

A helicopter is flying in the sky above a modern building reflected in a pond. The building is a long, low structure with large glass windows and a flat roof. The pond is in the foreground, and the building is reflected in it. The background shows a landscape with trees and hills under a clear blue sky.

bendemeer  
Management Limited

Design Committee  
Application Form

[www.bendemeer.co.nz](http://www.bendemeer.co.nz)



## INTRODUCTION AND PHILOSOPHY

Bendemeer is a premium rural residential estate within 110 hectares.

It is a master planned development, protected by covenant, designed to ensure that all lot owners enjoy both a private house estate site and the natural beauty of the whole property.

The unique feature of Bendemeer is that it combines a spectacular landscape with views of mountains and lakes on a scale rarely available. The principal objective for the development of Bendemeer is to preserve the size and quality of its natural assets and make them available to a small group of land owners to enjoy collectively.

These criteria are intended to ensure that developments of homes and sites are based on sound architectural principles for the building and land. That the designs have an appropriate response to the site and the buildings contain a quality and design integrity that is sympathetic to the landscape and the character of the property as a whole.

To maintain high standards owners are required to comply with the resource consent for Bendemeer, the district plan for the development and all other applicable requirements for building developments. These criteria are not a substitute for those requirements and do not remove the need to comply with them.

Overall coordination of design is important in creating a master planned development and in preserving the integrity and beauty of the natural landscape for all owners. Planting and landscaping are key elements in this process and are combined in the design application.





## YOUR APPROVAL APPLICATION

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Before submitting your approval application:

- Have you read and do you clearly understand the covenant documentation for Bendemeer in regards to the design and building process?
- Do you understand the rules, in regards to the covenant documentation, if you want to reconfigure or change your building platform?
- We encourage you and or your architect to meet with members of the Design Committee before you begin.

## THE DESIGN COMMITTEE

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We are available to help and guide you through the process as smoothly and as quickly as we can.

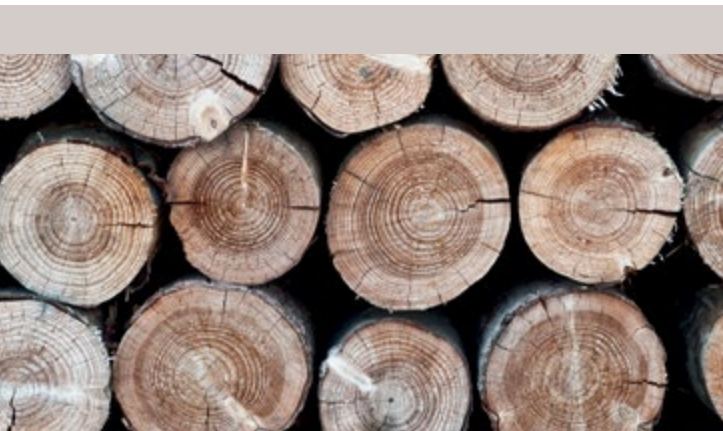
The Design Committee comprises:

- > A New Zealand registered Architect
- > A New Zealand registered Landscape Architect or Designer
- > Queenstown Management Limited (QML) - administrator and manager of the facility and operating expenses for BML

The Design Committee has the authority, at its sole discretion, to approve dwellings that deviate from the general design criteria, ie "to work outside a restrictive colour" to enable a dwelling to sit better in the landscape but it does not have the authority to operate outside of the building rules set down in the covenant document.

The Design Committee will not, in the first instance, assess an application in its entirety if the design is not on the approved building platform and in accordance with the covenant document regarding reconfiguration of platform.

The applicant will be guided to seek legal and/or professional planning advice in line with the Bendemeer covenant document and at their own cost. We can recommend professionals that have been involved with Bendemeer in this regard for advice.



# BML Design Committee Approval Process



# Application for BML Design Committee Approval – Bendemeer

<b>OWNER/PROPERTY DETAILS</b>	
Lot Number:	Property Street Address:
Name of Property Owner:	
Postal Address:	Phone Numbers: Mobile: Home:
Email Address:	
<b>OWNER'S REGISTERED ARCHITECT DETAILS</b>	
Name of Owner's Registered Architect:	Registration No:
Phone Numbers: Mobile:	Work:
Email Address:	
<b>DESIGN REVIEW BOARD APPROVAL APPLIED FOR</b>	
<input type="checkbox"/> New Build	<input type="checkbox"/> Alteration Type
<b>CHECKLIST OF INFORMATION REQUIRED TO COMPLETE THIS APPLICATION</b>	
<input type="checkbox"/> Provision of a Design Statement <input type="checkbox"/> Plans: PDF and scaled to A3 including spot heights, showing: <ul style="list-style-type: none"> <li><input type="checkbox"/> Conceptual building plans, elevations and section including site</li> <li><input type="checkbox"/> Conceptual site plan showing position of building on platform – 3D</li> <li><input type="checkbox"/> Overall cost estimate of build (indicative figure only)</li> </ul> <input type="checkbox"/> Conceptual site plan showing landscaping within the 'homestead' area and contour lines with measurements (overlaid on building platform and existing contours). Larger conceptual plan including neighbouring lots to show how the design sits against and blends with the adjoining landscape.	<input type="checkbox"/> Colour photographic schedule of material palette <input type="checkbox"/> List of external materials and colours to be used <input type="checkbox"/> List of plant species, number of plants and height at maturity. Establishment size and time to maturity height. <input type="checkbox"/> Accessory buildings, water tanks, structures, etc with details <input type="checkbox"/> \$3,450.00 (incl GST) Design Application Fee (see section 3 for clarification) cheque or deposit into account: Bendemeer Management Ltd 12-3195-0021752-00

