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06

Stylish

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We firmly believe that your home can and should be as unique as you are—whether it be bold and daring or charming and traditional. This issue is filled with both.

Jam-packed with a diverse collection of homes from around the country, new lifestyle features and expert advice on everything from furniture restoration to colour trends and what you're really getting for your money, we know you'll find inspiration in the pages of this magazine.

We look forward to working with you soon on your own exciting journey to the home you've always wanted. Enjoy the read, brought to you by the entire Jennian family.

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ABOVE The brand new Future-Proof Building Show Home in Taranaki is a real show stopper (featured on page 76). BELOW The latest in wall trends from Resene adds a brave pop of colour not for the faint hearted (featured on page 43).
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Home builder’s checklist
Essential questions to ask your builder
Perched on the edge of the world-class Lakes Resort Golf Course in Pauanui, this stylish and modern take on the great Kiwi bach is the perfect home away from home for the active Maguire family.

The build site was ideal for the Maguires given the close proximity to the resort. Complementing the golf course there are tennis courts, swimming pools and a recreation centre. Add the fact that the stunning Pauanui beach is just five minutes away and you have the epitome of ‘location, location, location’ for a family looking to leave the city behind and enjoy the outdoors and fresh coastal air.
“It was important that the house blend into the natural landscape and surrounds.”

“We all enjoy keeping active,” says Melissa Maguire. [My husband] Michael and the kids play golf and we enjoy paddle boarding, jet skiing and making the most of the facilities at the Lakes Resort.”

With an idyllic location and a magnificent vista to make the most of, the wish list for the design of the home was of course extremely important and well defined.

“It was important that the house blend into the natural landscape and surrounds, made the most of the view to the course and its north-northwest facing position. We also wanted an open-plan kitchen and living space with a good indoor-outdoor flow to encourage the notion of bringing the outside in, therefore creating a feeling of space and encouraging a relaxed feel.”
“The plan was to create a modern, affordable holiday home.”

Melissa and Michael chose Jennian Homes Coromandel, operated by husband and wife team Haley and Stephen Trebilco, to design and build their holiday retreat. Haley says, “The plan for the Maguires was to create a modern, affordable holiday home that would maximise space for their family and enjoy all the benefits of the convenient location.”

The overall construction follows the lines of a traditional Kiwi bach with the benefits of modern contemporary materials. The stylish mono-pitch design is clad in dark-painted Linear Weatherboard, which is complemented by honed concrete feature posts at the entry to welcome the family and their visitors. On the golf course side of the home, a low timber deck devoid of intrusive balustrades provides the perfect platform to enjoy unrestricted fairway views.
The outlook from the open-plan kitchen, living and dining room. **OPPOSITE PAGE** The honed block fireplace makes a statement in the living room.
“We were able to tweak and tailor a design to fit our needs.”

The interior boasts several features that combine contemporary design with the robust, low-maintenance requirements of a holiday home. Exposed polished concrete floors are used throughout the entry, bathrooms, living, kitchen and dining areas, and interior design company Yellowfox has executed a crisp neutral colour scheme. A honed block feature fireplace completes the living area and sings a perfect three part harmony with the concrete floors and dark accents of the kitchen and furnishings.

The kitchen utilises a classic contrast via white melamine and dark timber veneer and is modernised with unique suspended cupboards, feature tile splashback and the uber-popular waterfall island bench. The kitchen theme is replicated in the bathroom to keep the motif consistent.

Melissa explains that the Jennian Coromandel team based in Whangamata had a significant influence on the design choices for the home. “We looked at their array of fantastic design options and were then able to tweak and tailor a design to fit our particular needs.”
Creating the seamlessness between inside living and the great outdoors has been achieved by having three banks of large sliding doors that provide effortless flow onto the decks and golf course beyond. From the deck’s privileged outlook you could be forgiven for thinking this family has the largest back yard imaginable and a staff of experts to keep it manicured all year round.

Maximising the outlook and providing easy access are not the only successes of the well-planned glazing in this home. The high windows in the living room, designed in symmetry with the roofline, provide an extra sense of space, increase natural light and maximise the lower winter sunshine in this year-round paradise.
“We enjoyed all the major milestones.”

Living remotely from the construction excitement has the potential for disconnect between the owners and their enjoyment of seeing their dreams take shape, but through great communication and regular road trips the Maguires were still actively involved in their project. “We enjoyed all the major milestones, especially since we live in Auckland and weren’t on site full time. Each time we received an update from Haley letting us know a stage of construction had been completed, it was great being able to make a trip down and witness the next big transformation in the process.”

