



THE CASE STUDY

PROJECT DETAILS

Location
Ōpōtiki, Bay of Plenty

Project Type
Family home

Designer/Builder
Landmark Homes Whakatane/
Richie Howe Builders

FEATURED PRODUCTS

- Oblique™ Weatherboard
- Hardie™ Groove Lining

This twin pavilion home showcases how thoughtful design and quality cladding deliver both aesthetic appeal and durability in a coastal location.

PROJECT OVERVIEW

One of the best things about building your own home is that you get to design exactly what you want, where you want it. This is how Tony Palmer, a proud Ōpōtiki local, and Diane White ended up living in their contemporary farmhouse-style home by the sea in the Bay of Plenty.

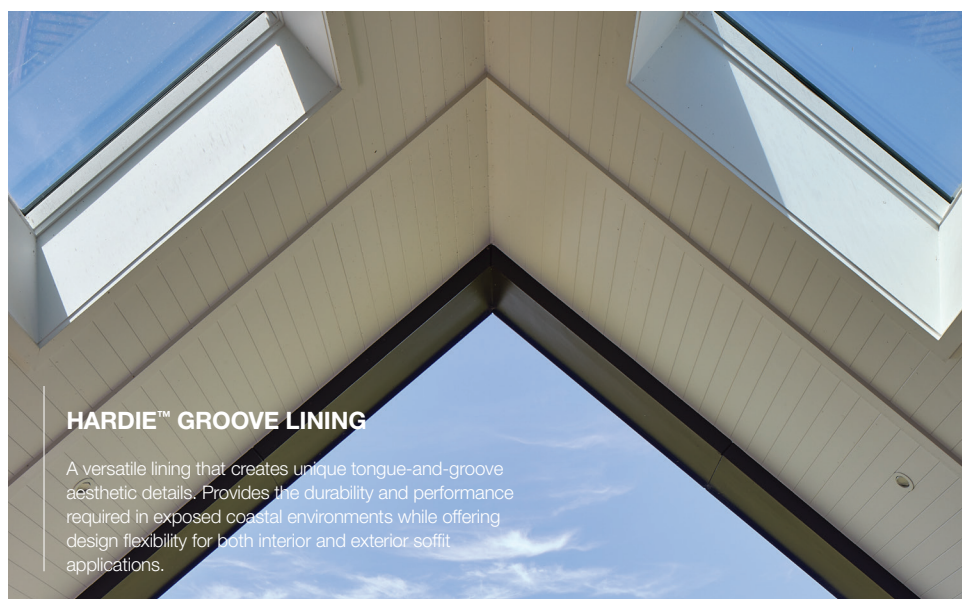
With many of New Zealand's towns and cities located on or near the coast, selecting the right materials for exposed environments is critical to a home's longevity. Tony and Diane chose a design that maximised sea views and mature trees, while ensuring it was built with

materials durable enough to cope with coastal challenges. Cladding specification was particularly important, as it needed to withstand corrosive salt spray, high UV levels and extreme weather – factors that can significantly compromise traditional weatherboards.

The twin pavilion home features three bedrooms, a media room and a large deck positioned to capture the coastal views. Working with Landmark Homes, the couple refined an existing design to suit their specific needs and site characteristics.

"I love how we have been able to create a place and space that works for us and our lifestyle," says Diane. "This is not our first build, but it has been some time between builds. We like building because we can design what suits our needs."

Tony and Diane selected Oblique™ Weatherboard by James Hardie for most of the home's external cladding. Like all Hardie™ fibre cement cladding products, Oblique™ Weatherboard is engineered to stand up to harsh climates, including coastal conditions. They partnered the



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Oblique™ Weatherboard with Hardie™ Groove Lining, which allowed for a unique tongue-and-groove look for the soffits. The home’s exterior is painted in Resene® Element with white soffits, creating a contrast that works well with the modern farmhouse aesthetic the couple were aiming for.

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This capability addresses a perennial challenge for New Zealand’s residential construction sector. While darker cladding tones create striking contemporary aesthetics, they absorb more heat and can cause warping, cupping and accelerated deterioration in traditional weatherboards. Hardie™ fibre cement maintains dimensional stability regardless of colour choice, giving designers creative freedom without compromising performance.

Minimising ongoing maintenance was essential for Tony and Diane, reflecting a broader shift in homeowner priorities. While the couple have retired, life is very busy. Tony is a volunteer firefighter, and Diane helps out at the local op shop and is part of a walking group. Being connected to their local community is very important, and it goes without saying that their home is a welcoming place for everyone in their lives.

For architects and designers working on coastal projects or homes with dark colour palettes, this Ōpōtiki residence demonstrates how strategic material specification delivers both aesthetic impact and long-term durability for New Zealand homeowners.