

INSPIRATION

THE COMMERCIAL DESIGN BOOK



COMMERCIAL DESIGN

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INSPIRATION

THE COMMERCIAL DESIGN BOOK

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COMMUTING WITH STYLE

Newmarket Train Station

Case Study #01

FEATURED PRODUCTS

ExoTec™ Facade Panel
on Top Hat sections

PROJECT DETAILS

LOCATION

Newmarket, Auckland

PROJECT TYPE

Commercial

DESIGNER

Stefan Geelen -
Opus International
Consultants

CONTRACTOR

Hawkins Infrastructure

JAMES HARDIE RECOGNISED INSTALLER

Astor Construction



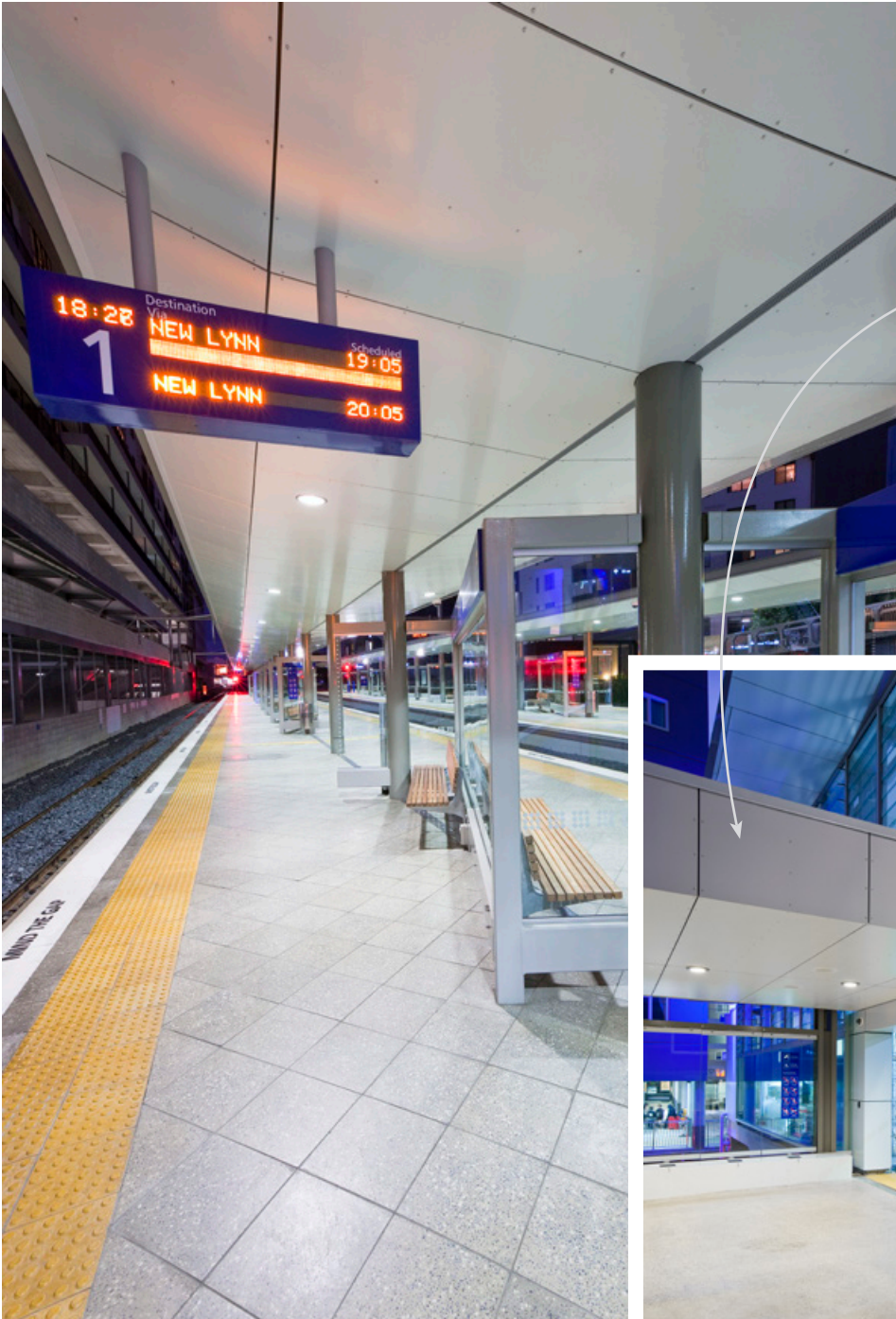
To cope with the massive increase in patronage of Auckland's trains, ARTA and KiwiRail redeveloped Newmarket Station, the city's second busiest rail station. It caters to around 3,500 passengers a day. By 2016, following the completion of electrification, 17,000 passengers are expected to be using Newmarket Station.

Opus International Consultants needed to ensure the station's design worked functionally as well as within the context of the adjacent buildings and the greater Newmarket area. The focal point of the station is the Concourse, an open, airy space that addresses Station Square and houses the ticket office and toilets. Escalators, stairs and lifts link to the platforms below. A 'floating roof canopy' with a central skylight encloses the Concourse and parts of the platform level with high louvres, glazed walls and skylights providing protection from the elements.

“We chose to highlight rather than hide the exposed [Top Hat] fixings used with the ExoTec Facade Panels.”

MATERIAL SELECTION

In addition to extensive glazing, ExoTec Facade Panel was used both internally and externally on the soffits, facade and walls of the Concourse.



EXOTEC™ FACADE PANEL

ExoTec Facade Panels provide an expressed joint panel appearance for building facades and fascias, providing an ultra-modern look to the final design.



Bright-blue angled ExoTec Facade Panel at the front entrance around the link bridge contrasts with the more subdued warm grey palette.

“We chose to highlight rather than hide the exposed [Top Hat] fixings used with the ExoTec Facade Panels,” says designer Stefan Geelen. “This look goes with the station’s design ethos and complements the exposed structure.”

Originally another prefinished imported fibre cement product was specified for the project, but Hawkins suggested the use of ExoTec Facade Panel as a locally manufactured alternative to meet the client specifications and Hawkins' programme. The designers agreed.

“We needed a very durable, long-lasting product,” explains Geelen.

“What's more, there was less lead time with a locally produced product so it took the pressure off the programme. Another benefit of using a James Hardie product was quality control and uniformity of the finish, with the edges perfectly sealed and protected before arriving on site.”

Noraldin Ibrahim, Project Manager for Hawkins Infrastructure, says installation of the ExoTec Facade Panel went smoothly and was carried out by subcontractor Astor Construction, which received product and installation training from James Hardie's technical staff.

“A benefit of using James Hardie products was the quality control and uniformity of the finish, with the edges perfectly sealed and protected before arriving on site.”





Newmarket Train Station is the city's second busiest rail station in New Zealand, and caters to around 3,500 passengers a day.



SOUND PERFORMER

NZME Media Centre

Case Study #02

FEATURED PRODUCTS

HardiePanel™
Compressed Sheet

PROJECT DETAILS

LOCATION
151 Victoria Street
West, Auckland

PROJECT TYPE
Commercial

BUILDER
Alaska Interior

SPECIFIER
Telco NZ

ACOUSTIC ENGINEERS
Marshall Day Acoustics

DEVELOPER
Manson TCL

New Zealand Media and Entertainment (NZME), is the anchor tenant in a media centre in central Auckland. The company occupies 8,300m² across three floors, and has integrated all its operations into one area, including the NZ Herald and The Radio Network.

THE CHALLENGE

For media studios, a very low background noise is desirable. If studios share a common floor slab with other activities then sound transmitted via the floor slab can be problematic. Potential sources of noise are footfall, sound from nearby offices, equipment noise, and sound from other studios.

THE JAMES HARDIE SOLUTION


Architectural designer Telco NZ and acoustic consultants Marshall Day specified an acoustic structural flooring solution by James Hardie to optimise acoustic performance and enable its radio, publishing, and digital operations to operate side-by-side in this state-of-the-art media centre.

HardiePanel Compressed Sheet was installed on timber battens and a rubber cradle to minimise noise transference.

Technical Support Manager, Singh Kamboj, at James Hardie explains how the system works; “impact noise is absorbed into the rubber cradles, which means no echo or squeaks for optimum acoustic performance - critical to this studio setting.”

Nick Brkan, Alaska Interiors Project Manager, says it was his first time using this system for this type of application. “The flooring system was installed in four studios downstairs and one room upstairs. The installation was a simple process, despite the fact that no rooms were square.”

While the HardiePanel Compressed Sheet flooring system provides the necessary acoustic performance required of a commercial building of this nature, it exceeds the minimum Impact Insulation Class (IIC) of 55 for floors as specified in Clause G6 of the New Zealand Building Code and Sound Transmission Class (STC) when used on almost all available structural floor systems. The use of the HardiePanel Compressed Sheet



The flooring system was installed in four studios downstairs and one room upstairs. The installation was a simple process, despite the fact that no rooms were square.”



The latest fire and acoustic flooring system by James Hardie now features steel battens.



flooring system reduces the need for impact underlays and high performance ceiling systems.

James Hardie fibre cement products are also manufactured using low-toxicity raw materials. The new media centre has been designed to a 5-Green star rating and the specification of this James Hardie floor system will help achieve a sustainable, healthy, and high-quality environment for NZME.

HARDIEPANEL™ COMPRESSED SHEET

Designed to be used as structural flooring for use under tiles, marble, slate or granite in wet and semi-wet areas, indoors and out. Ideal substrate for floors on ground floors and second storey buildings. Outstanding performance under tiles.



The Good Home

Case Study #03

FEATURED PRODUCTS

HardieGroove™ Lining

HardiePanel™
Compressed Sheet

PROJECT DETAILS

LOCATION
55 Princes St,
Onehunga, Auckland

PROJECT TYPE
Commercial

ARCHITECTURAL DESIGNER
Burning Red Design

Hard-wearing and versatile James Hardie building products evoke the feeling of home in gastro pubs throughout the country.

PROJECT OVERVIEW

What makes a place a home? The team from Burning Red Design say it is about creating spaces that are welcoming and make you feel as if you can be yourself. This concept of “a home away from home” underpins the look and feel of The Good Home chain of gastro pubs popping up in neighbourhoods across the country.



**HARDIEGROOVE™
LINING**



“

In restaurant design, the meal is just part of the experience. It's also about building brand affinity for the restaurant by using materials creatively and cohesively to execute the brand design.

At The Good Home in Onehunga, the Burning Red Design team has transformed the category-one heritage listed Carnegie Free Library building into a stylish gastro pub. Taking an inside-out approach, they have created a space that's not just stunning, but apt, combining old and modern materials that look good and work hard in this high impact environment.

HardieGroove™ Lining is used throughout the pub on the walls, doors, ceilings, and soffits, providing a charming design feature with its tongue and groove look, as well as superior durability. Made of tough James Hardie fibre cement, it is resistant to damage from moisture, rot, and fire, and will retain its good looks for years to come.

HardiePanel™ Compressed Sheets were also specified as structural flooring in wet and dry areas throughout, resulting in a very dense sheet that provides a very tough surface.

HardieGroove™ Lining is traditionally used in residential homes and applied in this context, it achieves a familiar comfort that makes customers want to come in, put their feet up, and stay awhile. It also provides a perfect

HARDIEGROOVE™ LINING

An authentic tongue and groove lining that looks fabulous in contemporary or traditional designs. It can be used as an internal wall lining, ceiling lining or externally on soffits and verandah ceilings.



backdrop for the props and furniture used in the pub - more commonly seen in a home than in a pub or restaurant.

Burning Red Design has specified HardieGroove™ Lining in several of the chain's other pubs. "It suits traditional and contemporary designs, which aligns with The Good Home design concept, and can be used in a range of settings both internally and externally, so provides the design versatility we need," she says.

The Good Home Onehunga owner, Tony Woodcock, says feedback has been positive, with customers having a particularly affinity for the bathroom. "It's been a labour of love, with the whole process taking about 18 months, so we are pleased the locals approve." Woodcock was also very happy with the James Hardie service, saying it was a seamless process and the products were very easy to install.

HardieGroove™ Lining comes with a half-groove lengthways along the edge of the sheet to provide concealed joints, providing an additional design benefit. There is no need for butt joints when covering large areas up to 3m such as ceilings, soffits, and walls so it provides seamless and clean vertical lines. HardieGroove™ is now available in 3000 x 1200mm sheets, making it even easier to install.

HARDIEPANEL™ COMPRESSED SHEET

Designed to be used as structural flooring for use under tiles, marble, slate or granite in wet and semi-wet areas, indoors and out. Ideal substrate for floors on ground floors and second storey buildings. Outstanding performance under tiles.



THE BOATSHED WAIHEKE

FEATURED PRODUCTS

Linea™ Weatherboard

HardieGroove™ Lining

Villaboard™ Lining

PROJECT DETAILS

LOCATION

Waiheke Island

PROJECT TYPE

Commercial

ARCHITECT

David Scott



The Boatshed Waiheke

Case Study #06

Standing the test of time – Linea Weatherboard by James Hardie.

PROJECT OVERVIEW

Built in 2001, the Boatshed is special for several reasons - it was the first project to be clad in Linea Weatherboard and regularly makes the world's top ten maritime places to stay. Over the past 20 years, the luxury hotel has developed a reputation as the perfect 'sand between your toes' retreat. It has also retained its good looks, despite being exposed to the harsh coastal climate on Waiheke Island.