“We felt Haley and Steve had an authentic desire to achieve the very best for us and their commitment to that is certainly apparent in the final product.”

Thanks to—Melissa and Michael Maguire
Dick Frizzell, one of New Zealand’s favourite artists and the ‘instigator’ of the project, had the idea to invite some of New Zealand’s favourite celebrities to share their favourite personal recipes and stories, in their own homes, in a book. Proceeds from the book sales will support four New Zealand charities the celebrities are most passionate about.

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Knock down rebuild

_In the Know._

One thing certain about the dwelling you live in today is that over time your family’s needs will change and your current home may not be the perfect fit for your future lifestyle. Growing families need more space; separate areas for teenagers, guests or entertainment. Conversely, empty-nesters can find the sprawling family home is no longer necessary and it is time to downsize.

The quandary facing most families is deciding on the best option to meet their needs when the home is no longer ideally fit for purpose. Traditionally, people have taken to renovating, adding the necessary rooms to grow the home with the family, or they sell and buy a more appropriately sized property.

However, there is a third option that can have many tangible benefits and this is commonly known as knock down rebuild (KDR). KDR is exactly as it sounds; knocking down (or transporting from site) your existing home to make way for building a new dwelling (or dwellings). Some of the great reasons that more families are considering this option that might work for you are:
THE NEIGHBOURHOOD

You are in a familiar area with views, amenities, schools and other services your family is used to and moving away to find a more suitable home is outweighed by the benefits of staying put. Building the home you’ve always wanted at your current location could just be a dream come true.
VALUE IN YOUR LAND

If you look at your property’s Government Valuation, it is often the land value that has increased over time, whilst the dwelling value has not. Depending on how long you’ve been in the property, paying off the mortgage whilst the land value has increased could mean that your current house is sitting on a valuable piece of dirt in which you now have significant equity. Knocking down to rebuild a modern home in a desired neighbourhood just might realise the full potential value in that land.

POTENTIAL WEALTH GENERATOR

Do you have a sprawling back yard yet the need for space for kids, the pool and back-yard cricket have gone and now it is really just a labour of love for you and the lawnmower? Similar to unlocking the land’s value as above, knocking down your existing house to make way for more than one dwelling—say a townhouse for you plus an additional dwelling—could mean that your needs are satisfied with the added benefit of investment income or a property you can on-sell.
RENOVATING NOT THE ANSWER

Major renovations to existing houses can be expensive, plus adding new to the old doesn't always work harmoniously. It can be difficult to make the end result meet your needs as well as look like everything works together. Plus, part of your home is fresh, modern, dry and healthy whilst the original parts could have ‘old bones.’ KDR could mean that you get exactly the home you want at a similar price to, if not cheaper than, a major renovation.

If the ideas above have got you thinking about the benefits of KDR, you should seek plenty of sound professional advice before booking the bulldozer. Valuations, council requirements and your personal situation should be taken into account before deciding whether KDR is the right option for you and your family.

In the Know.
Driving ambition

DUNEDIN, OTAHO

DUNEDIN’S JO THORNTON AND MARK ADAMS’ URBAN HOME IS RICH WITH HISTORY.

Finding the perfect site to build a ‘forever’ home can be a tricky task to undertake but as they say; ‘when you know, you know.’

It was no different for Jo Thornton and Mark Adams of Dunedin. A desire to downsize and move closer to the city centre was the catalyst for their recent building project.

An old villa situated privately off Drivers Road presented itself. Standing there, gazing at the panoramic views of the city, eavesdropping on bellbirds and tuis in the native trees, Jo and Mark knew they had found their perfect site to build on.
The multiple roof lines and contrasting cladding create a visually appealing exterior. A top-hung sliding glass door is a feature of the home’s entrance.

At that stage they did not realise the historic significance of the site and the 19th century servants’ quarters that formed the middle of that old villa. The large house built by Henry Driver in the 1860s had long since gone and the land had been subdivided and built on so all that remained of the original house was the servants’ quarters, which made up the middle of the house on the site. The site was truly steeped in history, as Drivers Road had been named after Henry Driver and the next owner had been Oscar Balk, a keen tramper who founded the Otago Tramping Club.
“We have all the artefacts from the site, which we will eventually display.”

The nearby walking track, ‘The Pineapple Track’, was named after a habit of Balk and other trampers, who refreshed themselves at the top of the route with tins of pineapple, often leaving the tins hanging in trees.

