

GHMVRAI Owner's Scheme

The Owner's Scheme definitions and interpretations are as per the Gulf Harbour Marine Village Residents Association Constitution.

The Owner's Scheme controls the design and colour of all dwellings, including the commercial area as part of the Marine Village and is enforceable under Rule 10 of the Constitution.

The below colour scheme, material specifications and design standards form the current "approved standards" however, approval of minor variations will not be unreasonably withheld.

All upgrades, additions and maintenance must have Body Corporate and GHMVRA Committee approval prior to the commencement of any work.

It is the sole responsibility of the applicant to ensure any works comply with Local Authority requirements.

Owner's Scheme Submission Process

- + Member completes the Owner's Scheme Application Form (available on www.ghmvra.co.nz) and submits it to their Body Corporate Secretary.**
- + Body Corporate Secretary to notify their Committee for approval.**
- + On approval of the application the Body Corporate Chair to sign off and forward to Crockers allan@crockers.co.nz for GHMVRAI Committee approval.**
- + Crockers to notify the Body Corporate Secretary of the GHMVRAI Committee decision.**

Note: No work is to start until the final approval is granted.

Non-compliance is the responsibility of the Body Corporate to resolve and feedback to the GHMVRAI Committee

GHMVRAI OWNER'S SCHEME

ARCHITECTURAL SPECIFICATIONS AND RESTRICTIONS









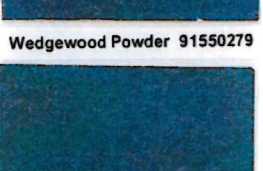


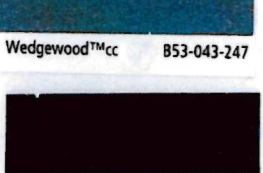
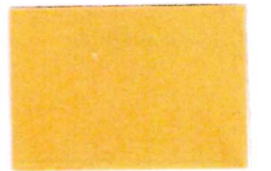
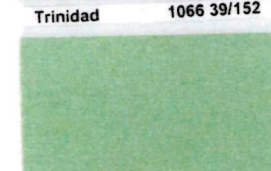
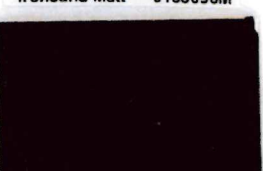
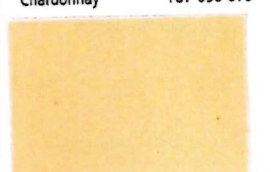


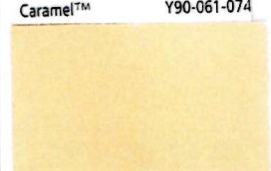




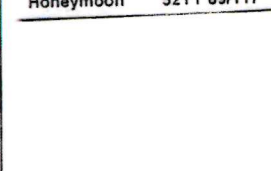

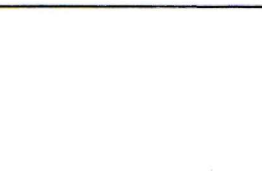
V2 September 2023

Note. Any proposed amendments or departures must first be scrutinised and formally approved by the relevant Body Corporate and is then further subject to GHMVRAI Committee approval.

Cap d' Amarres is subject to different design standards.









ELEMENT	MATERIAL	SPECIFICATION OR RESTRICTION.
Aerials and Antennas	One sky dish/ UHF per building No oversize communication attachments to roof or exterior surfaces.	Not to erect without GHMVRA Committee approval. Note: UHF aerials work well inside roof spaces.
Air Conditioning Units Heat Pumps	Exterior equipment to be in a metal or timber enclosure if viewable from the waterway or residential fringe.	Not permitted in view of the waterway except where specifically consented by the Body Corporate and the GHMVRA Committee. Applicants to consider possible noise nuisance for neighbours.
Awnings	Fabric	As approved by GHMVRA Committee
Balconies	Concrete: 2 mtr maximum cantilever	As per GHMVRA Standard.
Doors: exterior, entry court side.	Timber	Glass panel or lights desirable. Timber with glass panel, Stained to GHMVRA Standard.
Doors, Garage	Timber or Metal "timber effect"	Stained or painted to GHMVRA Standard
Fencing, private garden, rubbish screens	Stucco, bagged brick (or stained timber for rubbish screens)	As per GHMVRA Standard and Colours.
Gates	Marine conditions compliant.	As per GHMVRA Standard.
Glazing	Clear glass, maximum 10% tint	As per GHMVRA Standard.
Handrails, Railings, Ballustrades etc.	Galvanised steel or aluminium	Painted or powdercoated to marine standards GHMVRA Standard colours.
Joinery	Timber or aluminium	Stained or powdercoated to GHMVRA Standard colours.
Kerbs	Modular precast concrete	As per GHMVRA Standard.
Landscaping	Throughout site	As per GHMVRA Standard.
Lighting (exterior)		As approved by GHMVRA Committee
Mailboxes		As per GHMVRA Standard.
Paving, driveways and entry courts.	As approved by Body Corporate	As per GHMVRA Standard.
Paving, patios and private gardens	Ceramic tiles permitted in line with Body Corporate scheme.	As approved by GHMVRA Committee. Make no alterations without consent. No obstructions to paths or residential fringe
Pergolas, Privacy Screens, Shutters.	Timber or Metal	Stained or painted. Powdercoated metal to marine standards as per GHMVRA Standard colours
Pools: swimming and spa	Restriction on use and location	Not permitted in view of the waterway. Landscaping plan to conceal
Roof	Clay, Monier Terracotta	35 degree pitch. Simple hip, gable or combination of both. Up to 15% of roof exempted. Ridge lines square with walls.
Skylights		Limited to 10% of roof
Spouting /Downpipes	Copper or approved colour plastic on stained timber fascia boards	As per GHMVRA Standard
Walls: Common	Solid concrete filled blocks	High standard of acoustic privacy required.
Walls: Exterior	Stucco, bagged Brick, Timber Weatherboards.	Painted. Maximum unarticulated length 12.5 mtrs Deep reveals required on opening walls.
Walls: Exterior Returns	Stucco, bagged brick,	Returns required for ground floor walls at residential fringe boundary
Walls: Quayside	Timber or Stucco	As per GHMVRA Standard
Walls: Garden and retaining.	Stucco or bagged brick.	As per GHMVRA Standard