The submitted designs must comply with the General Design Criteria and Building Controls as shown within the Bendemeer Covenants and Constitution, Bendemeer Special Zone and Queenstown Lakes District Council's requirements.

All designs to obtain BML Design Committee approval prior to applying for Queenstown Lakes District Council Resource Consent approval and building consent. Resource and building consent to be in place prior to commencement of construction.



# 1. Building Design

		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
Building built within building platform					
Building platform has not been moved from its central point (building platform can be rotated)					
Building platform maximum area is 1000m <sup>2</sup>					
Landscaping is within homestead area					
Homestead area has not been changed					
<b>A. HEIGHT RESTRICTIONS</b>					
7 metres	All Lots except Lots 23 & 31, no improvements may exceed a height of 7 metres above ground level except that: <ul style="list-style-type: none"> <li>&gt; Aerials and/or antennae, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications (excluding dish antennae) may exceed that maximum permitted 7 metre height by up to 2 metres.</li> <li>&gt; Chimneys (not exceeding 1.1 metres in any direction) may exceed that maximum permitted height by up to 1.5 metres.</li> </ul>				
5 metres	On Lots 23 and 31 no improvements shall exceed 5 metres in height above ground level except that: <ul style="list-style-type: none"> <li>&gt; Aerials and/or antennae, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications (excluding dish antennae) may exceed that maximum permitted 5 metre height by up to 2 metres.</li> <li>&gt; Chimneys (not exceeding 1.1 metres in any direction) may exceed that maximum permitted height by up to 1.5 metres.</li> </ul>				

		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
<b>B. EXTERIOR CLADDING, COLOUR AND APPLIED FINISHES</b>					
<b>ROOF CLADDING</b>					
Permitted materials	Cedar Shingles (natural) Slate Copper Zinc Steel (corrugated or tray in mid to dark grey only) Butynol or bitumen membranes where applicable on flat roofs				
<b>WALL CLADDING</b>					
Permitted materials	Timber Smooth plaster Stone Linea board Concrete Unpainted metals (steel, copper, zinc)				
Approved Paint Colours	Approved paint colours as examples Napa 5B025 Stonewall 42027 Tea 6B035 Masala 3GR12 Tapa 5GR05 Lemon Grass 6G022 Diesel 1GR21 (note: colours recommended above are from the Resene 2002 range)				
<b>JOINERY</b>					
Permitted materials	Timber Aluminium Steel  Joinery to match all roofing, gutter and spouting colours				

## 2. Landscaping Design

		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
<b>A. LANDSCAPE ARCHITECTURE GUIDELINES</b>					
<p>Screening and mitigation are to be provided by Landscaping around each Dwelling and Homestead Area. A range of design concepts may be adopted to provide further screening and absorption and will include:</p> <ul style="list-style-type: none"> <li>&gt; An integrated design solution for each that brings the landscaping into the full form of the dwellings and ancillary buildings.</li> <li>&gt; Providing for quick growing taller vegetation behind the houses to lower the apparent height and scale of any structure.</li> <li>&gt; Foreground planting to provide further screening and to visually 'tie' the dwelling to the landform.</li> <li>&gt; The use of mounding behind or in front of dwellings for enhanced mitigation, screening and shelter from prevailing winds.</li> <li>&gt; Taking advantage of the local topography to 'step' buildings into the landscape or minor excavations to 'sit' them into the ground form, thus reducing perceived bulk, scale and height impacts.</li> </ul>					
Contour	Landscaping including tree planting is to run with the contour and should be used to accentuate and enhance the landform. Planting on ridges and skylines should be avoided.				
Aesthetics	Landscaping should be utilised to provide aesthetics, shelter and screening from adjacent properties and shall not be used to demarcate boundaries.				
Character	Landscaping and planting shall be aligned with existing character of planting established by the structure plan (BaxterBrown Planning & Design – Planting Plan ref 3230-WF18g.DWG dated April 2004).				



