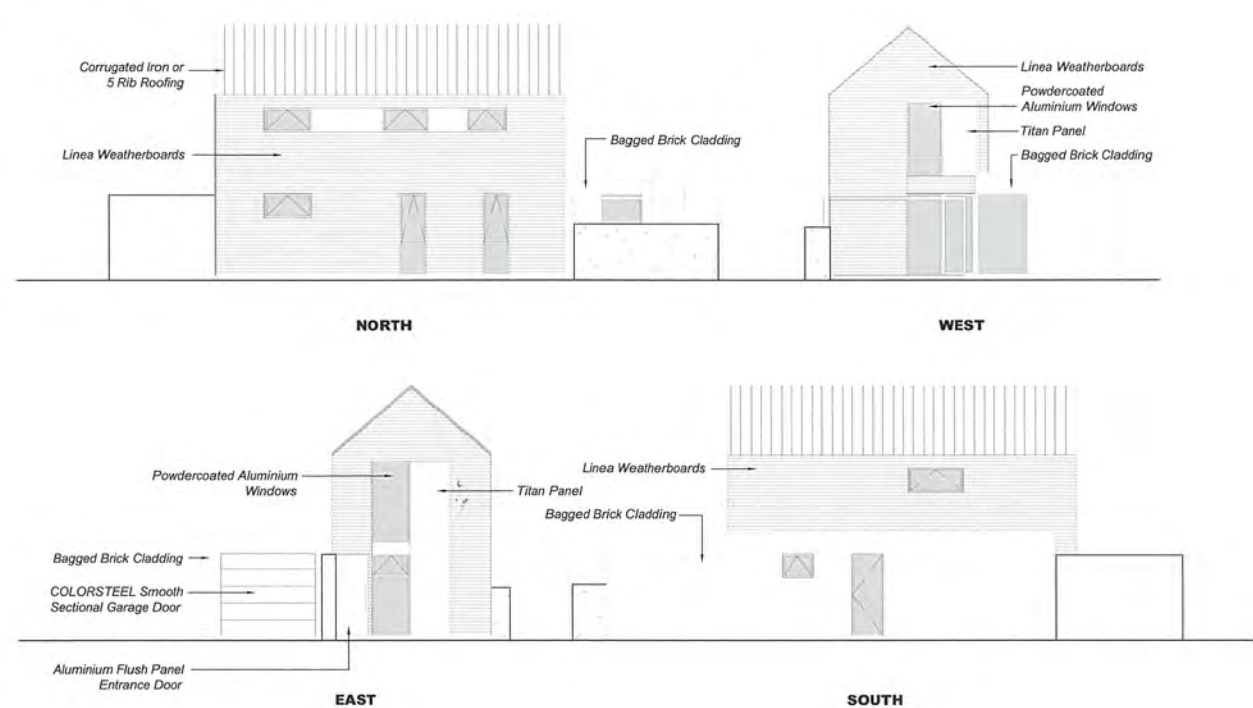
STOREYS	BEDROOMS	TOTAL FLOOR AREA
2	3	164m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
116m ²	28m ²	20m ²



Dunstan plans:



Dunstan elevations:





Bridesdale Farm Home - Type E

Erewhon

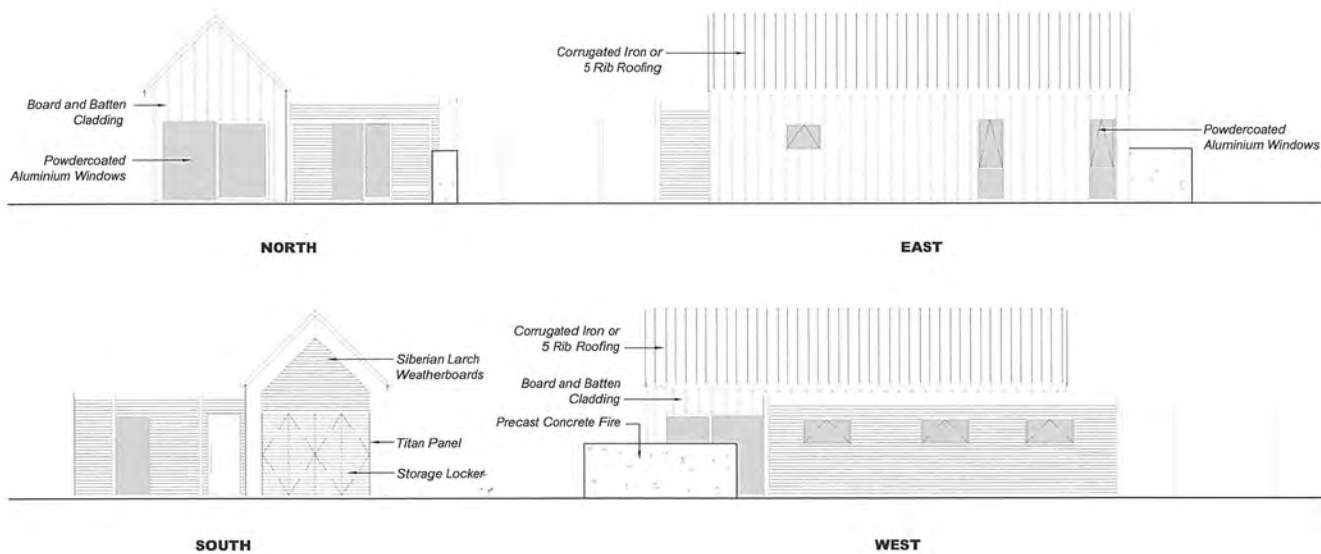
STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	144m ²
HOUSE FLOOR AREA	CARPORT FLOOR AREA	OUTDOOR AREA
100m ²	24m ²	20m ²



Erewhon plans:



Erewhon elevations:





Bridesdale Farm Home - Type F

Ferndale

STOREYS	BEDROOMS	TOTAL FLOOR AREA
2	4	182m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
131m ²	31m ²	20m ²



Ferndale plans:



Ferndale elevations:





Bridesdale Farm Home - Type G

Glenfellen

STOREYS	BEDROOMS	TOTAL FLOOR AREA
2	3	144m ²
HOUSE FLOOR AREA	GARAGE FLOOR AREA	OUTDOOR AREA
100m ²	24m ²	20m ²



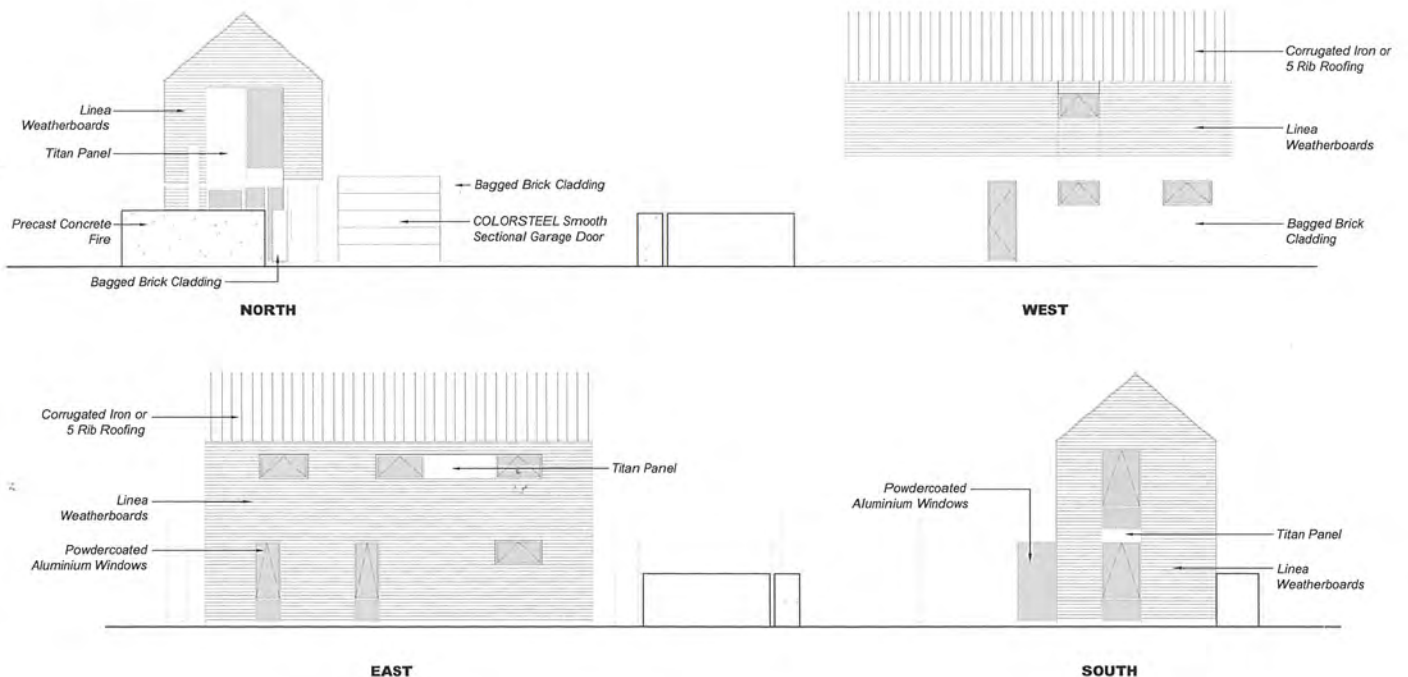
Glenfellen plans:



- | | | | |
|-------------------------|-----------------------------|---------------|---------------------------------|
| Medium specimen trees | Concrete paving | Lawn | Large street Tree |
| Broom finished concrete | Timber box bench | Hedge | Macrocarpa and ply fence infill |
| Compacted gravel | Painted concrete block wall | Planting beds | |

- | | |
|------------|-----------------|
| 1. Entry | 9. Bathroom |
| 2. Kitchen | 10. Ensuite |
| 3. Dining | 11. Wardrobe |
| 4. Living | 12. Office nook |
| 5. Storage | 13. Loggia |
| 6. Garage | 14. WC |
| 7. Laundry | 15. Stairs |
| 8. Bedroom | |

Glenfellen elevations:

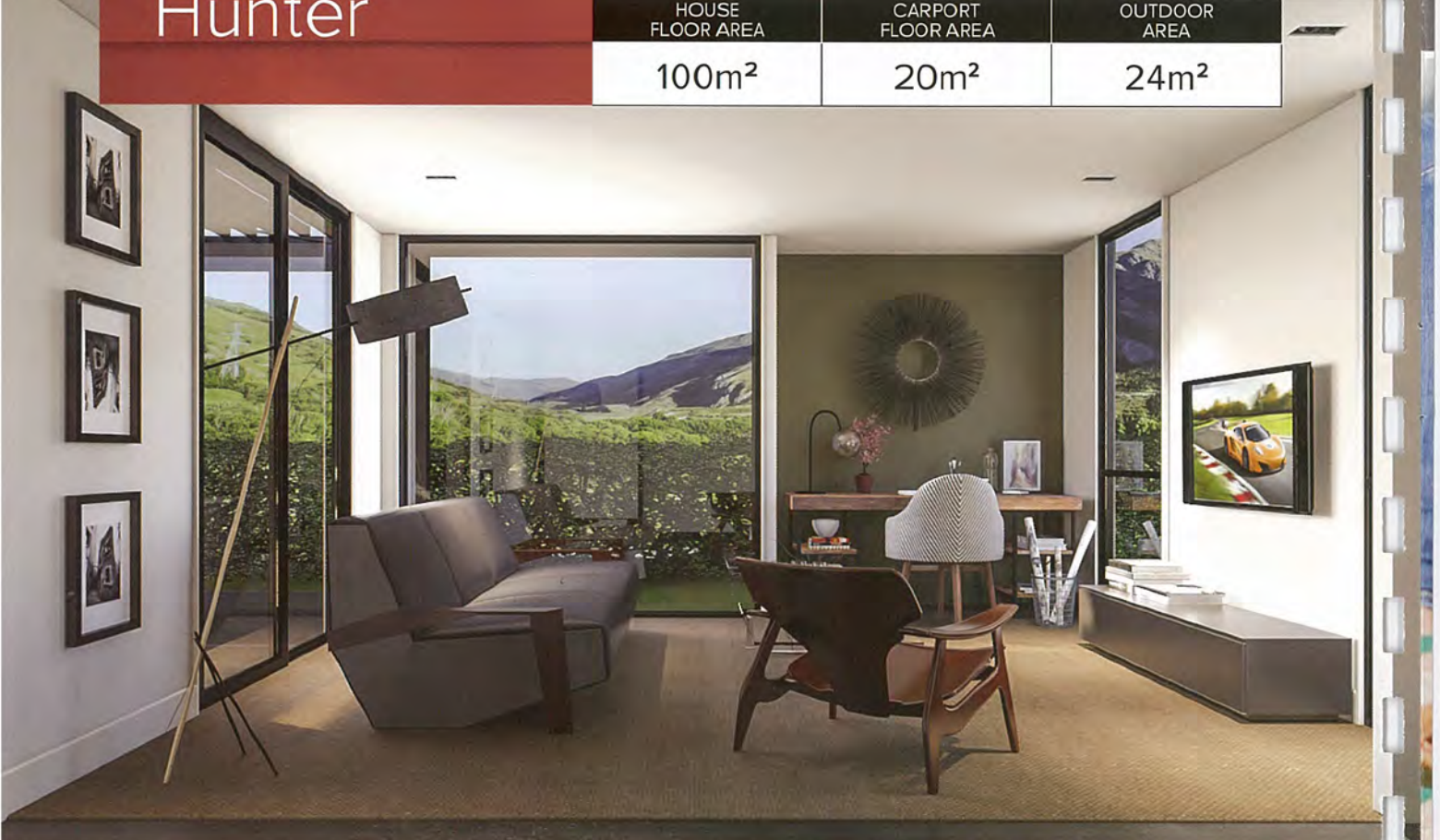




Bridesdale Farm Home - Type H

Hunter

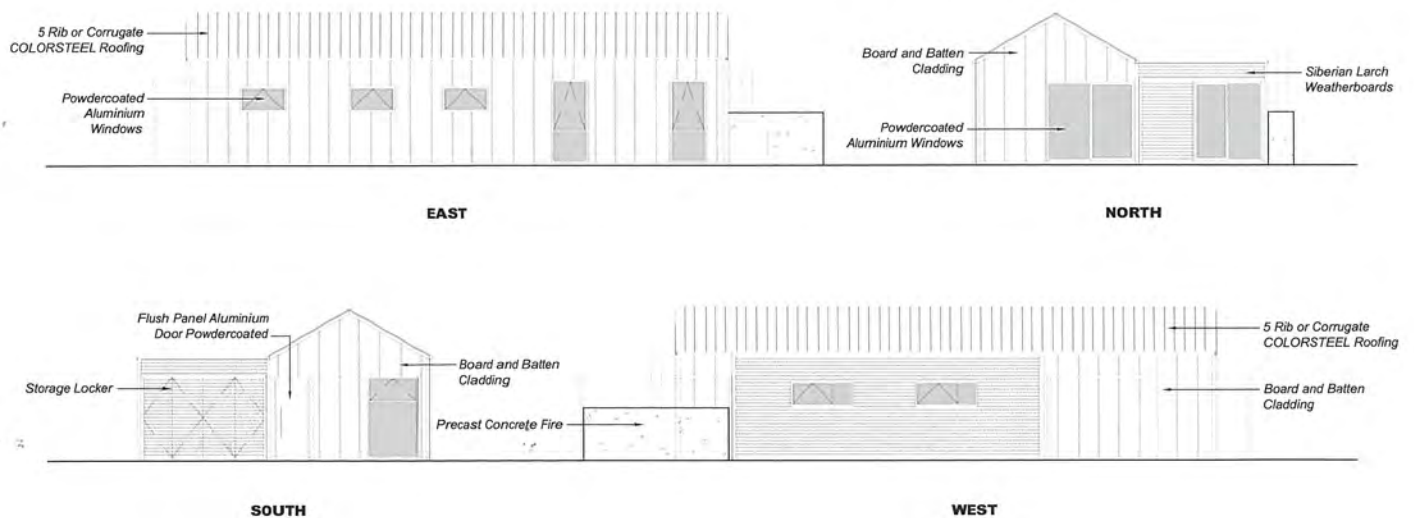
STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	144m ²
HOUSE FLOOR AREA	CARPORT FLOOR AREA	OUTDOOR AREA
100m ²	20m ²	24m ²