With the site’s historic significance realised, Jo and Mark were conscious of wanting to pay tribute to that history; they have retained original outdoor features such as bluestone and glass walls in addition to original rata and kowhai trees planted by the Driver and Balk families. “We have all the artefacts from the site, which we will eventually display to maintain the connection to the site’s rich history,” says Mark.
The living room is flanked by extensive glazing which opens onto the courtyard and covered alfresco living area. The feature wood burner completes the downstairs living room and provides some much needed warmth for those cooler Southern nights.
“Jennian was amazing in taking one of their existing house plans and fitting it on our difficult sloping site.”

Rather than try to blend into the styles of their surrounding neighbours’ houses, which were built in the 1930s, 1940s, 1970s and 1980s respectively, the goal was to have a house for the 21st century with a cutting-edge design. It really is the perfect balance between private and eye-catching, and the result is a lovely three-bedroom, three-bathroom home in Dunedin’s Maori Hill. “Jennian was amazing in taking one of their existing house plans and fitting it on our difficult sloping site,” says Mark.

The home’s multiple roof lines make it a visually interesting proposition that lures you into wanting to see more. The symmetry is accentuated by the use of exterior claddings and colour, clean white plaster and the contrasting dark titan board, while extensive glazing completes the stylish and inviting exterior.
The upstairs living room has that subtle retro vibe. It’s the place to relax with a great read and enjoy the uninterrupted view of the hills.
The covered alfresco area is the perfect place to enjoy a cup of tea no matter the weather. Upstairs, the balcony provides an ideal vantage point for bird watching. Internal design features include top-hung sliding glass doors and extensive use of tiling with underfloor heating; a feature wood burner set on a raised floating hearth in rustic polished concrete provides warmth for those cool Southern nights.

Jo’s favourite room is the upstairs living area with its amazing views and seamless access to the balcony. She often watches the birds feeding on the sugar water put out for them in the pear tree. For Mark, it is definitely the 7.5m x 6.2m garage, which allows ample storage as well as parking.
The master bedroom’s natural colour scheme pays homage to the vast greenery that can be seen via their bedroom window. The three bathrooms keep things functionally simple. Bold pops of colour are cleverly introduced through the couple’s love of modern furnishings.

“We feel like we’re in an expensive hotel that neither of us wishes to leave.”

The upstairs living area’s stunning views, flanked by the couple’s art collection and modern furniture make it a place where guests naturally gravitate to sit and relax. Their Burmese cat Lily can often be found basking in the sunlight provided by the same space.

A passion for travel meant a home that was easy to lock up and leave was essential. Although the couple often ask themselves, “Why do we need to go on holiday when we have a view like this? We feel like we are in an expensive hotel that neither of us wishes to leave.”

Thanks to—Jo Thornton and Mark Adams
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With demand for housing on the rise, more and more New Zealanders are looking at building new homes. However, not everyone will know what to look for when they are looking at prospective sites for their new dream home.

There’s more to buying land than size and sale price. Dig a little deeper and you’ll find that not all sections are created equal. What’s going on below the surface and down the road will have a marked influence on the time and cost of your home’s construction, as well as its value in the future. Like most of us, you’re probably working within a set of parameters when choosing land—with minimum and maximum size requirements, areas you would prefer to live in, and a budget to keep you grounded.

These considerations are important, and can be easily ascertained on face value.
If you already own land, or have fallen head over heels for a particular spot, your builder will be able to work with you to prepare the site for construction and create the home design that fits.

If you’re still on the lookout for land, stretching your sight below the surface and into the future will help you keep construction costs to a minimum and see your home steadily grow in value.

Identify which services—such as water, sewage, gas and power—are already connected to the site. When considering sections of similar size and price, development costs and ease of access for construction could be the difference.

It’s important to know if the land you’re considering can sustain the home you want. A geo-tech report will tell you the stability of the soil and a geographical survey will reveal the lay of the land.

Find out if the section is subject to a building covenant—a set of rules governing the size and style of home that can be built. Covenants can be restrictive, but they also ensure neighbouring properties are of a similar standard to your own—and in this way can maintain the value of your home over time.

Think about what the area will look like five or ten years from now. Many new homes are built on newly developed land. What amenities are close by? Are there shops, hospitals, schools and public transport? If not now, are they planned for the future?

People buying land in established areas have their own set of unique future implications to consider.

Does the property feature any protected trees that could one day encroach on the house?

Choosing a section, like building a home, is your chance to call the shots, start from scratch and make your home a reflection of who you are and how you want to live.