HARDIEGROOVE™ LINING

A tongue and groove lining that looks fabulous in contemporary or traditional designs. It can be used as an internal wall lining, ceiling lining or externally on soffits and verandah ceilings.



LINEA™ WEATHERBOARD



Sitting above Little Oneroa beach, the north-facing hotel is exposed to the elements, yet it has been largely unaffected by its environment. Proprietor, Jonathan Scott says, "Linea Weatherboard was chosen for both its durability and visual appeal - it allowed us to achieve a traditional weatherboard look without the ongoing maintenance and concern."

Made to withstand our harsh and unpredictable climate, the superior durability, low maintenance, and design flexibility of Linea Weatherboard sets it apart from its traditional alternatives. It is resistant to cracking and warping, meaning very little maintenance is required.

Scott vouches for its 'hardiness'. "With minimal maintenance, we haven't had to touch the exterior in 16 years and excluding the timber trims, we are only just looking at doing some repainting now". Even in the damper areas and parts of the building that get very little sun, he says the cladding does not harbour any mould and with seasonal washdowns, has held up well.

Inspired by the early 1900 boat sheds that scatter the country's shores, Linea Weatherboard was also used extensively on internal walls to help

“The Boatshed was the first project to be clad in Linea Weatherboard 20 years ago and has retained its good looks, despite being exposed to the harsh coastal climate on Waiheke Island.



communicate the “grown over time” part of the design brief, as though buildings have been added to overtime, rather than being built all at once. Further, its application on the outside wall of bathrooms nods to an earlier time when bathrooms were outside.

The central pavilion is also clad in Linea Weatherboard offering a 'home away from home' feel and familiar space for guests to meet, as well as providing high impact resistance from luggage in high traffic areas.

Other hard-wearing James Hardie products have been used throughout the Boatshed, including smooth Villaboard Lining sheets fixed to interior walls. These sheets are covered with glass-fibre fabric and painted to create the woven fabric appearance of canvas. HardieGroove Lining gives ceilings and dado-height wall panels the appearance of tongue and groove panelling, as well as a high level of durability. Specially-cut fibre cement battens were also used to create the strong vertical lines of the central lighthouse structure.

The fibre cement sheets have created acoustically

separated walls to meet the very rigid guidelines set for reduced noise transmission throughout the buildings. In some places, these dual frame separating walls also gave the necessary fire rated boundary walls.

Linea Weatherboard was launched in 2001 as a premium alternative to the 7.5mm thick James Hardie Weatherboards. Linea Weatherboard is a 16mm thick bevel-back weatherboard with tongue and groove edges at the ends for jointing. It comes in three different widths - 135, 150 and 180mm.

Whether you're creating a traditional finish for a brand new beachside home, or adding charm to your street facade, Linea Weatherboard is an easy, durable way to get that weatherboard look. It's the perfect solution for renovating old weatherboard homes, keeping the flavour of the original building with all the benefits of a modern finish.

Colourful feature walls, cladding for additions and renovations, Linea Weatherboard can work just as well with a modern design or a classically styled home. Talk to us about your next project or visit our website for more inspiration.

The Waikato Community Hospice

Case Study #05

FEATURED PRODUCTS

Linea™ Weatherboard

Titan™ Facade Panel

PROJECT DETAILS

LOCATION

Hillcrest, Hamilton

PROJECT TYPE

Commercial

ARCHITECT

Martin Swann -
Chibnall Swann Team
Architecture

CONTRACTOR

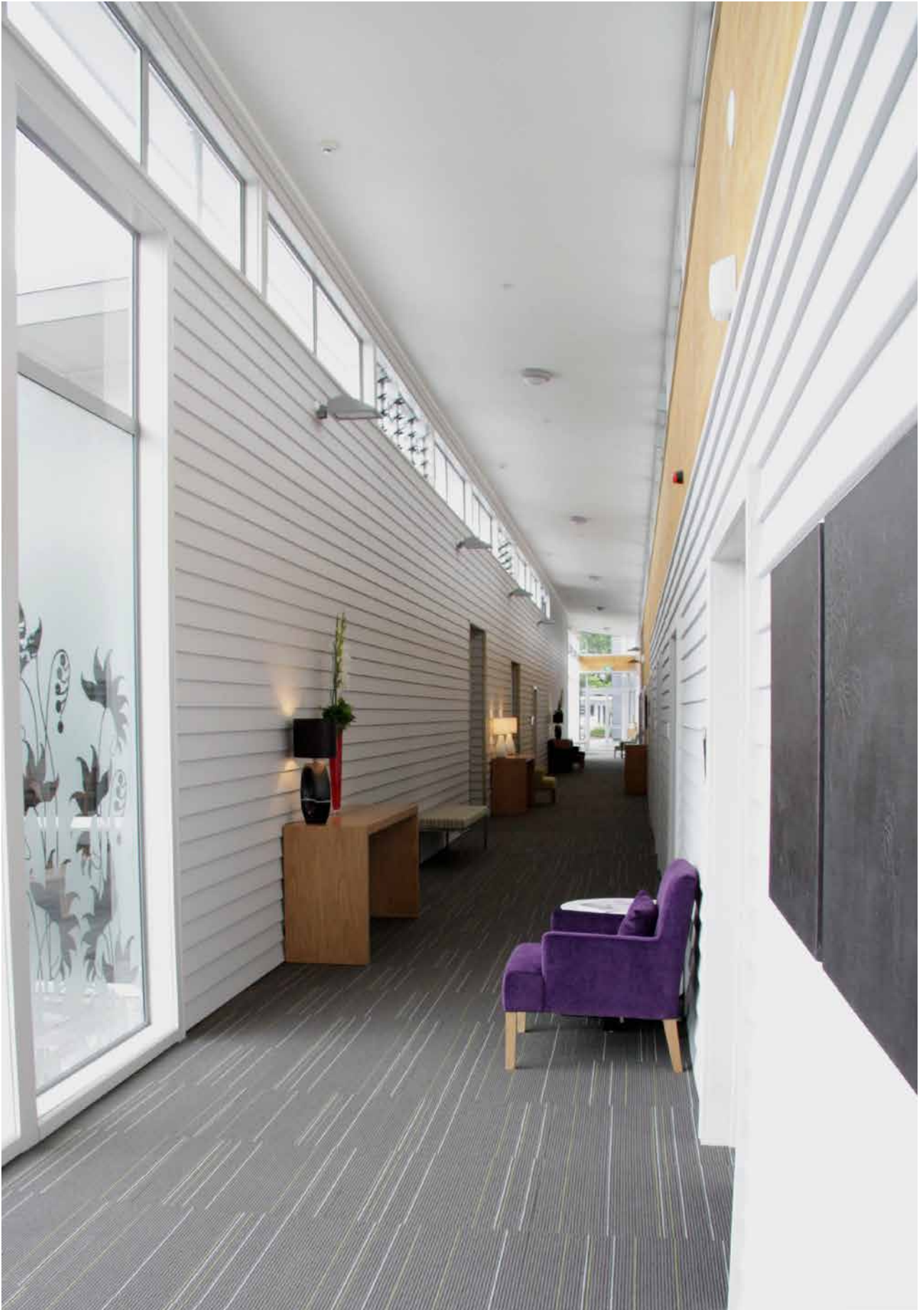
Mike Livingstone -
Livingstone Building
Company

For more than 28 years Hospice Waikato has offered comfort, care and dignity to those in the end stages of their illness. But increasing patient numbers meant a new centre was needed to meet the community's future palliative care needs.

In 2007, a major refurbishment began of three 1970s' buildings located on the hospice's new site in Hillcrest. The buildings were extended and upgraded, inside and out, with 80 different subcontracting firms donating their time and skills to the project. The new hospice was officially opened in March 2010 and includes an admin building with conference and training rooms; Rainbow Place, the children's care facility; and the in-patient respite care centre.

MATERIAL SELECTION

A combination of Linea Weatherboard and Titan Facade Panel were chosen as a visually appealing, durable and low maintenance cladding solution, says Mike Livingstone from Livingstone Building Company, which donated project management services to the rebuild.





TITAN™ FACADE PANEL

Is an exterior cladding system with a modern, contemporary geometric, expressed-joint finish. Titan Facade Panel offers a bold industrial look where the modern panelised look is desired.

Martin Swann, formerly of Chibnall Swann Team Architecture, says that in addition to their longevity, Linea Weatherboard and Titan Facade Panel helped create the desired design aesthetic of a commercial/ residential feel. "The three buildings have different functions, and while we wanted them to have their own independence and style, they needed to tie in visually," he says.

The Linea Weatherboard is painted Resene Fuscous Grey, and offset by elements of Titan Facade Panel painted in a contrasting random checker pattern of Resene Hawaiian Tan and Resene Desperado. These bold red-orange tones give the Facade a vibrant lift. Pale Slate is used on the Linea Weatherboard on the Rainbow Place to differentiate it slightly from the other buildings.



“Linea Weatherboard looks great. We’re absolutely thrilled with the new buildings.”

“The administration block has a distinctive commercial look, but each block is linked by the material selection, the architecture and the colours,” says Martin Swann. “We’ve used James Hardie products on a variety of projects before, so we’re very familiar with Linea Weatherboard and Titan Facade Panel – they provide good options in terms of the architectural forms.”

Linea Weatherboard was also used internally on one of the long hallways. In addition to providing a relaxed feel, it has a practical benefit, giving patients something to hold onto as they make their way down the hall.

Waikato Hospice CEO, Elizabeth Bang, says everyone is delighted with the transformation.

“The Linea Weatherboard looks great. We’re absolutely thrilled with the new buildings and the public are very impressed,” she says. “People can’t believe that these are the same buildings – they look brand new, and the main comment we get is that it doesn’t look institutionalised at all, which is exactly what we wanted to hear.”

LINEA™ WEATHERBOARD

The clean horizontal lines of Linea Weatherboard work beautifully with the expansive surfaces and spaces of contemporary architecture or provide you with the traditional deep shadow lines of classically styled designs..



The Wairoa Educational Building

Case Study #06

FEATURED PRODUCTS

Stria™ Cladding

PROJECT DETAILS

LOCATION

Wairoa, East Coast

SIZE

5,584m²

PROJECT TYPE

Educational Buildings

ARCHITECTURAL DESIGNER

RTA Studio (Richard Naish, Ben Dallimore, Moshin Mussa, and Tim Sargisson)

CONTRACTOR

Stead Construction

Te Kura Kaupapa Māori Ō Ngati Kahungunu Ō Te Wairoa (kura) is a Māori-language immersion school located in the remote township of Wairoa on the east coast of the North Island.



OVERVIEW

The kura provides a learning environment that reflects Māori cultural values and aims to revitalise Māori language, knowledge, and culture.

In line with the philosophy and practice of the kura, the existing 1960s school buildings on the site have been replaced with a fresh new centre of modern learning that looks to the future, while maintaining strong links with the past.

The new kura reflects Wairoa's unique culture, history, and landscape through a design that inspires learning and promotes the fulfilment of potential in Wairoa's rangatahi (younger generation / youth), and the use of new building materials and technologies.

THE CHALLENGE

The key challenges were finding building materials that ticked all the boxes, in terms of durability, buildability and aesthetics. The project required a building that the children and staff enjoyed spending time in, and that was also built to last.

THE JAMES HARDIE SOLUTION

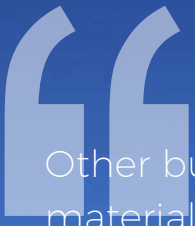
The exterior is clad with Stria Cladding, a 14mm thick fibre cement panel fixed vertically, which achieves the modern look envisioned by architects, RTA Studio, and the durability required by the Ministry of Education's building standards.



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.





Other building materials were considered but Stria Cladding provided the most cost effective, practical solution.



RTA Studio considered other building materials, but Stria Cladding provided the most cost-effective, practical solution. Durability, buildability, and aesthetics were key drivers to selection.

The wide panel format enabled building efficiencies through fast coverage of the wall, and provided a durable solution down to slab level, in line with the Ministry's standards. Manufactured from fibre cement composite, the panels are lightweight and easy to handle, as well as delivering heavy-duty performance in terms of durability.

Another advantage of using Stria Cladding was the ability to paint the panels any colour.

The vertically installed panels are painted in purple, which is the school colour. Green and orange are also used to reference the forest and sunrise, which are significant to the local community. Māori respected the ancient forest for shelter, food and building materials, and the use of timber fins in the overhangs of the building, which provide shaded outdoor teaching spaces, reflect this tradition.

In terms of buildability, Stria Cladding is simple and fast to install with its wide panel format and lightweight fibre cement composite which makes it easy to handle. The fibre cement technology also allows it to deliver heavy-duty performance in terms of its durability.



The Mega-mall Newmarket

Case Study #07

James Hardie products feature strongly in the new mega-mall in Newmarket.

OVERVIEW

Located in one of Auckland's leading retail districts, the new \$790M Westfield redevelopment in Newmarket is a world-class retail and lifestyle destination. Stage one of the complex is complete with 40 stores now open to the public. The project is the largest undertaken by Scentre Group in Australasia, which operates under the Westfield brand in New Zealand and Australia. It incorporates multiple sites over 4.5 hectares and will be home to more than 230 new specialty stores and a rooftop lifestyle, dining, and entertainment precinct, with a gross lettable area of 88,150m².