Hunter plans:



Hunter elevations:





Bridesdale Farm Home - Type I
Ida

STOREYS	BEDROOMS	TOTAL FLOOR AREA
1	3	147m ²
HOUSE FLOOR AREA	CARPORT FLOOR AREA	OUTDOOR AREA
102m ²	25m ²	20m ²



Ida plans:



Medium specimen trees

Concrete paving

Lawn

Large street Tree

Broom finished concrete

Timber box bench

Hedge

Macrocarpa and ply fence infill

Compacted gravel

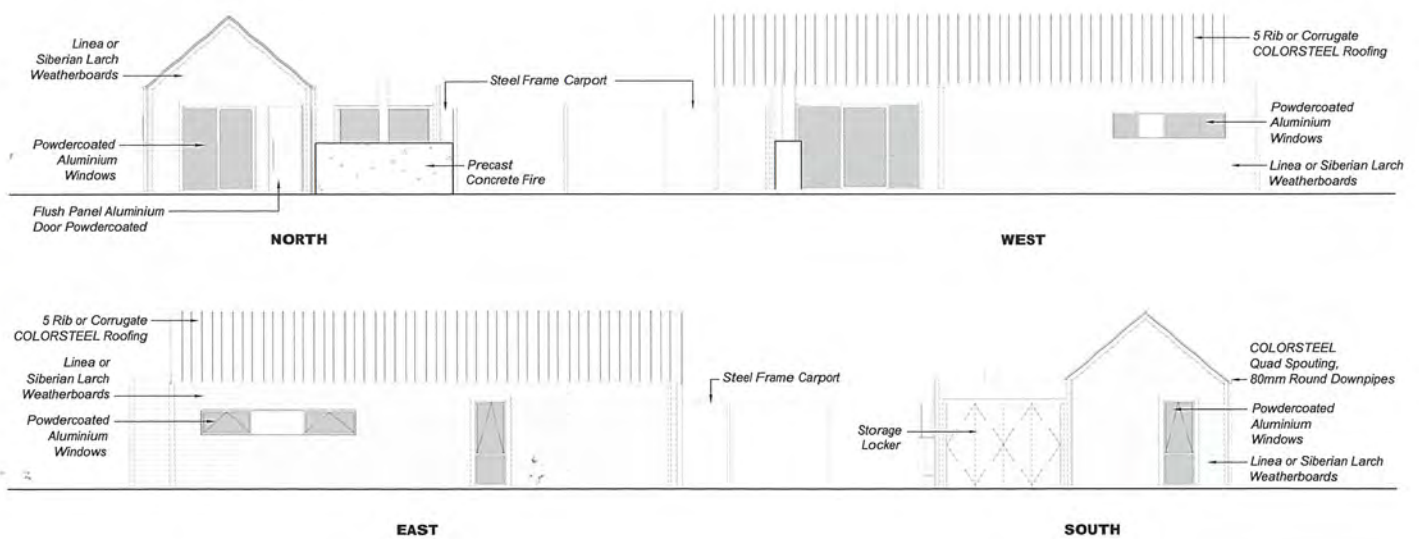
Painted concrete block wall

Planting beds

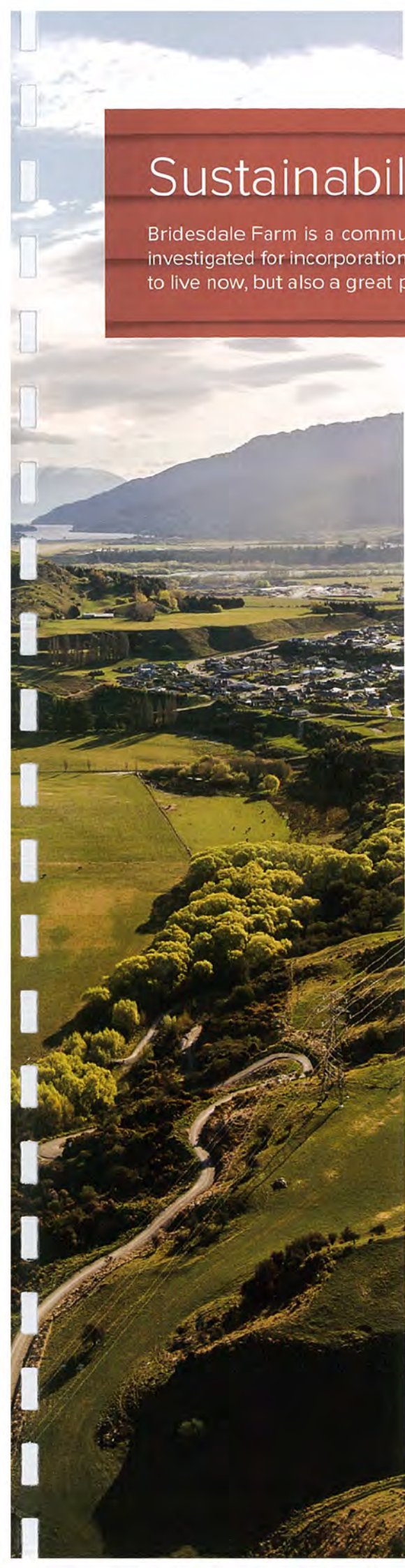
1. Entry
2. Kitchen
3. Dining
4. Living
5. Storage
7. Laundry
8. Bedroom

9. Bathroom
10. Ensuite
11. Wardrobe
12. Office nook
13. Loggia
16. Carport
17. Storage locker

Ida elevations:





An aerial photograph of a valley. A winding road cuts through green fields and clusters of trees. In the background, there are rolling hills and mountains under a cloudy sky. The image is positioned on the left side of the page, partially overlapping a dark red header box.

Sustainability initiatives.

Bridesdale Farm is a community of the future with sustainability initiatives being investigated for incorporation into the development.* Bridesdale Farm will be a great place to live now, but also a great place to live for future generations to come.

Hydro Generator

The natural fall of Hayes Creek may allow for the installation of a small hydro generator to the side of the creek. This will be used to generate electricity from the flowing water, which will be used to power the street lights throughout Bridesdale Farm.

Energy Efficient Home Designs

The Bridesdale Farm Homes have been designed to incorporate a number of energy efficient features.

Large windows have been incorporated into the Bridesdale Farm Homes to maximise the amount of heat from sunshine that will be captured within the home. The use of double-glazing systems with low emissivity or 'low-E-glass' allows sunlight to enter the home but not escape due to the windows' special coating.

Eave size optimisation allows winter sun to enter the homes for heat but permits shading to occur in summer. Each home has been orientated on the lot to maximise the level of passive solar gain.

Pink batts will be installed in walls and ceilings to act as a barrier to heat flow in both winter and summer. The incorporation of a rib-raft foundation solution into the Bridesdale Farm Homes will also enhance the level of insulation. These poly-block, steel and concrete foundations provide additional insulation through the floor of the home.

Solar Roofing Panels

Each home constructed at Bridesdale Farm will be covenanted to include solar roofing panels. This is an ideal way to reduce electricity costs by taking advantage of nature's most renewable source of energy – the sun, which will directly offsets the electricity costs in the home.