The best and easiest way to make the right choice for you is to invite your home builder to inspect the land you’re considering. They can share their specialist skills and knowledge to help you find the right patch of dirt to lay the foundations of your home and your future.

In the Know.
Superior cladding

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Want a fashionable colour for your home this season? Bold pops of colour and dusty shades are very much on trend, with an emphasis on oranges and yellows, blues and blue-reds, black and near black. Think vibrant magenta pinks too, and a renaissance-inspired palette of azurite, indigo and ultramarine (blue palette), malachite, verdigris and earthy green (green palette), and luminous lead-tin yellows and shades of umber.

“Bold pops of colour and colour blocking are definitely a trend,” says Resene colour consultant Rebecca Long. “And it’s a great way to inject colour into any situation. Colours such as Resene Bright Lights (a neon lemon and lime) and Resene Daredevil (a fluorescent orange) will certainly grab your attention.”

But we are also seeing soft colours, too. “Soft greys are on trend for both the interior and exterior of your home,” says Rebecca. “Think greys like Resene Foggy Grey, a smart and contemporary grey with a subtle dusty green twist.”
Feeling blue

One of the biggest colour trends is the blues—rich, deep, and glossy blues, as well as soft greyed—and sea-washed blues. These blues inspire relaxation as well as harmony, and pair well with many colours.

Think of the dusty, stormy, sea-washed blues such as Resene Dusted Blue and Resene Half Duck Egg Blue. They bridge the gap between neutral and bolder colour to shift away from the monochromatic greys.

For a right-up-to-the-minute trend, try the pale blue Resene Blue Moon alongside white for a classic Cape Cod look. Or pair blue-greens such as Resene Escape with sandy tones for a seaside feel.

LEFT Resene Inside Back, Resene Dusted Blue and Resene New Denim Blue.
Green with envy

Olive greens, lime greens, dusty greens and deep and earthy greens—when it comes to green, anything goes.

Earthy and nature-inspired greens are very much on trend. Think Resene Seaweed, Resene Paddock and Resene Coriander. For something a little more calming, try Resene Kandinsky (a fresh apple mint green) or Resene Carefree (an opalescent watery green).
Grey

Greys are as strong as ever, but they’ve recently become more of a feature than a complementing colour.

“Deep greys, especially,” says Rebecca, “with blue and green tones coming through. Resene Gumboot and Resene Half Bokara Grey, almost a charcoal black, are sultry greys for people who desire depth but don’t want to commit to the starkness of black.” The latter pairs well with the bronze-gold of Resene Alcatraz and the pastel pink of Resene Abercrombie. Or try the deeper mahogany red, Resene Matchmaker.

Comfortable weathered greys are also finding their way into fashionable homes, with colour combinations of granite grey colour tones and soft or dark leafy greens. Try an elegant stone-grey like Resene Transmission with the soft warm-edge grey Resene Triple Black White and the traditional clean timber green of Resene Permanent Green.

Or complement greys with dusty grey-blues for modern interior design.

LEFT Plantation room Resene Easy Rider, Resene Inside Back and Resene Colorwood Rock Salt.
Greige

It’s not grey and it’s not beige—it’s greige, the ultimate neutral for top-dressed homes. “Greige is a mix between grey and beige and it’s perfect for those who want a grey but with the warmth of beige,” says Rebecca.

Think Resene Triple Rakaia, with its salmon tint in a stony grey beige tone, or Resene Cloudy, a dusty beige grey that partners well with the deep brown Resene Space Shuttle. Even in darker tones, greige is warm and inviting.
Soft pastels

Call them dusty, smoky or frosted, soft pastels are a huge trend. Tone down their sweetness with olive brown accents (Resene Double Trojan) or dark touches of aubergine and mushroom (Resene Chapta And Verse). Or pair them with neutrals.

“You could use a pale pink with silver and a really dusty blue,” says colour consultant Debbie Abercrombie. “If the pink is really greyed off, because of the blues and silvers that balance it, it doesn’t become so feminine. It then becomes a little bit masculine.”
Brights

Bold pops of colour are being used in exciting ways to create drama inside and outside the home. Muted palettes are being enhanced with shocks of neon or bright hues in paints as well as fabrics. Think vibrant yellows and oranges (Resene Turbo, Resene Bright Lights, Resene Adrenalin and Resene Clockwork Orange), lime greens and citrus greens (Resene Kakapo and Resene Limerick) and hot pinks (Resene Smitten and Resene Scrumptious), among others.