The buildings include a concrete floor area of 186,766m², which is about 13 times the area of Eden Park. To construct the buildings, the equivalent of 33 Olympic sized swimming pools of soil was moved. The existing structure at 277

FEATURED PRODUCTS

RAB™ Board 9mm

Titan™ Facade Panel

Villaboard™ Lining

HardiePanel™
Compressed Sheet

CLD™ Structural Cavity
Battens

PROJECT DETAILS

LOCATION
Newmarket, Auckland

PROJECT TYPE
Commercial

DEVELOPER
Scentre Group

**ARCHITECTURAL DESIGN
MANAGER**
Armando Salinas

Broadway was mostly retained and is linked to the neighbouring 309 Broadway site via an air-bridge over Mortimer Pass. A selection of James Hardie products were specified by architect, Armando Salinas, and Scentre Group's creative team for their density, durability, and non-combustibility. The products provide excellent acoustic performance, impact resistance, and fire performance for these "living centres", which this team envisions will become extensions of people's homes. James Hardie claddings were also selected for their design flexibility.

The building design is sympathetic of its prominent location within the broader Newmarket context, located right next to the motorway. To provide interest and break up the façade, the design team employed different materials such as James Hardie fibre cement, glass, precast, perforated metal, and a 'green wall'. Titan Facade Panel is a strong architectural feature in the building façade and is a cladding system with a contemporary geometric, expressed-joint industrial look. The big, bold, geometric panels have been painted in charcoal grey. The panels provide a smooth surface that gives a continuous uniform finish providing a fashionable look, perfect in trendy Newmarket. In addition, Villaboard Lining was applied to entry soffits of the centre, which are designed to be far more open than the now-demolished hub. This cladding combines with a green wall façade of 2,700m² or just over the size of five America's Cup yacht sails.

Constructing in the busy retail centre of Newmarket created numerous challenges for construction, with 7,100 tonnes of structural steel used in the buildings - about 12 times the amount used in the Sky Tower. Thanks to the advanced fibre cement composite structure of James Hardie products, they are lightweight and easy to install in constrained sites like Newmarket. The products were erected using a boom lift and fixed to CLD Structural Cavity Battens and RAB Board as a fire rated wall and structural steel components. This solution enabled compliance with stringent Council requirements relating to fire performance. Where the structural design required

stronger, stiffer shear walls, RAB Board 9mm was specified as a rigid air barrier over the 6mm fibre cement sheets, due to its density. RAB Board also allows early close-in which enabled the cladding work to start, meeting the stringent timelines for the project.

The 9mm sheets also provide excellent acoustic performance to combat external noise from the busy local roads and nearby motorway. RAB Board is suitable to withstand high wind pressures and creates a wind barrier which equalises pressure within the cavity to external pressures. Compared to flexible underlays, which can deteriorate from positive/negative pumping actions created by gusting winds within the cavity and on building façade, RAB Board provides greater long-term durability. Also ideal in this heavy commercial space is HardiePanel Compressed Sheet, which has been used as a structural floor. It's a durable, moisture resistant alternative to particleboard, engineered timber, and plywood substrates, and a lightweight alternative to concrete.

With sustainability as a core value for both James Hardie and Scentre Group, James Hardie's fibre cement products were a great fit for the build. The products are comprised of sustainable, low toxicity, locally sourced products with minimal volatile organic compounds (VOCs), creating a healthier environment for these beautiful living centres that are "designed for life".



The products provide excellent acoustic performance, impact resistance, and fire performance for these "living centres", which this team envisions will become extensions of people's homes.

The Sargeson

Case Study #08



FEATURED PRODUCTS

RAB™ Board
6 & 9 mm

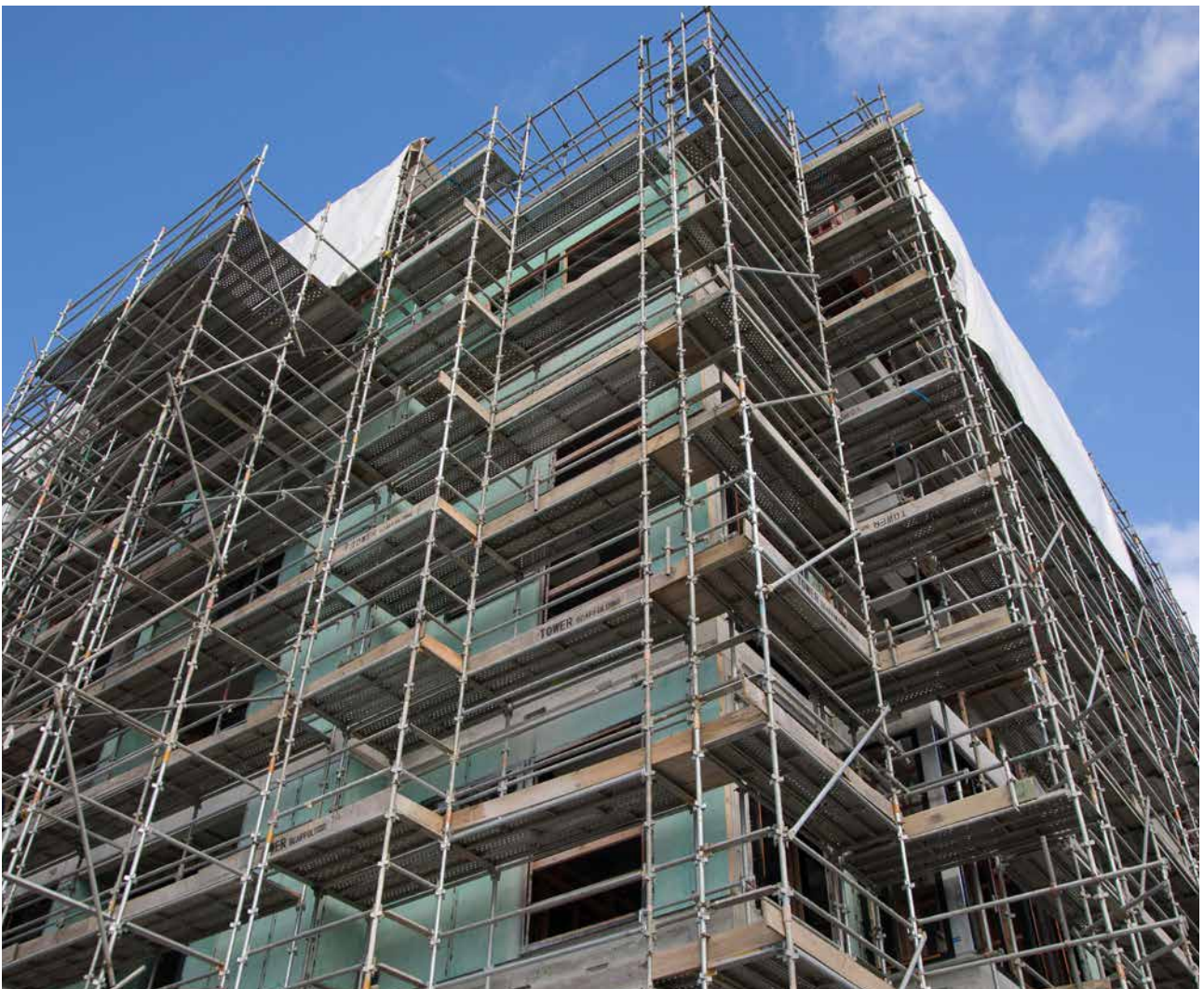
PROJECT DETAILS

LOCATION
33a Anzac Street,
Takapuna

PROJECT TYPE
Commercial

ARCHITECTURAL DESIGNER
Walker Architects

PROJECT BUILDER
Marc Forrester,
CMP Construction Ltd





Comprising 92 apartments in two six-level towers, the Sargeson Apartments are located within the picturesque Auburn Reserve on the North Shore of Auckland.

Named after Takapuna's most famous resident, Frank Sargeson, a founder of modern New Zealand literature, the apartment is inspired by both culture and location. Dark volcanic colours found throughout Takapuna were inspirations for the exterior materials, including zinc steel cladding, white stone, and timber.

The exterior cladding is fixed to RAB™ Board by James Hardie, a pre-cladding product manufactured from solid fibre cement. Project Manager, Marc Forrester of CMP Construction, says the pre-sealed sheets were quick and easy to install. They are simply scored, snapped, and nailed into place.

They are also dimensionally stable and weather resistant, allowing the site to be closed in faster and enabling more flexibility in managing the build. It will not warp or shrink when exposed to the weather and can be left exposed for up to 180 days after fixing.

RAB™ Board now comes in two thicknesses; 6 and 9mm. Due to its added density, the 9mm RAB Board is suitable for use as a rigid air barrier in buildings where external noise needs to be reduced and was used in the Sargeson on the street-facing wall. The rest of the walls use RAB 6mm.

In addition to its superior acoustics benefits, RAB™ Board provides impact resistance and fire performance and meets the requirements of E2/AS1 and Specific Engineered Design in residential or commercial projects. It also creates a drainage plane and enhances the weather tightness performance of cladding and building facades, which helps new builds like the Sargeson Apartments to stand the test of time – a bit like Frank Sargeson's novels.



Catering to the needs of ANZ

Case Study #09

FEATURED PRODUCTS

HardieGlaze™ Lining

PROJECT DETAILS

LOCATION
ANZ Centre

PROJECT TYPE
Commercial

Commercial kitchens need wall and ceiling surfaces that can be easily cleaned, time and time again, without degrading. Material choice can also boost light levels, so that workers can see what they're doing. What's more, wall linings can become a whiteboard for notes!

Kitchen design for commercial situations has to address functionality and hygiene first. But there's also a requirement to achieve an aesthetic standard that makes kitchen workers proud of their space. For all these needs, the choice of lining material for walls and ceilings has a major impact.

MATERIAL SELECTION

For the commercial kitchens at the ANZ Centre in Christchurch, ANZ Catering Head Chef Clint Davies wanted the perfect mix of practicality and no-nonsense design.

“For us, it all comes back to things that are easily cleaned. Food bounces off walls, so it’s not just the bench spaces that need to be hygienic in a commercial kitchen. And in busy commercial kitchens like those we have at ANZ, you can spend a vast amount of time cleaning, when really you want to spend most of your time focused on set up and the food offering.”

Clint oversees up to seven chefs. He also has to plan and manage the menus and kitchen operation across all three commercial kitchens in the ANZ Centre space. He’s very pleased with the cleanability of the ceiling and wall lining choice, HardieGlaze™ Lining. Clint also says it helps with lighting the work areas.

“The kitchens were built about a year ago. The HardieGlaze™ Lining stays clean well and the reflective white colour has added more light. Obviously it’s crucial to be able to see well in a kitchen environment. As a chef, I have found tiles in a kitchen space to be a waste of time. There is too much grout, which leads to extra cleaning time.”



Ana Barragan, National Account Manager for ANZ’s catering company Collective Hospitality, notes that the HardieGlaze™ Lining comes with another, rather unexpected, benefit.

“Believe it or not, I’ve seen a multitude of chefs using it as a whiteboard! It’s easy to clean afterwards too, which makes it multifunctional. We use it for orders and prep lists, delivery info, you name it. We can have multiple deliveries in a day, so it is really handy surface to write on. You just spray it down afterwards.”

ANZ’s kitchens cater for as many as 25 events every week, from working lunches and morning tea scones to cocktail parties and executive fine dining dinners. With HardieGlaze™ lining on the job, work spaces scrub up easily and provide chefs with a handy blank canvas for notes during the day.



HardieGlaze™ Lining

An idea choice for hospitals, restaurants, research facilities and other hard-working areas where hygiene is critical. Easy to clean, impervious to moisture and doesn’t support mould growth.



MegaTower in Merivale uses James Hardie products to create a high performing, award winning building in Christchurch.

PROJECT OVERVIEW

Designed by Thom Craig Architecture and built by Bushnell Builders, this NZIA regional award-winning mini “MegaTower” in Merivale is a mixed use office space that has become an iconic building in this well-known part of Christchurch. Located right next to Merivale Shopping Centre, just off Papanui Rd, the three-storey commercial building is located on a tiny 27m² site.

The building efficiently maximises the site and provides 62m² of space spread over the three storeys and mezzanine floor with a small bathroom and kitchen facilities. This type of mixed use facility is key to bringing people back into the city following the earthquakes, adding life to the area.

The Merivale Tower

Case Study #10

FEATURED PRODUCTS

Secura™ Interior Flooring

ExoTec™ Facade Panel

RAB™ Board

PROJECT DETAILS

LOCATION

133 Office Rd,
Christchurch

SIZE

27m² site

PROJECT TYPE

Commercial

PROJECT MANAGER

Brad Austin, Bushnell Builders

ARCHITECTURAL DESIGNER

Thom Craig, Thom Craig Architecture

THE CHALLENGE

The site constraints and requirement to achieve compliance with the New Zealand Building Code (NZBC) noise clause and fire rating for this typology, required a flexible, robust engineering solution that also took into consideration the history and future use of the site.

THE SOLUTION

ExoTec Facade Panels have been cut into various shapes to provide an edgy, sleek façade and deliver major street appeal. Architect Thom Craig’s vision was to use innovative ideas and materials to create a strong street presence. “It’s only 5m x 5m - incredibly tight - and we wanted to maximise the site as a mixed-use development. It has a small footprint, but at four storeys it has some height and presence on

street. The façade cranks back and forth, to maximise the small footprint.”