Bridesdale Farm Garden and Market

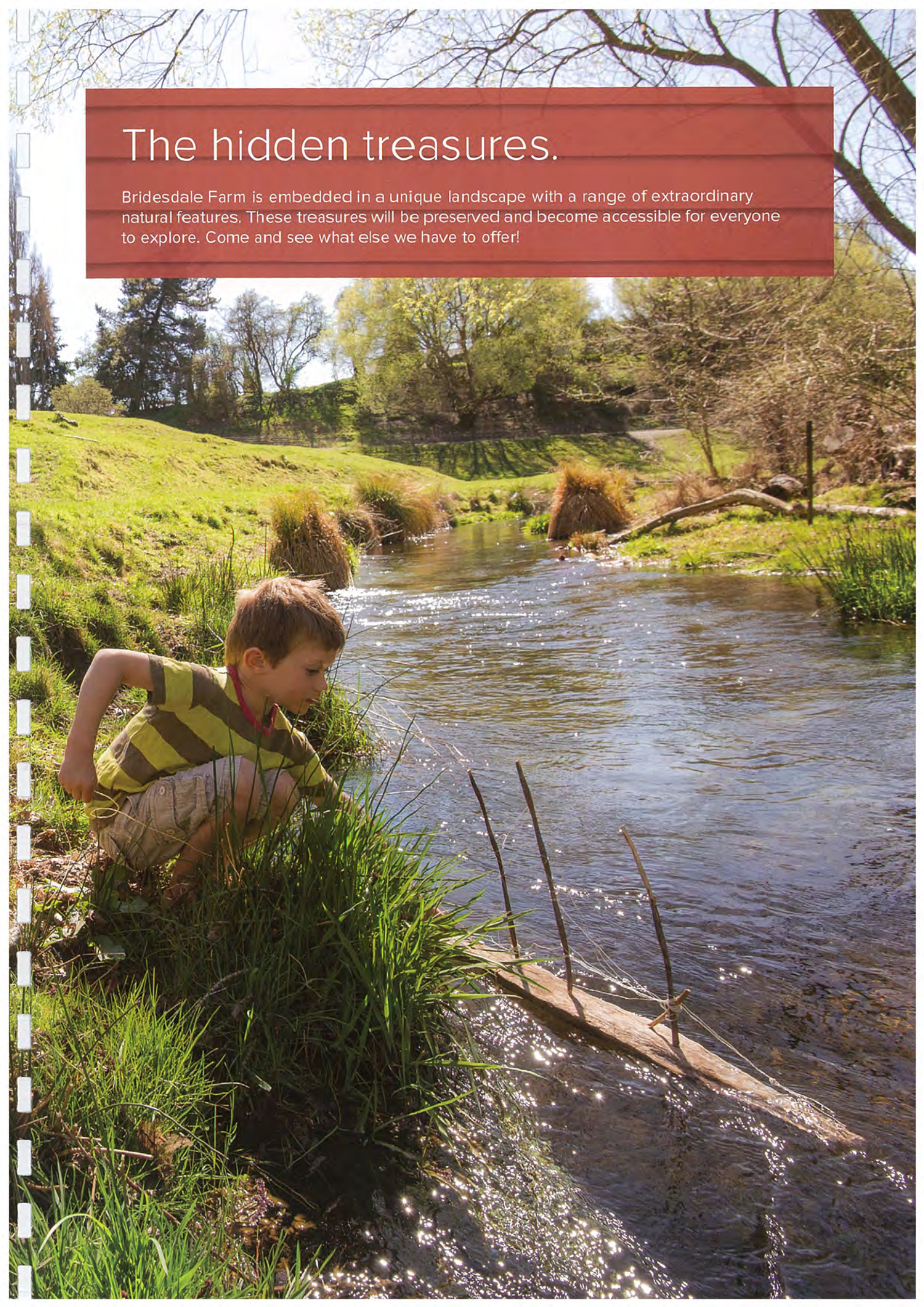
The provision of individual Garden Allotments enables each resident to grow their own vegetable garden. The rich fertile earth can provide a family with all the fresh produce that they require. Alternatively the produce may be sold to the wider community at a Bridesdale Farm Market event.

* The above initiatives are subject to final Council approvals and may not be included in the final development.



The hidden treasures.

Bridesdale Farm is embedded in a unique landscape with a range of extraordinary natural features. These treasures will be preserved and become accessible for everyone to explore. Come and see what else we have to offer!







Bridesdale Farm residents may build an additional shed structure on their Garden Allotment. Residents can select from three sizes of Garden Allotment Shed designs, each with several colour and claddings options. These sheds are designed to be traditional in form and colour and blend into the natural environment. Structures built on the Garden Allotments will be covenanted as not for habitation.

20m² shed



5m long



4m wide

30m² shed



7.5m long



4m wide

40m² shed



8m long



5m wide

Cladding options

Cladding can be vertical/horizontal weatherboard (as shown above), vertical board & batten or profiled metal sheeting.



Profiled steel sheet



Board & Batten

Roofs are to be profiled metal sheet in Colorsteel Greyfriars.