GHMVRAI APPROVED COLOUR PALETTE








		
Grand Canyon	Rose Grey 50YR 33/194	Bond Rivergum 91552027
		
New Wheat W'shield Y	Peach Bisque 60YR 48/195	Stromboli 91550267
		
Indian Corn 20YY 65/285	Japonica™ 067-095-041	Wedgewood Powder 91550279
		
Harvest Gold™ Y80-087-073	Trinidad 1066 39/152	Wedgewood™cc 853-043-247
		
Chardonnay™ Y87-090-075	Beryl Green 1066 51/125	Ironsand Matt 9158096M
		
Caramel™ Y90-061-074	Finest Olive LO36	Pinotage
		
Buttermilk™ Y91-055-084	Flax™cc G61-033-104	Ayres Rock
		
Honeymoon 52YY 89/117		Quarry Brick Timbacryl Commercial Wall Dulux mix
		
White Watsonia PW2+D4		RUSTIC OAK
		
		Walnut Brown Watty

GHMVRAI OWNERS' SCHEME BUILDING STANDARDS

For standard colours refer to the Colour Standards document

PHOTO	ITEM	DESCRIPTION
	Awnings	Fabric
	Balconies	Concrete, maximum 2m cantilever
	Balustrades	Painted or powdercoated to Marine Standards Or glass as approved by GHMVRA
	Belvederes	Symmetrical across face
	Birdhouses	Symmetrical across face
	Chimneys	Symmetrical across face
	Conservatories	Attached to dwellings only
	Doors - Waterway front	Timber stained to GMMVRA standard colour.
	Doors - Courtyard entry	Timber stained to GHMVRA standard colour. Lights desirable.

	Doors - Garages	Timber stained to GHMVRA standard colour. Metal, painted with "timber effect".
	Dormers	Symmetrical across face, GHMVRA standard colour.
	Fascias	Timber stained or painted to GHMVRA standard colour.
	Fencing & Gates (road & waterway frontage)	Painted or powdercoated to Marine Standard GHMVRA standard colour.
	Glazing	Multi pane clear glass windows to maximum 10% tint limited to 40% of any façade
	Handrails	Painted or powdercoated to Marine Standard GHMVRA standard colour.
	Joinery, windows and bi-fold doors	Aluminium, Dulux Bond Rivergum 5207 Duralloy or timber painted.
	Lighthouses	GHMVRA Standard.
	Light Structures (waterway frontage)	GHMVRA Standard and colour standard. Must be on at night.
	Mailboxes	GHMVRA Standard.

	Paving, Entry Courts	as approved by Body Corporate.
	Paving - Patios	Ceramic or concrete tiles, in line with Body Corporate Scheme and approved by GHMVRA.
	Pergolas	Timber stained or painted. Metal painted or powdercoated to Marine Standard. GHMVRA standard colour
	Railings	Painted or powdercoated to Marine Standard GHMVRA standard colour.
	Roof	Monier clay tiles Terra Cotta colour or equivalent, 35 degree pitch, simple hip gable or combination of both. Up to 15% of roof exempted. Ridge lines square with building walls
	Screens - Privacy	Timber louvres or trellis stained or painted, or aluminium powder coated to marine standards, standard colour
	Screens - Rubbish	GHMVRA Standard as per photo.
	Shutters	Timber louvres stained or painted, or aluminium powder coated to marine standards, GHMV standard colour
	Skylights	Limited to 10% of roof area

	Spouting / Downpipes	Copper or approved colour plastic on stained timber fascia boards
	Steps	Concrete
	Walls - Common	Solid concrete or concrete filled blockwork, high standard of acoustic privacy required
	Walls - Exterior	Stucco finish, bagged brick, timber weatherboards maximum unarticulated length 12.5m, painted
	Walls – Exterior Openings	Deep reveals as approved
	Walls – Exterior Returns	Ground floor returns required at primary waterway front opening
	Walls - Retaining & Garden	Stucco over concrete or block. GHMVRA standard colour.
	Walls – Quay	GHMVRA Standard as per photo

GHMRVAI BODY CORPORATE MAP



GHMVRAI OWNER'S SCHEME APPLICATION FORM

Please complete this form and follow the process below if you intend to make any changes to the exterior of your property.

APPLICATION PROCESS

Complete this form and submit it, along with any plans and specifications to your Body Corporate Secretary.

Body Corporate Secretary to notify your Committee for their approval.

On approval, the Body Corporate Chairperson to send the completed form to Crockers, allan@crockers.co.nz for GHMVRAI approval

Crockers to notify the Body Corporate Chairperson of their decision.

Note. No work is to be started until final approval is granted.
Non--Compliance is the responsibility of the Body Corporate to resolve.

Members Name

Phone Number

Property Address

Description Of Work

Intended Start Date

Intended Completion Date.

Person or Company Doing the Work

The work complies with all council building codes and Regulations

Body Corporate Chairperson's Name
and Signature of Approval

GHMVRAI Chairpersons
Signature of Approval