The inspiration for Merivale MegaTower was rooted in considerations for environmental and social sustainability. Craig explains, “I’m interested in planning for a tight footprint, having previously worked in affordable housing in South Africa. Contemporary Japanese architecture is also another inspiration - it always fascinated me that you can use a small footprint without crowding.”

Craig continues, “The challenge was to plan and deliver a very workable and flexible typology on such a small footprint. There is also the engineering response in a three storey building with the history of earthquakes, taking into account wind-loading also.”

In a build like this, the quality of materials and their ease of use was paramount. In addition to ExoTec Facade Panels, RAB Board, and Secura Interior Flooring were specified in the build. The products work together to solve multiple problems, including meeting stringent fire and acoustic performance requirements for medium to high rise construction.

Used together, RAB Board and ExoTec Facade Panel are suitable to achieve up to 60 minutes fire resistance rating. Similarly, Secura Interior Flooring provides up to 60 minutes fire resistance rating and acoustic performance to comply with NZBC.

The products also provided buildability benefits. The steel structure was craned onto site with RAB Board being used as a rigid air barrier, the ExoTec Facade Panels were then fixed to steel top hat sections.

Designed to manage external moisture and to equalise wind pressure inside the wall cavity, RAB Board is proven for its performance in high wind pressures. The cement composite products are lightweight, so were easy to handle during installation.

Brad Austin, Project Manager from Bushnell Builders, says in this typology the products not only provide building efficiencies, but heavy-duty performance. “The ExoTec Top Hat cavity system is really sturdy. It’s also a great system to install. You just drill a few holes and screw in place.” Austin

continues, “RAB Board is also a great material to work with, it made the framing rigid and created a weathertight building, which enabled us to start work on the interior, including the flooring” states Austin.

Secura Interior Flooring has been used in both wet and dry areas on every floor. This robust structural floor gives a squeak-free, solid feel under carpet, and can be tiled directly without the need for underlay - as per the bathroom in this build. Resistant to moisture damage and rot it is ideal for a hard-wearing commercial environment, such as this. Secura Interior Flooring can be gun nailed for fast installation, offering similar buildability benefits to other James Hardie fibre cement products.

Austin and Craig worked together to optimise Craig’s plans for construction with support from James Hardie’s technical team. Craig states, “We have a strong working relationship with James Hardie. We see them regularly, especially on R&D stuff, when we’re looking for a certain material or aesthetic and there’s a James Hardie product that will do the job for us. They have a good system of getting out on-site to help with technical support and follow-up.”



EXOTEC™ FACADE PANELS

ExoTec Facade Panels provide an expressed joint panel appearance for building façades and fascias, providing an ultra-modern look to the final design.



Silverdale Primary School

Case Study #11

FEATURED PRODUCTS

Titan™ Facade Panel

Villaboard™ Lining

PROJECT DETAILS

LOCATION

Silverdale,
Whangaparaoa
Peninsula

PROJECT TYPE

Commercial

ARCHITECT

Adams De La Mare

CONTRACTOR

Robert Cunningham
Construction



James Hardie's Installation
Manager provided technical
support and guidance."

Having moved out of its rundown circa- 1940s pre-fab building in an industrial part of town, Silverdale School's new premises is a \$9m state of the art facility with an infrastructure to service more than 600 students. The spacious two-storey classroom block has 10 classrooms for the 260 existing students and further space to accommodate new pupils as the roll increases. Adjacent is a library and IT centre, a school hall and gymnasium and an admin block with a staffroom and offices.

MATERIAL SELECTION

The front and rear facades of the main classroom complex are clad in Titan Facade Panel, with negative detail Villaboard Lining on the eaves. Architect Carmel Coombe chose Titan Facade Panel for both aesthetic and practical reasons.

“It gives a nice contrast to the other building elements and provides a strong, durable cladding material that will stand up to the day-to-day wear and tear of kids racing around and playing,” she says. “Using Titan Facade Panel meant that architecturally we were able to control the finish and the aesthetic. We could paint it fresh, bright primary colours that the kids can identify with, and we also made use of the exposed negative detailing.”



TITAN™ FACADE PANEL

Is an exterior cladding system with a modern, contemporary geometric, expressed-joint finish. Titan Facade Panel offers a bold industrial look where the modern panelised look is desired.

INSTALLATION

Cladding installer Maddren Construction are very familiar with putting up Titan Facade Panel so it all went up quickly and easily. Graham Chote, construction manager for Arrow International, who project managed the construction for the Ministry of Education, says the overall result is impressive. “It doesn’t look like a traditional school building, and everyone’s really pleased with the design.” He believes that the choice of Titan Facade Panel was a good one, visually, in practical terms, and also for ease of installation. ‘James Hardie’s Installer Development Manager provided technical support and guidance. It was really good service and backup. Having someone was there to assist us all the way gave us great peace of mind.’

VILLABOARD™ LINING

With seamless stopped joints and negative details, Villaboard Lining brings a smooth plastered look to your design.





Pegasus Medical Centre

Case Study #12

FEATURED PRODUCTS

Invibe™ Panel

PROJECT DETAILS

LOCATION

Pegasus Town

PROJECT TYPE

Commercial

PROJECT MANAGER

Aaron Orchard,
DNA Group

Invibe Panel by James Hardie has been used on the internal walls of this new general practice medical centre in Pegasus to provide a high-impact resistant, durable surface in treatment and surgery rooms.

When it came to selecting building materials for the new medical centre hygiene was key. The products needed to be low maintenance and easy to clean to maintain a high standard of hygiene. The previous centre had painted walls which were hard to keep clean.

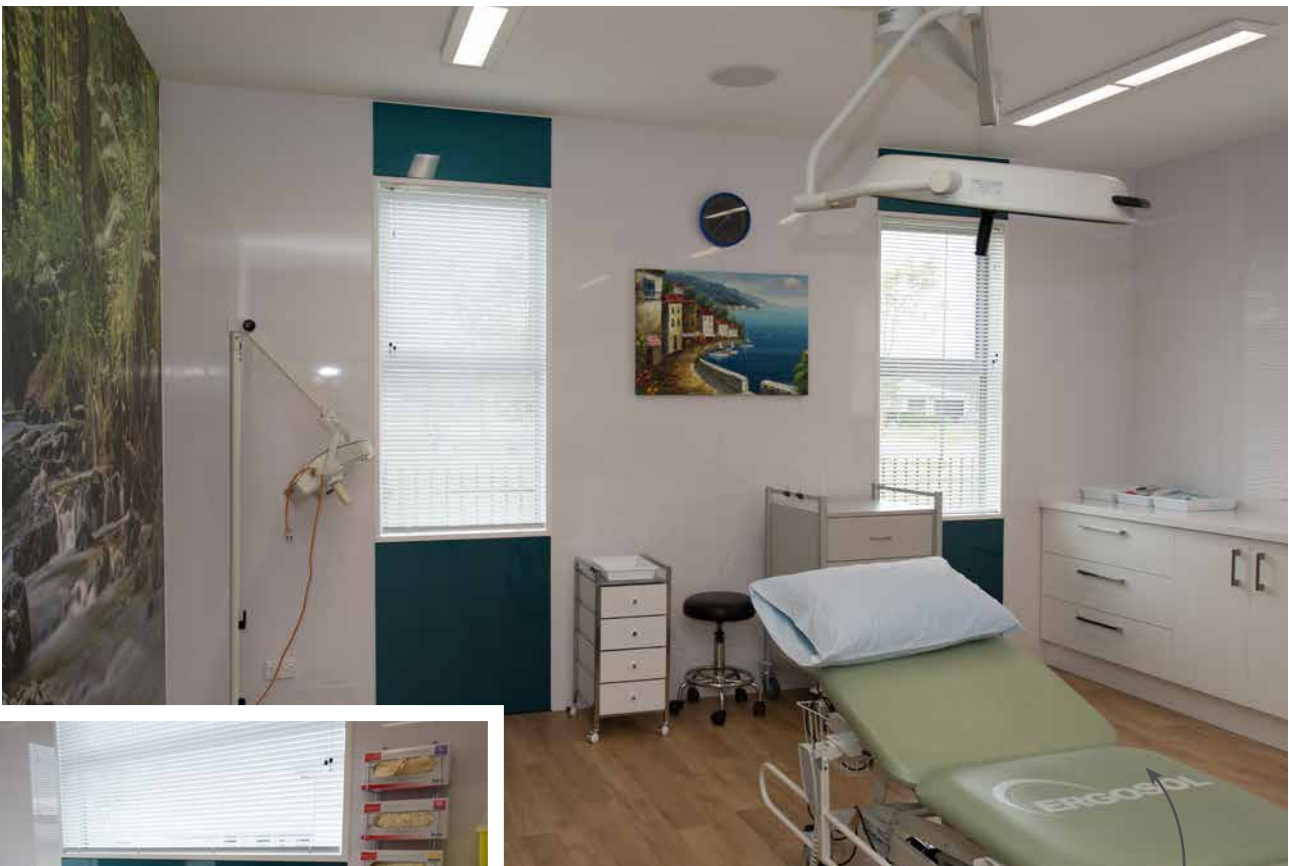
Unlike painted surfaces, the design integrity of Invibe Panel is maintained over time due to its high level of coating performance. It is resistant to fading, yellowing, peeling and flaking and provides good resistance to abrasion, wear and light surface scratching.

Made from James Hardie 6mm thick cement-composite substrate that is coated using UV coating technology, durability is part of Invibe Panel's core DNA. The paint contains no Volatile

Organic Compounds and is fully cured using UV light. This gives them a tough glass-like finish which is moisture resistant. The UV cured surface offers improved scratch and chemical resistance.

An antimicrobial silver additive in the UV clear coat protects all Invibe Panel against microbial activity. This makes Invibe Panel ideal for applications where hygiene is essential. The additive used gives them long term and effective antimicrobial properties, making them resistant to bacteria and mould.

Rachel Fitzgerald, Practice Manager, is pleased with the look and performance of the product, saying, "It performs amazingly and looks amazing, too."



INVIBE™ PANEL

Are pre-finished panels made from premium fibre cement, they are characterised by their lustrous high gloss finish. Invibe Panels are produced using UV coating technology, making them moisture resistant.



Wellington Airport

Case Study #13

FEATURED PRODUCTS

ExoTec™ Facade Panel

RAB™ Board

PROJECT DETAILS

LOCATION
Wellington

PROJECT TYPE
Commercial

DESIGNER
Jeremy Claridge -
iConstruct

As far as Jeremy Claridge of iConstruct is concerned, commercial buildings must make an immaculate first impression - especially if they're seen by thousands of people every day.

When asked by Format Interiors to help provide a cladding solution for Wellington Airport's rental car kiosk extension, the iConstruct team worked with RAB Board and ExoTec Facade Panel by James Hardie - two products that architects often specify to create a quality structure with an expressed joint.

"These products allow us to stick to a tight schedule. Trade sub-contractors can go in and start working the minute the RAB Board pre-cladding is on. We prefer to use RAB Board because it gives a higher bracing value, repels moisture and is more suitable to use in fire rated wall construction."

RAB Board can also be used to achieve a fire resistance rating of up to 60 minutes when used as part of a fire rated system, plus it's approved for use in extra high wind zones. It's no secret Wellington is among the windiest cities in the world.

The finishing touch for the iConstruct team was the installation of ExoTec Facade Panel, a compressed fibre cement panel that's extremely durable, as well as sleek. Many of Wellington Airport's buildings are already clad with ExoTec Facade Panel, which is often specified for high-rise buildings and commercial premises that may experience extreme weather.

"ExoTec provides a quality finish, primarily because the sheets are already pretty smooth when they arrive from the factory, providing an ideal substrate for our painters to work with. It has an express jointed panel finish, making for a very stylish result. We use laser instruments on site to line these joints up over long distances,

ensuring uniformity and consistency over each elevation of the project. All these factors contribute to a sharp modern look."

The completed structure provides a more spacious base for the airport's rental car tenants. It's part of an extensive upgrade and expansion project that will help the airport to cope with growing numbers of travellers.



EXOTEC™ FACADE PANEL

ExoTec Facade Panels provide an expressed joint panel appearance for building facades and fascia's, providing an ultra-modern look to the final design.

RAB™ BOARD

Is an all in one bracing, airtight and fire resistant fibre cement rigid air barrier. The inherent strength of RAB Board makes it an ideal product for use in shear wall design in residential or commercial specific design projects.



COMMERCIAL

FLIP TO EXPERIENCE OUR
COMMERCIAL CASE STUDIES



RESIDENTIAL

FLIP TO EXPERIENCE OUR
RESIDENTIAL CASE STUDIES

INSPIRATION

—
THE RESIDENTIAL DESIGN BOOK



RESIDENTIAL DESIGN

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INSPIRATION

THE RESIDENTIAL DESIGN BOOK

We believe that home is a sanctuary for self-expression without compromise. At James Hardie we empower homeowners and building professionals to achieve their dream home with premium quality solutions that enable endless design possibilities, while delivering trusted protection and long-lasting beauty.