The key is we are being a little bit more clever in how we are bringing colour in. Like using bold colour behind bookshelves or inside cupboards so that you see only a glimpse of colour. Or using it on a statement piece of furniture that might sit in an entranceway.

Colour consultant Debbie Abercrombie says she is “using a teal blue colour similar to Resene Optimist in a kitchen. There isn’t a big area for the splashback, so I’ve suggested carrying that colour through to the scullery. Some of the time it will be closed, but when you open the scullery you will have this lovely teal blue wall. That’s one way of bringing in a really lovely bright colour so that it’s not always there but you get snippets of it.”

But don’t forget the exterior of your house either. Your front door is the ideal place to add a splash of the latest fashion colour. With strong colour you just need a touch of it. It doesn’t need much to draw your attention.

OPPOSITE PAGE Bold pops of colour and colour blocking are definitely a trend and it’s a great way to inject colour into any situation. A strong colour teamed with a neutral and a timber finish means you can indulge your favourite bright colour without it being overpowering.
Naturally beautiful

Nothing can match timber for its infinite variety of natural markings and grains. Timber has always been a popular option outside. We’re seeing a resurgence of timber in interiors, which goes hand in glove with the return of an appreciation for craft production.

Bring out the natural beauty of timber in your home with Resene Colorwood natural wood stain and Resene Aquaclear or recreate a Scandi look with Resene Colorwood Whitewash. Create a cocoon by staining your ceiling dark with Resene Colorwood, or add an airy ambience with Resene Colorwood Whitewash.

Outside black wood stains, such as Resene Pitch Black, are continuing their popularity.

Walls your way

As well as colour blocking and interesting paint effects being a way to express yourself, so too are walls you can write all over. Blackboard paint walls and whiteboard walls, using Resene Blackboard Paint and Resene Write-on Wall Paint, show no signs of waning. Practical and decorative, they let your family express their personality without going overboard.

Your home is your haven, so choose colours that both calm and create confidence—and add a little bit of fashionable pop.
Striking paint finishes used to be confined to just walls… now we’re seeing colourful ceilings, colour-blocked feature walls, furniture and coloured or faux tile effects on floors using paint. All you need is a combination of your favourite Resene paint colours and a little imagination.

Colour that continues from wall to ceiling, creating a cocoon of colour, is becoming popular in bedrooms for the ultimate in relaxation. Or for the more adventurous, turn your ceiling into your feature wall of colour. A dark ceiling will remind you of the night sky, a soft blue will bring a relaxing summer day inside.

View the latest fashion paint colours in The Range fashion colours at your local Resene ColorShop.
Golden days

WAIHI BEACH, BAY OF PLENTY

THE FOWLERS’ RURAL WAIHI BEACH LIFESTYLE BLOCK MAKES THE BEST OF BOTH WORLDS.

Nested in Waihi Beach’s rolling landscape, Jill and Ross Fowler’s retreat-style home sitting on a sprawling 2.9ha lifestyle block is a country residence to envy. It has a distinct rural charm, with a proximity to luxuries that would fill a real estate agent’s wish list, including: Waihi’s golden sand beach, bubbling hot pools, endless cycling trails, a neatly manicured golf course, quaint cafés, and of course, great neighbours. It really is Bay of Plenty living at its finest and it’s no wonder the property has become a regular haven for family members and friends to congregate, often for days on end.
After seeing the quality of workmanship and finish in a local show home, the Fowlers engaged with Matt Mackay of Jennian Homes BOP, then the fun began. “We wanted to build with a small footprint, minimal floor area but with the capacity to welcome and absorb large numbers of house guests without wasted space,” says Jill.

The blend of natural building products used ensures the home blends effortlessly into the landscape, as though it’s been there forever. Oversized beams, gabion walls and large rocks help achieve the overall rustic look. “We wanted plywood and batten in a tone that emulated weathered tree trunks, but the irregular-sized, closely spaced battens were Matt’s gem of an idea. Sections were mocked up and shuffled for ages until the ‘aha’ moment was achieved.”

“It’s rare to get clients who allow you to try something a bit different. The whole way through the process Jill and Ross put a huge amount of trust in us and never discounted any idea, no matter how random it may have sounded at the time. Whenever I drop by I pause at the bottom of the drive to admire how well this home sits in its environment,” explains Matt.

The ceiling follows the mono-pitch roofline and rises to 4 meters, enhancing the notion of spaciousness. The orientation on the site is just right.
Nestled amongst the Waihi Beach countryside, the home is a peaceful respite from the city. It’s hard to believe it’s only minutes away from Waihi Beach’s golden sands and bubbling hot pools. 