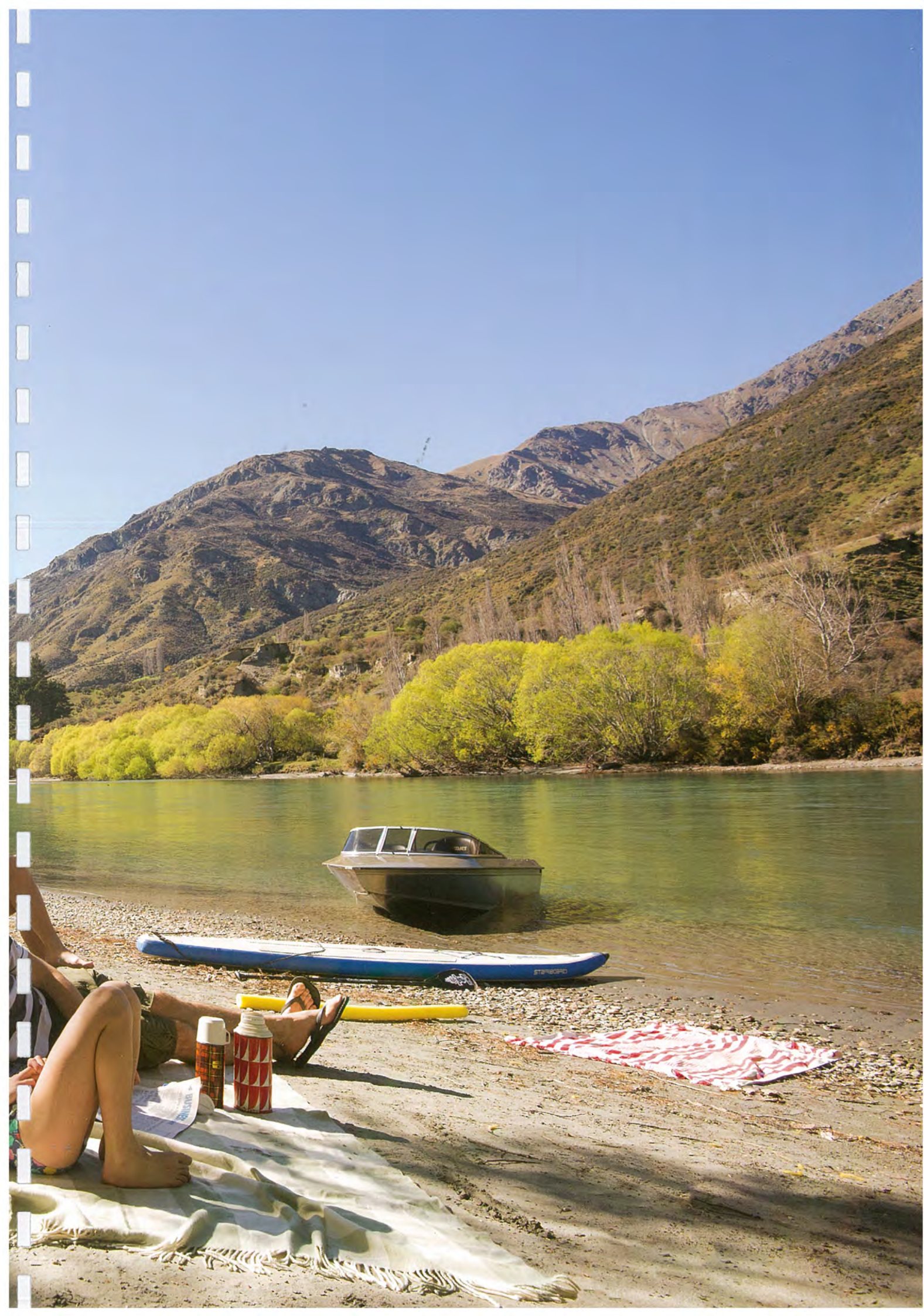


Community Market Place

A market place will be created on the land to the north of the Red Cottage Café. This area is a central hub and can be closed off by gates on community market days or events.

Summer market events will be an opportunity to sell produce grown in the Bridesdale Farm Gardens, other handmade crafts and to just browse the stalls and enjoy the sunshine.







All sales enquiries are being managed by BayleysLocations, Queenstown.

Jimmy Allen Phone: **(03) 450 0200** Mobile: **021 676 013** Email: **jimmy.allen@bayleyslocations.co.nz**

BAYLEYS

LOCATIONS®

BayleysLocations,
41 Shotover Street, Queenstown

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