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ARCHITECTURE AT ITS PEAK



The angled form of the house is highlighted through the use of James Hardie's ultra-sleek Stria Cladding painted black"



High Performance Finish

Case Study #01

FEATURED PRODUCTS

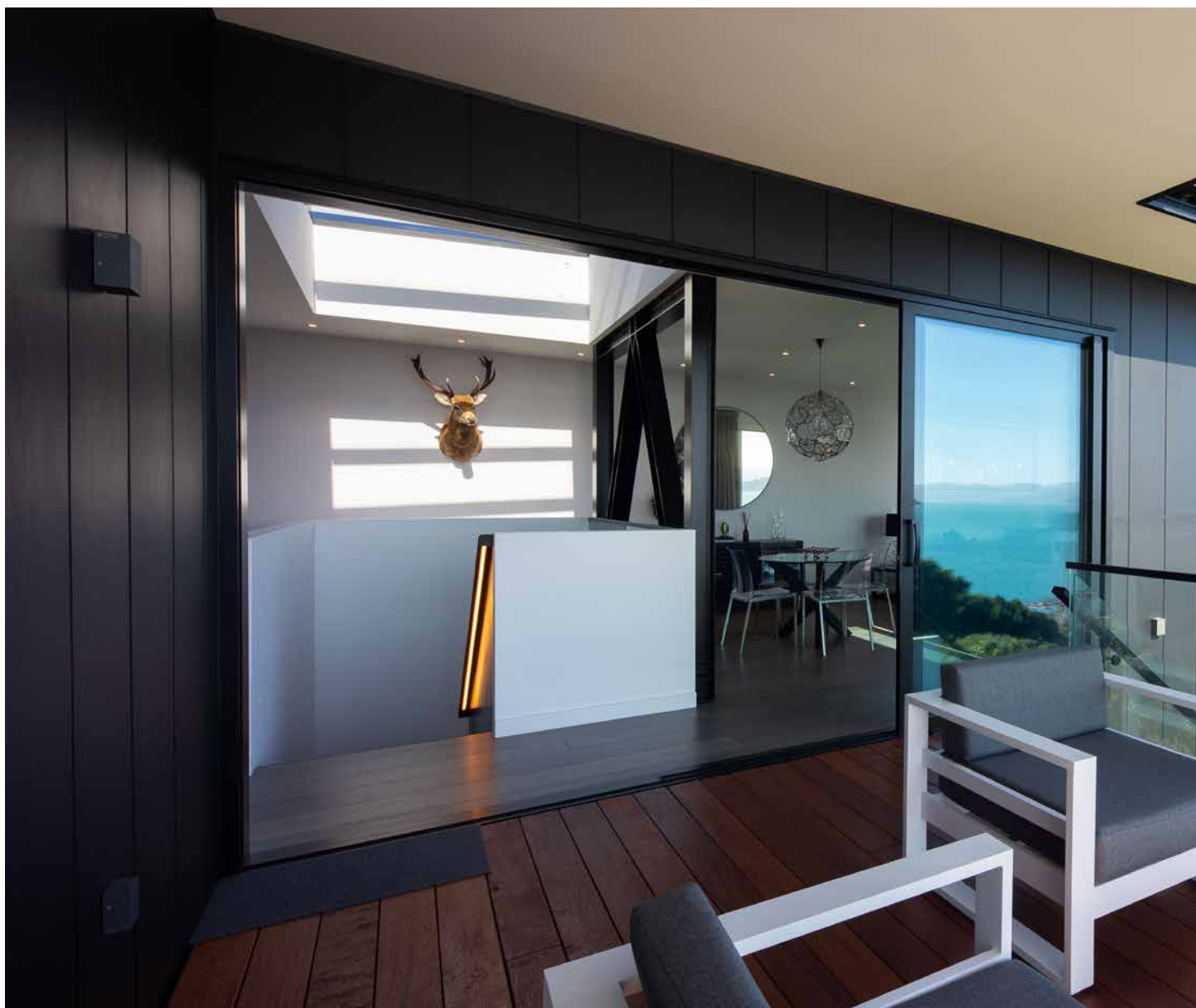
Stria™ Cladding
Secura™ Interior Flooring
HardieGroove™ Lining
Villaboard™ Lining
HardieFlex™ Eaves Lining

PROJECT DETAILS

LOCATION
Point Howard,
Eastbourne

PROJECT TYPE
New home build

ARCHITECT
Cameron Moore,
Moore Design



Stria Cladding is designed to withstand our harsh weather and coastal conditions, providing lasting peace of mind.

OVERVIEW

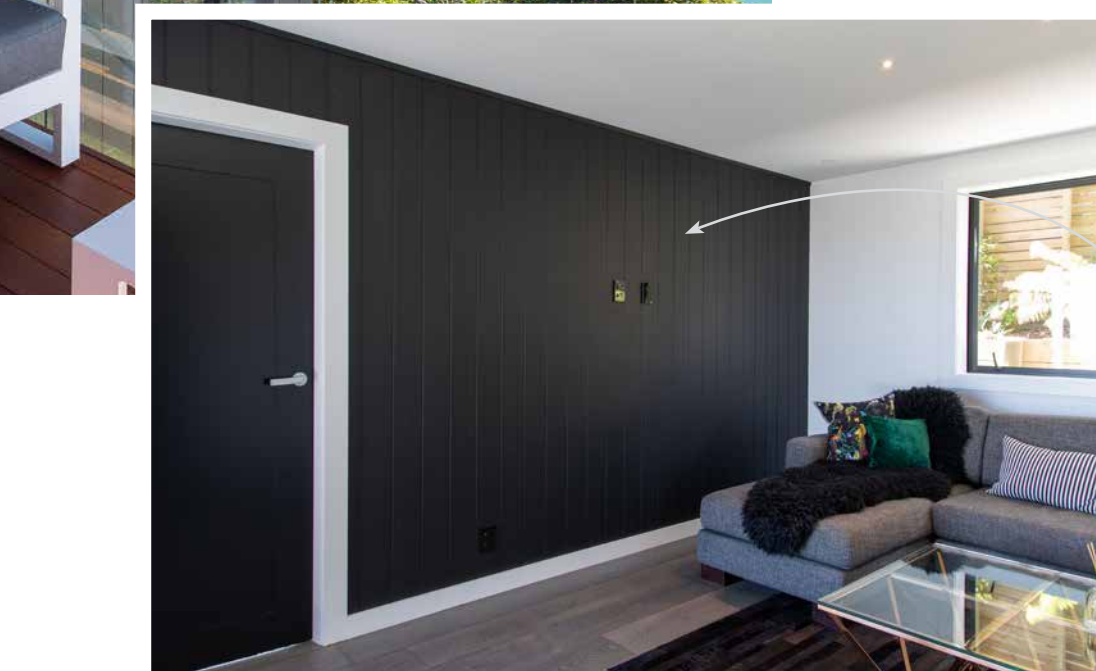
Tough, but beautiful, James Hardie building products are used throughout this architecturally designed home to achieve a modern, high performance finish.

Situated in the hills of Point Howard, this architecturally designed two-storey, three bedroom home takes full advantage of its spectacular view of Wellington harbour. Designed and owned by Cameron Moore of Moore Design, each room is positioned



HARDIEFLEX™ EAVES LINING

Are made from 4.5mm thick fibre cement. The sheets have an un-sanded finish suitable for semi-gloss acrylics, lightly textured semi-gloss or high-gloss coatings.



HARDIEGROOVE™ LINING

An authentic tongue and groove lining that looks fabulous in contemporary or traditional designs. It can be used as an internal wall lining, ceiling lining or externally on soffits and verandah ceilings.

to maximise the view, without compromising visual privacy. Moore has created this sense of privacy by excavating into the hillside, which also ensures minimal disruption to neighbouring sites.

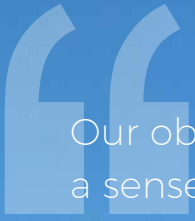
The angled form of the house is highlighted through the use of James Hardie's ultra-sleek Stria Cladding painted black. "We wanted to

achieve a modern take on industrial design, and a mixture of vertical black Stria with cedar accents creates this feel." The striking black exterior hints at the modern interior of the home, where Moore specified a range of James Hardie products to reinforce the design aesthetic he wanted to achieve.

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.





Our objective was to create a sense of light and warmth and connect the indoors with the outdoors. We included a covered outdoor area accessed from the living space and master bedroom, and as much glass as possible to take advantage of the views."



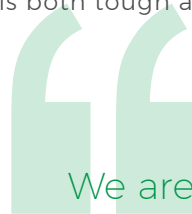
A custom-built steel and glass staircase with a large skylight above links many of the spaces within the home, and together with a large feature wall in the ground floor lounge, adds richness to the home. The striking feature wall was created using HardieGroove Lining as a robust internal wall lining.

HardieFlex Eaves Lining is used in this outdoor area and soffits to create a seamless finish. Painted white, it offsets the Stria Cladding beautifully.

On the ground level, guests can enjoy their own bedroom and living space and on the upper level the master bedroom, walk in robe and ensuite are tucked away from the open plan living area. Mid-floor, Secura Interior Flooring provides a stable, squeak free substrate under warm timber floor, while in the ensuite, Villaboard Lining is used as a substrate for tiles to resist damage from moisture.

All James Hardie products used throughout the home are made from high-performance fibre cement board, which means they will maintain their integrity and beauty, even in the most demanding conditions, such as bathrooms. Top of mind for Moore was durability of the exterior cladding, due to the high wind zone and coastal climate. Stria Cladding is designed to withstand our harsh weather and coastal conditions, providing lasting peace of mind.

In addition to the building products specified by Moore, the planting and artificial turf make this an easy care, low maintenance home that is both tough and beautiful.



We are really pleased with the home – it demonstrates that through smart design and product choices we can achieve a better living environment."



LIFE-LONG DREAMS

Matakana

Case Study #02

FEATURED PRODUCTS

Linea™ Weatherboard

PROJECT DETAILS

LOCATION
Matakana

PROJECT TYPE
New home build

BUILDER
The House Company





When chartered accountant Cherise Barrie decided to build herself a weekend home in Matakana, north of Auckland, she knew exactly what she wanted – a relaxing, low maintenance home that would reflect her life, experiences and exacting tastes.

OVERVIEW

“Having a place in a rural area was my dream,” she says. “Living in a city apartment throughout the week, I wanted grass and space but not lots of maintenance. That way I could just walk in on Friday night with the groceries and relax.”

Cherise also wanted the exterior to be black. Her builders advised that her goals of low maintenance and a dark exterior would each be best achieved using Linea weatherboard by James Hardie.

“Black is my favourite colour and I think it looks amazing on a house – striking and classy. The main material on the outside is Linea Weatherboard, which I chose due to it being very low maintenance. I really wanted something that wasn’t going to need a lot of care and regular painting. And it looks great paired with the brick, which we painted black to complement the weatherboards.”

The home’s exterior also features copper corner soakers, a design detail suggested by Cherise’s builders. They contrast beautifully with the chic black Linea Weatherboard. “I think the copper adds a really nice finishing to the corners,” Cherise says.

Cherise purchased her site after falling in love with its elevation and view of rolling hills that



LINEA™ WEATHERBOARD

The clean horizontal lines of Linea Weatherboard work beautifully with the expansive surfaces and spaces of contemporary architecture. They can also provide the traditional deep shadow lines of classically styled homes.



“ I love the look of the house as I drive up the road. When I walk in, I just feel so relaxed and comfortable.”



“Black is my favourite colour and I think it looks amazing on a house – striking and classy.”

reminded her of Tuscany in Italy. But inside, the house is all cosmopolitan style, with recycled bricks lining the hallway and black fittings throughout - from the appliances to the entryway chandelier.

“I wanted this home to have everything in it that I could want in a house and to reflect who I am. I have never built a house before, so I started with a blank canvas.”

When it came to deciding exactly what she would paint on that blank canvas, Cherise was inspired by her favourite destinations – the glorious landscapes of Tuscany, the stylish loft apartments of New York and the wide open



spaces and coastal chic of the Hamptons in New York State. Together they formed a vision she presented to her architects.

“I was sitting on a plane coming back from Sydney the day before I was due to meet the architects and I thought to myself ‘How am I going to express what I want my house to be?’ I arrived at the architect’s office with a pile of house magazines and lots of pages tagged and said, ‘This needs to look like that, the kitchen like this’ and so on. They got my vision straight away.”

By the time the build started, Cherise had already made the majority of her decor

decisions. She says taking her time at the planning stage made the process largely stress free.

“I started with getting the plans in place and then I worked through all of the details. By the time the builders started, all of the decisions were made and most of the fittings were purchased.”

Decorating her home was easy because Cherise knew exactly the look she wanted and fate brought the perfect pieces into her life at the right time.

“I carried the picture of the dining table around in my phone for over 12 months. I also knew the specific Kartell stools I wanted before the house was built, and the heights of the kitchen bench were made to accommodate them. I stumbled upon the couch and it just happened to be perfect in terms of size and colour. When it came to chairs for the table, I saw exactly what I wanted when driving through Parnell one day. I always wanted a Kartell ghost lamp and then I fell in love with a Kartell table, which I envisaged it sitting on. One small piece of wall in the lounge was just wide enough for it, so it was meant to be.”

Cherise is thrilled with the result and particularly enjoys the New York feel she’s created in the middle of rural Matakana.

“I love everything in my house and you can see the influence of New York throughout. In fact, there are pieces specifically bought in New York for the house. The layout is amazing and it’s so wonderful having some friends over, hanging out around the kitchen area with the doors open and music going.”

