



MILLWATER

Parkway Development

CASE STUDY

PROJECT DETAILS

Location

151 Orewa, Auckland

Project Size:

145-190m² two-level homes

Project Type

Medium Density
Terraced Development

Architectural Designer

Bruce Campbell / Tim Devine

Project Manager

Murray Stiven, Operations
Manager, Horncastle
Homes

FEATURED PRODUCTS

- Axon™ Panel
- Stria™ Cladding

The Millwater development is a new suburb forming 20 minutes north of Auckland city between Silverdale and Orewa, and includes a range of low and medium density housing on undulating farmland with views to bush and sea. Comprised of five communities named after the original farms located at the site, the development will house 10,000 residents.

Horncastle Homes recently released 24 units of its medium density terraced housing development on Parkway, Seaview. Designed by Tim Devine these stunning Cape Cod inspired terraced houses enjoy uninterrupted views

overlooking the Millwater mangroves and Orewa river basin.

Using quality, lightweight materials such as Stria Cladding and Axon Panel, Horncastle Homes has achieved a unique boatshed look befitting of the location, while maximising site yield by generating a larger floor area within the homes compared to traditional construction methods, such as brick veneer.

The 145-190m² two-level homes are either three or four bedrooms, with open plan living, two bathrooms, and double garaging.

"In medium density units such as the Terraces, every centimetre counts," says Horncastle Homes Operations Manager, Murray Stiven. "James Hardie fibre cement composite products maximise floor space due to their smaller footprint."

Lightweight, yet robust, the products are resistant to damage from fire, swelling, cracking, and shrinking, providing a low risk, low maintenance solution ideal for medium density applications.

Stiven says the homes are not only designed for efficiency and modern day living, but to be aesthetically pleasing, which is achieved from using quality, versatile materials.

"The James Hardie products provide a complementary cladding system that enabled flexibility with regard to design options and allowed us to achieve an original, high quality finish."

"We spent a lot of time detailing Stria Cladding to achieve the look the



STRIA™ CLADDING

The wider format of Stria Cladding along with the deep grooved lines deliver a look that's distinctive and modern. It can be laid horizontally or vertically, introducing an interesting feature to the walls of any design.

AXON™ PANEL

The vertical lines of Axon Panel complement classic and modern building designs to create stand out facades.

“Delivering quality housing in the Millwater Development with James Hardie products”

product deserves. The wide panel product creates a strong negative detail and gives the homes a solid classic form, while accentuating the height. Meanwhile, the Axon Panels complement Stria Cladding by adding a touch of grace to the homes.”

Another benefit of the fibre cement products are their ease and speed of installation, says Stiven. Also, “unlike brick veneer, Stria Cladding and Axon Panel do not require an extra subtrade and can be installed in poor weather,” he adds.

All 24 units of the terraced homes sold out before completion, highlighting the strong appeal of these high quality homes.