		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
General	Landscaping shall be designed so as to not compromise the ice sculptured legibility of the site and in particular when viewed from SH6 to the south of the site, Morven Ferry and Arrow Junction Roads, and any other public place to the south of the site other than the Crown Range Road.				
Driveways	No kerb and channel on roads or driveways. Gravel swales only. Hard surface driveways to be coloured in mid-dark greys only. No black tar seal finishes.				
<b>B. FENCING</b>					
	<ul style="list-style-type: none"> <li>&gt; Fencing is permitted around the exterior boundary of Bendemeer and within common areas as designated by BML.</li> <li>&gt; Fencing is permitted within or around the boundary of any Homestead Area only.</li> <li>&gt; No fencing shall be allowed on any part of the Lot outside a Homestead area without the consent of BML.</li> </ul>				
Materials	All permitted Homestead area fencing shall be in post and wire, post and rail or a combination of stone and post and rail or stone and post and wire.				
Height	No fence or post and rail shall exceed a height of 1.2 metres above ground level.				

		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
Walls	<p>Walls for the purpose of privacy shall be at no greater distance than 5 metres from any building and shall not exceed 2.0 metres in height and shall be subject to matter contained in the building covenants relating to colour and cladding (see 1 (b) above).</p> <p>No wall may be erected on any Lot except for retaining walls for landscaping or construction purposes which are not boundary walls or privacy walls (as per above).</p> <p>The maximum amount of stone wall of any perimeter fence shall be 20%.</p> <p>Stone used shall be sourced from Gibbston.</p> <p>Stone walls shall:</p> <ul style="list-style-type: none"> <li>&gt; be a maximum of 1.2m above ground level</li> <li>&gt; be recessed pointing or be dry wall construction</li> <li>&gt; have a 350mm 'soldier course' included</li> </ul>				
Posts or rails	<p>Macrocarpa or hardwood timbers left unstained and unpainted.</p> <p>Rails shall be:</p> <ul style="list-style-type: none"> <li>&gt; 150mm x 100mm</li> <li>&gt; notched to the posts</li> <li>&gt; span no greater than 2.25 metres</li> <li>&gt; two rails permitted</li> </ul> <p>Posts shall be:</p> <ul style="list-style-type: none"> <li>&gt; 150mm x 150mm</li> <li>&gt; Timber to match railings</li> </ul>				

		ARCHITECT TO COMPLETE		BML DESIGN COMMITTEE TO COMPLETE	
		Complies: Yes/No	Notes:	Complies: Yes/No	Notes:
<b>FURTHER RECOMMENDATIONS</b>					
Irrigation Water Storage Tank	The irrigation system in Bendemeer is not designed to be used by all lot owners at any one time. It is strongly recommended that you investigate to establish the nearest source of irrigation water to your Lot and consider the installation of a buried water storage tank of at least 22,500 litres in capacity				
Landscape Completion	All landscaping must be completed by the following plant season after construction.  All plants must be planted into suitable growing medium, staked and irrigated.  Any plants that perish within 12 months must be replaced.				
<b>DESIGN APPROPRIATENESS</b>					
A brief statement from the Registered Architect for the build in regards to Design Appropriateness relating to the Covenant documentation and philosophy of Bendemeer.					

The building and landscape design guidelines as set out in the Covenant of Bendemeer Management Ltd are intended to ensure that developments of homes and sites are based on sound architectural principles for the building and land. That designs have an appropriate response to the site and the buildings contain a quality and design integrity that is sympathetic to the landscape and the character of the property as a whole.

The guidelines are intended to form a framework on which you hang then anchor your unique, architecturally designed home in a superbly natural environment.



### 3. Approval And Additional Information

#### DESIGN FEE

A Design Application Fee of \$3450.00 (incl GST) is to be paid at the time of submitting the Design Application. This fee goes towards the cost of professional services for a Registered Architect and Landscape Architect to aid the assessment of the application. Funds not utilised from the fee during the application process will be refunded.

#### ROADING LEVY

A Roothing Levy of \$5750.00 (incl GST) is to be paid prior to any groundworks, trenching or construction commencing onsite, which will be retained as a general wear and tear charge on the roading. This levy will be added to the sinking fund for future rehabilitation of the roading.

#### CONSTRUCTION BOND

It is a requirement of all lot owners to pay a refundable Construction Bond of 2,875.00 (incl GST) to cover costs of any damage to common areas and landscaping as a result of building construction should a claim be made on the Bendemeer Management Ltd Insurance. The Bond must be paid prior to any ground works, trenching or construction onsite. The Bond will be refunded once building and landscaping are completed and the common area is checked for any damage.

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#### THIS APPLICATION IS:

- Approved
- Re Review

Comments/reasoning:

#### BML DIRECTOR

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

#### BML DIRECTOR

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Please supply a copy of this signed off application with your Queenstown Lakes District Council Resource Consent Application.