Cherise’s careful planning and unified vision for her home has paid off in a big way – she adores every aspect of it and says she “wouldn’t change a thing”. This house is not only her retreat from busy city life, it represents a huge achievement and the fulfilment of a long-held dream. And because she chose Linea weatherboard as the cladding, Cherise’s time in the country won’t be wasted on home maintenance. ·



BUILDING THE PERFECT HOME

Bespoke Beachside

Case Study #03

FEATURED PRODUCTS

Axon™ Panel

EasyLap™ Panel

Secura™ Interior
Flooring

HomeRAB™
Pre-Cladding

PROJECT DETAILS

LOCATION
Orewa, Auckland

PROJECT TYPE
New home build

DESIGNER
Reed Marshall, RPM
Architecture



A smarter way to build a bespoke home on a budget.

OVERVIEW

Designing and building a forever home on a budget requires a little “outside the box” thinking, together with some significant forward planning.

For new homeowners Kirsty and Tim Walters, achieving their bespoke beachside house in Orewa for the price of a standard design took years of planning. Originally from central Auckland, the couple moved north over a decade ago to Hatfields Beach before settling in Orewa four years later.



AXON™ PANEL

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

EASYLAP™ PANEL

EasyLap panel creates a clean look that can be painted any colour you choose, either textured for that rendered look, or smooth.

Tim used his expertise as a design and build consultant for Refresh Renovations to rise to the challenge, selecting the best products that allowed them to deliver the new build on budget, while meeting the family's needs now and into the future. "We budgeted the entire build and knew that if we used smart products and design we could create a bespoke house for a standard cost," says Tim.

On the exterior of the upper floor, Axon Panel gives the appearance of a wood-grain cedar finish, and has been painted black for a contemporary feel. Unlike some timbers on the market, the fibre cement board is hardy enough to be painted any colour, dark or light. The natural texture of this material and sharp finish offsets EasyLap Panels used on the ground floor. These have been rendered to achieve a concrete slab designer-look for a fraction of the price using the StoLite Stucco System.

While smart products and design have helped the Walters' new home stand out from others in the street, it has also ensured the family's new-build would suit their way of life. "We wanted to use products that would be cost-effective and create a great-looking home without huge ongoing maintenance," says Tim. James Hardie fibre cement products will resist shrinking, swelling, and cracking, and hold paint longer than traditional shiplap weatherboards, meaning less time and cost on maintenance and more time spent with the family.

Its position close to the coast called for products that would perform in harsh conditions and the home needed to be tough to withstand the wear and tear of family life. James Hardie products ticked all the boxes. The Walters selected HomeRAB Pre-cladding instead of building paper for its bracing and weathertight properties, proven in similar conditions up and down the country. Inside the home, Secura Interior Flooring was used as a durable, structural flooring.

Secura's revolutionary formulation makes it dimensionally stable, so it won't expand or contract and crack your tiles like wood can.

After seven months of building work, Kirsty and Tim are delighted with their new home. Their advice for other would-be home builders about to embark on a similar journey is:

Design and planning are paramount, down to light fixtures and art on the walls. Talk to people along the way – you don't know what you don't know, so it helps to talk to others about their experiences," says Tim.

To achieve a quality look and feel for your next new home build without the expense, talk to James Hardie today or visit our website for more inspirational home building stories.



PERFECTION PLUS



Oamaru

Case Study #04

FEATURED PRODUCTS

Linea™ Weatherboard

HardieGroove™ Lining

PROJECT DETAILS

LOCATION

Oamaru

PROJECT TYPE

New home build

DESIGNER AND BUILDER

McBrimar Homes



Building their first home and a showhome in one hit was a huge challenge, but this clever Oamaru couple knocked it out of the park.

OVERVIEW

Most owners of new-build homes would agree that you're never going to create your dream house first try. Even with years of research and experience behind you, once you've moved in, you'll most likely have a few regrets.

Not so for Mike Lowe and Kristina Levings, co-owners of the McBrimar Homes building company in Oamaru, and first-own-home builders.

"Most people say it takes three builds to perfect your plan," says Kristina. "We're pretty excited by the fact that we wouldn't change a thing about our home!"

When it came to deciding on a look and feel for their home, Mike and Kristina were inspired by the semi-rural location of their site. They decided a 'modern country' theme would work best, and set about choosing products to help them materialise this idea.

For a traditional weatherboard exterior, the couple went with Linea weatherboard rather than timber, due to its durability. Kristina explains:

"We picked it for its timelessness as we wanted a home that wouldn't date. We also have a few schist accents to continue with the modern country vibe."

That vibe has flowed indoors with a decor that combines the old with the new. HardieGroove Lining was used on the living room ceiling and in the laundry to create a farmhouse feel, as well as add texture.

"When people enter our living room, their eyes are drawn up to the ceiling. We love the texture the HardieGroove adds."

Mike and Kristina's quest for first home perfection began in 2018, when the couple moved to Oamaru from Auckland. Mike had been managing his Otago building business remotely while his dad, Brian, managed things on the ground. An Oamaru lad originally, Mike was excited to get back to his roots.

“It was a big move for us, having both lived in big overseas cities, but we love it,” he says. “Oamaru is an epic small town.”

With their site secured, Mike and Kristina promptly got down to the task of designing their dream, which was also intended to be a show home for McBrimar Homes. The couple decided on a dual-wing design that would allow them to host and welcome guests, while also enjoying privacy.

“The home is split into a living and bedroom wing that can be closed off with a sneaky floor-to-ceiling cavity slider,” explains Kristina. “We also really wanted good old indoor-outdoor flow. We designed the main outdoor living area to be private and sheltered, which has worked a treat. It’s perfect for entertaining. It’s also great being able to have client meetings at home rather than in an office.”

This house was made for entertaining and Mike and Kristina love the way their home connects to the outdoors.

“The deck is great for lounging in the sun and dinners over summer,” says Kristina. “The easterly winds are quite prominent in Oamaru, so we designed our main outdoor living area to be protected from them. Our vege and herb garden have been very bountiful, too!”

Indoors, the house encourages and supports quality time, especially in the kitchen where Kristina gets creative.

“After dinner we always seem to end up back around the kitchen island for a drink or few! And a sunny afternoon relaxing on the deck is always a treat. I love rustling new things up in the kitchen and Mike enjoys getting into his garden for a break away from the desk.”

Initial plans to include an outdoor fire area and built-in barbecue have been put on hold for now, but this clever couple are excited for their future in this 99% perfect home. However, as most owners of newly built homes will often tell you, the first house is usually just the beginning.

“We really love our home and wouldn’t change anything, but I think it’s safe to say we have the building bug – we’re already scheming the next one!”

UPDATE

Since sharing this story, Mike and Kristina have sold their much-loved first home/show home. It just shows how design perfection and attractive long-lasting materials can result in strong demand.

LINEA™ WEATHERBOARD

The clean horizontal lines of Linea Weatherboard work beautifully with the expansive surfaces and spaces of contemporary architecture. They can also provide you with the traditional deep shadow lines of classically styled homes.





HARDIEGROOVE™ LINING

An authentic tongue and groove lining that looks fabulous in contemporary or traditional designs. HardieGroove can be used as an internal wall lining, ceiling lining or externally on soffits and verandah ceilings.





The Mosgiel Case Study

Case Study #05

FEATURED PRODUCTS

Linea™ Weatherboard

Stria™ Cladding

PROJECT DETAILS

LOCATION
Mosgiel

PROJECT TYPE
New home build

SETTLING DOWN



“We were both Uni students down here, so we knew what those old houses felt like in winter. We wanted to live in a new home, that would keep us all warm and dry throughout the year.”

OVERVIEW

When Mark and Hannah Teviotdale returned to Dunedin from their OE, they had clear ideas about the type of home they wanted to live in to raise their young family.

THE JAMES HARDIE SOLUTION

Finding an affordable new home in Dunedin proved a challenge for the enterprising couple, so they embarked on the great Kiwi dream of building their own. They purchased a section in nearby Mosgiel, and set about designing a home that would meet their needs, as well as their budget. That's when James Hardie cladding caught their eye.

'We did lots of looking around, and really liked the look of Stria Cladding. The bigger, wider sheets have fewer lines. Linea Weatherboard complements it nicely; the two work very well together.'

Having found cladding that would look good on their home, the question was how it would look on their bottom line.

'James Hardie stacked up surprisingly well alongside other materials - and because it's low maintenance you also save over time.'

Employing Mark's father as a project manager, the house build became a family affair, and one that all went according to plan.

'Dad liased with the local James Hardie rep, who kept an eye on progress and offered plenty of guidance. He had lots of offcuts in different colours, which made it easier to settle on a colour scheme that we really liked.'

Mark and Hannah couldn't be happier with how their new home has turned out.

'We love the way our home looks, and how it stands out from other new houses on the street. We each had things we wanted our new home to deliver; a great look, indoor outdoor flow, family friendly, and warm and cozy.'

Not only does the cladding stand up to the critical eye, it's also standing up to the extremes of the local climate.

'We've had plenty of snow here in winter, and in summer it's been up in the high 20's. The cladding still looks and behaves like new. We have a dry, well-insulated home that doesn't need any maintenance besides the occasional hosing down. We have enough on our hands with two small kids! We're really stoked we backed ourselves and built the home we wanted.'





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.

LINEA™ WEATHERBOARD

The clean horizontal lines of Linea Weatherboard work beautifully with the expansive surfaces and spaces of contemporary architecture or provide you with the traditional deep shadow lines of classically styled homes.



Titirangi Home

Case Study #06

FEATURED PRODUCTS

Linea™ Oblique™
Weatherboard

PROJECT DETAILS

LOCATION
Titirangi,
West Auckland

PROJECT TYPE
Residential

PROJECT MANAGER
Warwick Aldridge,
Landmark Homes

OVERVIEW

Built by Landmark Homes on the edge of the Waitakere Ranges, 13km southwest of central Auckland, this beautiful Titirangi home has given the owners an enviable lifestyle, set amongst the natural beauty of native bush.

Landmark Homes specialise in building homes that make the best use of light, space and aspect, while giving the client the opportunity to incorporate their own ideas. Linea Oblique Weatherboard helped bring the ideas and dreams of these homeowners to life, providing a rugged, practical solution and achieving a strong sense of place.

THE CHALLENGE

The challenge for this build was to meet the design needs of the client, while using a new James Hardie product, Linea Oblique Weatherboard, in 4.2 and 2.7m lengths.

THE SOLUTION

The client was after a modern-looking design, with sleek lines and dark colours. Warwick Aldridge, Project Manager of Landmark Homes considered various cladding options before settling on Linea Oblique Weatherboard. "We looked at a lot of different options in terms of cost and what would best fit the brief, and decided that the James Hardie option was the best," says Aldridge. Aldridge describes the drawbacks of alternative options, "We looked into cedar and plywood, but there were restraints with these and they didn't look as sharp as Linea Oblique Weatherboard. Cedar is very expensive compared to other options



and needs to be stained. Linea Oblique Weatherboard can be easily painted and left for up to 10 years”.

The visual impact of Linea Oblique Weatherboard is stunning and its ability to be installed vertically, as on this home, achieves an aesthetic that is smart and charming with timeless style. Linea Oblique Weatherboard not only looks good, it's also fire resistant, deemed non-combustible, resistant to damage from moisture and rotting and can be painted dark colours. Its robust composition makes it ideal for the location, which experiences high rainfall and dampness.

The use of the 2.7m length option enabled an efficient install on a single level build. Because the building team hadn't used this product before they were reliant on the support of James Hardie representatives to show them the way. Aldridge states, “James Hardie were great. Jerry came on site once we were fitting the product and gave the team tips and pointers.”

Aldridge says the owners have moved into their new home and are very happy with the final result. With Linea Oblique Weatherboard, Landmark Homes have built a home that is both beautiful and durable.



We looked at a lot of different options in terms of cost and what would best fit the brief, and decided that the James Hardie option was the best,” says Aldridge.





LINEA™ OBLIQUE™ WEATHERBOARD

Linea Oblique Weatherboard comes in two widths and can be used in both horizontal and vertical applications enabling you to create a range of different looks and designs.



Taupo House

Case Study #07

FEATURED PRODUCTS

Stria™ Cladding

Linea™ Weatherboard

PROJECT DETAILS

LOCATION

Taupo, Waikato

PROJECT TYPE

New residential build

DESIGNER

Design Builders

OVERVIEW

Planning your dream home may seem like a daunting undertaking, but Kiwi couple Phil and Leonie describe it as a really exciting and enjoyable process.

Having decided to build their family home on a section they bought above Lake Taupo, they began looking around the area to see what new homes caught their eye.

‘Leonie really liked the classic look of weatherboard. I liked the homes that had a modern and contemporary look. So we asked our designer how we could bring those two styles together.’

Their designer recommended a combination of Linea Weatherboard and Stria Cladding. The narrow straight lines of Linea Weatherboard and wider horizontal lines of Stria Cladding created contrast and interest, as part of a design that was classic enough for Leonie while still looking contemporary enough for Phil.

Before committing to the design, they discussed the plans with an experienced builder who was also a good friend. He gave their choice of James Hardie cladding his seal of approval. Not only was it easy to work with, it was also tough and durable, making it ideal for the cold winters and hot summers of the local area. It was also surprisingly affordable, when compared to other cladding options.

“As well as fitting the natural contours of the land, it also fitted our budget. It went up faster than we had ever imagined, saving us time and cost on the build.”

“And because it’s low maintenance, we’re going to have to paint it less often, which is going to save us more money in the years ahead.” Another advantage of the James Hardie cladding was that it could be painted any colour, including the darker shades that Phil and Leonie preferred. So they were able to put their own personal touch on their home with a paint





combination that captured the contrast, and reflected their own tastes and style.

Having now been in their dream home for a couple of seasons, Phil and Leonie couldn't be happier with how it's looking and performing.

“We haven't had to do anything to it other than give it a quick hose down. Stones from the mower just bounce off without it even marking. It still looks just like new, and we love it.”





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.



LINEA™ WEATHERBOARD

The clean horizontal lines of Linea Weatherboard work beautifully with the expansive surfaces and spaces of contemporary architecture or provide you with the traditional deep shadow lines of classically styled homes.

“Because it's low maintenance, we're going to have to paint it less often, which is going to save us more money in the years ahead.”



FIRST HOME BUYERS

The builder's choice

Case Study #08



This aesthetic tied in with the bush and beach setting of the Waitakere Ranges and drove key material choices"

FEATURED PRODUCTS

Linea™ Oblique™
Weatherboard

HardieGroove™
Lining

PROJECT DETAILS

LOCATION
Titirangi,
West Auckland

PROJECT TYPE
New residential build

DESIGNER
Dan Bennett,
AI Homes



OVERVIEW

First home buyers, Alastair Gair and Briohny Hooper-Gair used a modern beach-house aesthetic as inspiration for their new home, located in Titirangi, West Auckland. This aesthetic tied in with the bush and beach setting of the Waitakere Ranges and drove key material choices, including Linea Oblique Weatherboard and HardieGroove Lining.

These James Hardie products helped the couple achieve the look and feel they were seeking without blowing the budget. Working alongside Dan Bennett of AI Homes, they were heavily involved in the planning process, which is unsurprising as Alastair is a builder.

The result is a home designed to suit the natural landscape and calming environment of the “Waitaks”.

They tweaked a standard home plan to maximise the small footprint of the site, which was surrounded by native plants. “We had to build to the front of the site, for as little disturbance to the natural bush as possible,” says Bennett.

The home consists of an open-plan living area downstairs, plus a kitchen, scullery, study, laundry, bathroom and TV room. The latter can be closed off with barn-style doors to become a guest bedroom. Upstairs are two bedrooms, a bathroom and the extra lounge, which opens from the master bedroom and shares a deck looking above the tree canopy and out to the ocean in the distance.

Attention to detail was important for a quality look and feel inside and outside the home. To achieve the vibe of a contemporary bach on the outside, they used Linea Oblique Weatherboards, painted black and applied in a pattern of wide and narrow boards for interest.

"We chose this cladding because we liked the vertical and non-symmetrical look and we wanted to paint it black."

Bennett reckons he uses James Hardie products for 70-80% of his AI Homes and says he works with them because they are versatile and low-maintenance. "The main advantage of using James Hardie materials is being able to paint them in dark colours," he says. "The clients are both quite trendy; they didn't want the standard. The modern look of the darker colours definitely gave them what they were after."

The Gairs say, "The products helped the budget, but more importantly, we got the look we were after."

We could have the colour we desired without it affecting the integrity of the cladding - a black house that could withstand the heat of the summer months."

Linea Oblique Weatherboards are resistant to fire and damage from moisture and rotting and will not warp in the sun, making the product ideally suited to the warm and humid climate of the Waitakeres. The black Linea Oblique Weatherboard - designed in a pattern of 200mm and 300mm-wide panels - contrasts beautifully with the natural cedar cladding applied to the lower, more accessible areas of the house because it requires more maintenance.

HardieGroove Lining continues the lines of the Linea Oblique Weatherboard for a seamless exterior finish. Together, the products help the house recede visually and give the home a contemporary edge.

With an active focus on creating a modern rusticated profile that fits seamlessly into its surrounds, this new home has been constructed with enduring materials and lifestyle in mind. "We are both really happy with the final home and love a lot about it," the couple say.



"We chose this cladding because we liked the vertical and non-symmetrical look and we wanted to paint it black."



HARDIEGROOVE™ LINING

An authentic tongue and groove lining that looks fabulous in contemporary or traditional designs. It can be used as an internal wall lining, ceiling lining or externally on soffits and verandah ceilings.



LINEA™ OBLIQUE™ WEATHERBOARD

Linea Oblique Weatherboard comes in two widths and can be used in both horizontal and vertical applications enabling you to create a range of different looks and designs.



PICTURE PERFECT



Nelson Renovation

Case Study #09

FEATURED PRODUCTS

ExoTec™ Facade Panel

HardieFlex™ Sheet

HardiePlank™
Weatherboard

LOCATION
Nelson

PROJECT TYPE
Renovation

ARCHITECTURAL DESIGN AND BUILD

Tony Karsten, Karsten
Architectural Design
and Ana Stevenson,
Open Home Ready

PROJECT DETAILS

OVERVIEW

James Hardie products help create a picture-perfect renovated Nelson home.

An ugly 1980s two-storey duplex in central Nelson has been transformed into a contemporary, with an industrial twist picture perfect home using robust building products in smart ways to evoke a sense of place. The home is defined by the identity of home owners, Johnny and Ana Stevenson. Johnny is a sea captain and Ana is an interior designer and stager who runs her own company, Open Home Ready, from home.

The transformation of the Stevensons' home has been described by Architect, Tony Karsten of Karsten Architectural Design, as "quite immense". After 16 months of renovation work, Ana is pleased to be able to receive clients at home and let the beautifully appointed home speak for itself.

"It is great to be able to share my experience with clients - the good, the bad, and the ugly. There are always compromises to be made.

I enjoy the challenge of achieving what I envisaged, even if it had to come out of plan B... or sometimes F," laughs Ana. "The feel and look of the property is just what we imagined when we first bought it as an ugly duckling four years ago."

ExoTec Facade Panel was used on the exterior to create an interesting form at the gable ends of the roof, which was a budget-friendly feature in lieu of changing the whole structure.

This solution was a perfect match for the original 1980s HardiePlank™ Weatherboard on the top floor and provided a contemporary update to the home.

To create the contemporary with an industrial twist look the Stevensons were seeking, two large windows on the street front were artfully screened by a fibreglass mesh typically used for walkways on commercial fishing boats operating



out of Nelson Harbour, where sea captain Johnny works. HardieFlex Sheet was used to create the fins for the screens. Architectural Designer, Tony Karsten, says, “[The screens] create a stealth profile and introduce some square contemporary forms to the exterior.”

The James Hardie products used provided a flexible, durable, and budget-friendly solution. The original HardiePlank Weatherboards were in such good condition after 30 years that they only needed a quick paint. HardiePlank Weatherboard can be painted in a variety of colours, and provide design flexibility as well as peace of mind when it comes to durability. It allowed Ana to apply her selected colour palette – the “quite dark and moody” landscape of the Marlborough sounds – to both the interior and exterior.

“The materials fit with our brief of having a beautiful, yet easy care, low maintenance home.” Ana describes the difficulties of keeping to budget, “With a rebuild or renovation, the unknowns are unavoidable.” Tony advises others about to embark on a similar journey, “You must work with what you’ve got and have realistic goals. With the general cost of building at present, it is easy to aim too high and you will end up over-capitalising.”

He suggests looking for some good ‘bang for buck’ solutions. Because a wide range of decorative paint finishes can be used on both HardiePlank Weatherboards and ExoTec Facade Panel, renovators are only limited by their own creativity. “We saved hugely by not changing the roof pitch,” say the Stevenson’s.

“The ExoTec Facade Panel adds graphic lines and the cavity system gives peace of mind regarding weatherproofing.” ExoTec Facade Panel is a fibre cement panel, designed as part of an expressed jointed system. It is fully sealed, low-maintenance and has high impact resistance.

To achieve a picture perfect look for your next new home build without the expense, talk to James Hardie today or visit our website for more inspirational home building stories.



“The materials fit with our brief of having a beautiful, yet easy care, low maintenance home.”

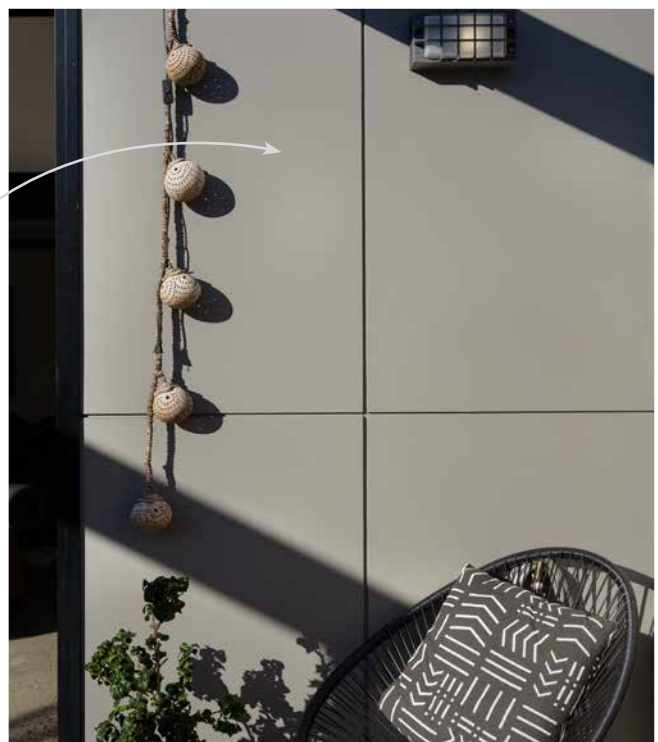


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The ExoTec Facade Panel adds graphic lines and the cavity system gives peace of mind regarding weatherproofing.

EXOTEC™ FACADE PANEL

ExoTec Facade Panels provide an expressed joint panel appearance for building facades and fascias, providing an ultra-modern look to the final design.





HOW BEAUTIFUL IT IS

PAPAIOEA

Case Study #10

FEATURED PRODUCTS

Axon™ Panel

HardieFlex™ Eaves
Lining

PROJECT DETAILS

LOCATION
Papaioea Place,
Palmerston North

PROJECT TYPE
Medium density
residential

ARCHITECT
BOON Ltd

BUILDER
Latitude Homes



Axon™ Panel plays a major part in the creation of contemporary, brightly coloured homes for high density social housing with a difference.

OVERVIEW

Meaning 'how beautiful it is' in Māori, Papaioea is potentially the most uplifting social housing development New Zealand has ever seen. Built for the Palmerston North City Council, the stylish, brightly-coloured units are eco-friendly and have 4-star Lifemark certification, which means they are equipped to meet tenants' lifetime mobility and agility needs.

The Papaioea project was designed by the BOON architectural practice in New Plymouth and constructed by Latitude Homes in stages. Stages 1 and 2 featured Axon Panel as the primary cladding material; Stage 3 will add HardieFlex Eaves Lining and Axent Fascia into the mix.

All units at Papaioea have an open-plan design, double-glazing and an outdoor electricity port, for the charging of electric vehicles and mobility scooters. But the most memorable element of the design is Axon Panel painted in a rainbow of colours.

The bright paints used to finish the exterior cladding give the total project a contemporary, cheerful appearance. The colours also assist residents with way-finding, which can be a challenge with multi-unit projects when all units are the same shape, size and colour. As a modern fibre cement product, Axon Panel is resistant to heat and UV damage, so it can safely be painted any colour - including black.

"We wanted a monolithic look that has a bit of character, which is provided by the vertical shiplap style of Axon Panel," says Krystal Cudmore of BOON. "Specifying Axon gave us the freedom to paint the cladding any colour we liked, which gives units individuality while still providing a strong identity across the whole project."

Cost also contributed to the choice of Axon Panel for the Papaioea project; not just initial construction cost, but lifetime cost including maintenance.

“Axon Panel is a long-lasting, durable product that’s impact-resistant and dimensionally stable. The only maintenance required in the future will be repainting when the colours begin to fade.”

Another Axon Panel benefit is its ability to support the maximisation of floor space within a structure, which has helped the Palmerston North City Council make the most of every square metre of land available for the housing project.

“Specifying Axon Panel reduced the overall footprint of each unit. If we’d selected brick, we would have needed a bigger cavity - another 120mm - within the walls. Over the total project, that sort of saving really adds up.”

From a construction point of view, choosing Axon Panel rather than brick for cladding allowed the project to proceed without delays. Graham Wellington of Latitude Homes in Central Palmerston North explains:

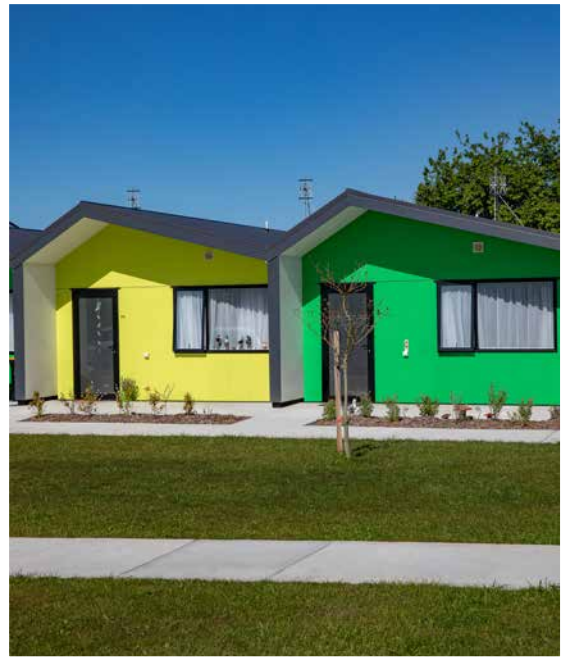
“The Manawatu region’s been getting a lot of rain recently, which slows brick layers down. I’ve noticed a trend towards different cladding systems because of the weather we’ve been having. When we’re working with James Hardie cladding products, we can make progress in the rain if we need to.”

Axon Panel also supports flexibility in the building schedule with a 90-day window for painting once it’s installed.

“Once it’s up, Axon Panel can be exposed to the weather for up to three months before painting. Again, this benefit is really useful when you’re getting a lot of rain days.”

Axon Panel is ideal for applications where the end result needs to have aesthetic appeal, minimal ongoing maintenance and a long lifespan. It’s designed to fit common wall frame sizes and is available in both grained and smooth vertical shiplap profiles.

The Papaioea project won the ‘Housing - Multi Unit’ award at the 2020 Western Architecture Awards.



“Specifying Axon gave us the freedom to paint the cladding any colour we liked, which gives units individuality while still providing a strong identity across the whole project.”



AXON™ PANEL

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



RAUMATI

Case Study #11

FEATURED PRODUCTS

Linea™ Oblique™
Weatherboard

PROJECT DETAILS

LOCATION
Raumati

PROJECT TYPE
New home build

BUILDER
David Reid Homes
Kapiti

Knocking down 'the bach' and building a permanent home in its place has resulted in an ideal mix of style and comfort for a Raumati couple.

OVERVIEW

Wellington residents Bryan and Jan Gundersen had an old prefab bach at Raumati Beach, where they wanted to live permanently one day. After successfully spending a winter at the beach, to test the concept of year-round living, they decided to move forward with their plan.



When they visited a David Reid Homes show home at Ferndale in Waikanae, Bryan and Jan felt an instant connection with both its look and its design. The pavilion-style home, clad in black Linea Oblique Weatherboard and cedar, felt like the perfect fit for what they wanted to achieve. Jan explains:

“We loved the general feel of the showhome and decided that, with some changes in configuration, it would work on our site. The one major innovation we made, inspired by our site and input from David Reid Homes, was a ‘see-through’ design feature that links the front of the section with the swimming pool at the rear.”

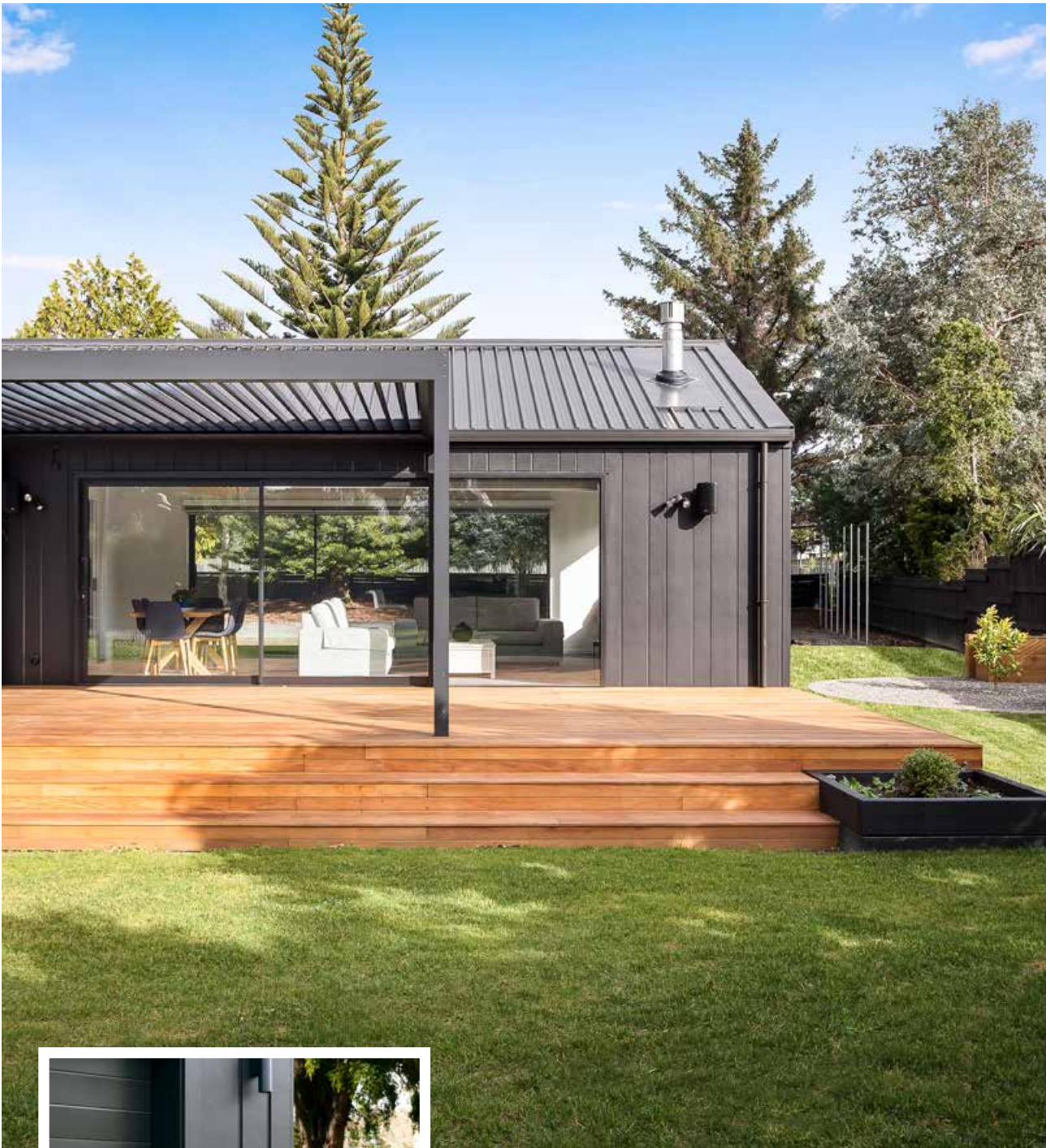
The combination of cedar with alternating 300mm and 200mm Linea Oblique Weatherboards creates a bold contrast. The

weatherboards are Dulux Blackwood Bay, the soffits are white HardieGroove Lining and the roof is Colorsteel ‘Flax Pod’.

“We liked the vertical weatherboards in black as they create a sharp and attractive contrast to the cedar cladding,” says Jan.

Bryan and Jan moved into a rental, in nearby Paraparaumu, while their old bach was demolished and the site prepared for the David Reid Kapiti team.

After a nine-month build, the couple found themselves moving into their brand-new home. From the outset, one of the things they loved best about it was its handsome appearance and the way it interacts with the landscape.



LINEA™ OBLIQUE™ WEATHERBOARD

Linea Oblique Weatherboard comes in two widths and can be used in both horizontal and vertical applications enabling you to create a range of different looks and designs.



“We love the exterior of the home, its location on the site and its see-through design. These attributes in combination with each other give the home, we think, tremendous street appeal,” says Jan.

Bryan and Jan also enjoy having three distinct outdoor areas.

“At the front we have an exposed aggregate patio and at the rear an expansive deck and louvered veranda. Both are accessed by large sliding glass doors. Along the bedroom side we have a boardwalk that leads to the spa. Sliding glass doors from each room provide direct access to the boardwalk. All these areas, plus the see-through design, give the home a look and feel that we love,” says Jan

On the inside, a decor described as ‘modern and simple – almost minimalistic’ leaves plenty of room for enjoying life. A neutral colour palette is warmed by natural wood and a few much-loved heirlooms add character.

“We have a lot of affection for our antique French ormolu cabinet, which has been in Jan’s family for many years,” says Bryan.

Bryan and Jan look forward to many more enjoyable years in their Raumati Beach dream home, even the winters.

“Linea Oblique Weatherboard was used on the David Reid show home in Waikanae, which we loved.”



**STRIA™
CLADDING**

Clean Lines

Case Study #12

“We loved the clean lines of the Linea Weatherboard and Stria Cladding. They sat together perfectly”

FEATURED PRODUCTS

Linea™ Weatherboard
Stria™ Cladding

PROJECT DETAILS

LOCATION
Pukekohe,
Auckland

PROJECT TYPE
New residential build

DESIGNER
Dan Bennett,
AI Homes

OVERVIEW

As an experienced hotelier, Les Morgan has a keen eye for detail. So when he and his wife Donna first saw the newly built house that is now their home, it was a case of love at first sight.

“We loved the clean lines of the Linea Weatherboard and Stria Cladding. They sat together perfectly. The dark colour was bold and contemporary, and offset the green grass and landscaping beautifully. Then when we saw it lit up at night, it looked as welcoming and stylish as a luxury hotel.”

But it was more than just the aesthetic appeal of the new house that attracted the couple. Their home at the time also used James Hardie cladding, so they were already sold on the practical benefits.

“It’s very low maintenance which really suited our lifestyle. I didn’t want to spend precious family time working on the house. All I needed to do is wash it down occasionally to keep it looking pristine.”

Having been in their beautiful new home for over a year, Les has seen how it stands up to extremes of the local climate - something he sees as another advantage of using James Hardie cladding.

“It’s like you’re living in a cocoon. There’s a constant temperature inside and you don’t feel any wind at all.”

Nothing gives Les and Donna greater pleasure than hosting friends at home during the weekend.

“We love to entertain - and the L shaped design of the house with the open fire makes it ideal. I get a real sense of satisfaction from

the presentation; having the lawns, garden and home all looking perfect; it matters as much as the presentation of the meal.”

With a home they loved so much, you could be forgiven for thinking that they’re going to live there forever. But Les and Donna have more exciting plans.

“We’re going to do it all again. We’re looking for a section to build on, and we’re specifying to our architect that we use James Hardie cladding. Why would we ever build with anything else?”

LINEA™ WEATHERBOARD





HOMERAB™ PRE-CLADDING

Damage to HomeRAB™ Pre-Cladding occurred due to high-pressure water during the extinguishing of the fire.

Hobsonville Point

Case Study #13

“

The recent fire onsite at Hobsonville Point highlights the importance of using non-combustible claddings and proven fire rated wall systems in the appropriate areas.

FEATURED PRODUCTS

HomeRAB™
Pre-Cladding

RAB™ Board

Linea™ Oblique™
Weatherboard

James Hardie Fire
Rated System

PROJECT DETAILS

LOCATION

Hobsonville Road,
Hobsonville Point

PROJECT TYPE

Medium Density
Terraced Housing
Development

ARCHITECTURAL DESIGNER

Construkt Architects

PROJECT BUILDER

Universal Homes

Hobsonville Point is a master planned community in the northwest of Auckland, comprising more than 3,000 residential buildings of various types.

OVERVIEW

Universal Homes has commissioned a medium density housing development on the corner of Hobsonville Road and Squadron Drive. Currently under construction, the three-storey townhouses are specified with high quality materials, which meet NZBC fire safety requirements, including James Hardie RAB Board, HomeRAB Pre-Cladding, and Linea Oblique Weatherboard.

On the 1st of September 2017, a large fire broke out in the complex at the intersection of Hobsonville Point Rd and Squadron Dr. At the time of the fire, the property at Lot 8 was still under construction, with HomeRAB Pre-Cladding installed on the external walls.

The boundary walls of the adjacent Lots 7 and 9 had been specified as James Hardie JHETGR30 - a 30-minute fire rated external wall system using Linea Oblique Weatherboard as the external cladding, with James Hardie 6mm RAB Board direct fixed to framing.

Given that the fire had been burning for at least one hour before FENZ made an entry into the building, the cladding performed remarkably well. Thanks to the fire rated wall system, the fire was well contained within Lot 8 and the external Linea Oblique Weatherboards on the adjacent units were not extensively damaged by the fire.

Moreover, the HomeRAB Pre-cladding used in Lot 8 was not consumed by fire, nor did it contribute to the spread of fire, keeping damage to a minimum, and exceeding the fire safety requirements.

The new fire safety requirements regarding stopping the external fire spread on exterior of buildings which are over 7m height have been applicable from 31st of May 2017. The new requirements apply to commercial and multi-unit residential buildings like this one and requires non-combustible materials used on the exterior of buildings.

Universal Homes Construction Manager, Grant Coutts, says the fire highlights the importance of using non-combustible claddings and proven fire rated wall systems in appropriate areas. "While the incident was unfortunate, it has given Universal Homes complete confidence that the high-performance products and systems we use perform as designed."

All of James Hardie cladding products and rigid air barriers are classified non-combustible materials, and therefore meet the new requirements. However, timber products without a fire retardant will usually not meet the requirements. With increasing density of residential developments in Auckland, having confidence that the non-combustible claddings used in the appropriate applications will perform as specified is critical.

"James Hardie products are the logical choice for Universal Homes, with high performance backed by great service and support," Coutts says. For your next medium density build talk to us first.



**LINEA™
OBLIQUE
WEATHER
BOARD**

to the left and Lot 8 with HomeRAB Pre-Cladding on the right of the picture, showing minimal damage.