Above The tranquil driveway leading up to the home is framed by shrubbery and a vast array of fruit trees. Below The view of the house from a neighbouring paddock showcases the rustic exterior and reveals the large boulders and native plants that are scattered across the immediate landscape.
“It’s a cool house in the summer and yet the winter sun slants in and warms the concrete floor, keeping it cosy when temperatures drop outside,” says Jill.

The open-plan kitchen, dining, and living area has a slightly industrial influence. Polished concrete floors, naked hanging bulbs, stainless steel bench tops, textured panel units, exposed firebox flue and extractor fan ducting are all featured. Natural stained wood and granite tiles are found throughout the house in various forms.

Native planting areas and large rocks blend the immediate house area with the landscape beyond, while expansive grasslands fringe the house.
An avenue of jacaranda trees lines part of the driveway, and numerous fruit trees, once small, are now going to bear more produce than can be consumed. An extensive rural outlook offers the perfect vista.
The entranceway to the home features a large raked ceiling. The exterior oozes wow factor with its rustic charm. A lovely Persian rug greets guests as they enter the home, along with a box of firewood no doubt gathered from the property, creating a homely ambience. Gabion walls create an intriguing entranceway, showcasing the couple’s brave design aesthetic.
The kitchen, lounge and dining room form one large living area, where a perfectly positioned window seat awaits. Large sliding doors and bifold windows open out on to the large deck that runs the length of the home, bringing the outside in.
“Our favourite part is the covered deck, it’s really an outside room.”

“Our favourite place is the covered deck, it’s really an outside room flowing out from the kitchen where we relax and dine all year round. Large rocks are enclosed within the deck edge, delightfully warm to sit on at the end of a sunny day and the gabion wall protects from any wind, so a barbecue in any weather is appealing.”

The couple run their investment governance consulting company from the two-storey office at the southern end of the house. The upper level adjoins the timber-clad loft above the garage, which doubles as office storage and overflow sleeping. Creating a workplace within the home posed a design challenge, yet the office feels entirely separate from the rest of the house, allowing Jill and Ross to leave work and go home despite the commute being merely down the hall.
OPPOSITE PAGE The designer kitchen has been styled to perfection. Bright splashes of tangerine feature throughout and contrast beautifully against the matte black fire flue and light fittings. The timber trim on the breakfast bar adds another dimension to this already trendy space. THIS PAGE The fabulous view from the dining area. Jill in the kitchen making a cup of coffee to enjoy out on the deck or perhaps the window seat.
ABOVE A cleverly placed partition enables the walk-in wardrobe to double as a bedhead. BELOW The master suite has been ideally positioned to capture the pristine views of the countryside. The louvered windows allow for cool air flow on those hot summer nights.
“This home puts no barriers in the way of our activities.”

“This home puts no barriers in the way of our activities, everything ‘works’ the way we anticipated and allows our business, our leisure and hospitality to happen with ease. Thanks must go to Matt Mackay for his clever materialisation of what we dreamed would be our ideal home.”

*Thanks to—Jill and Ross Fowler*

*THIS PAGE* The luxury wet room has been also been designed with the surrounding views in mind. A plunge bath has been positioned perfectly to soak in the view. A frosted glass panel between the vanity and shower provides added privacy.
HOME BUILDERS’ INFORMATION SESSIONS

Building a new home is an exciting adventure and Jennian Homes has been building the homes New Zealanders want for more than 33 years.

Come and learn from the experts about the hidden costs of building and how to avoid surprises by designing a home, customised for you, to work within your true budget.

Our regular building information sessions arm you with lots of great information to help you on your journey to building your own home.

- Establishing your construction budget and how to avoid hidden costs.
- The impact of designing your home in an environmentally friendly way, to save you money.
- Planning the home you’ve always wanted.
- Residential construction industry knowledge and advice.

For more information on the New Home Builders’ Information Session visit jennian.co.nz
HEART FOUNDATION RECIPES

QUICK AND EASY HEART-HEALTHY MEALS THAT THE WHOLE FAMILY WILL ENJOY.
Sweet marjoram lamb with summer leaves and citrus

SERVES 4

600g Quality Mark lamb rumps

MARINADE
1 tbsp vegetable oil
1 tbsp lemon juice
1 tbsp fresh sweet marjoram or oregano, roughly chopped

SALAD
1½ cups Israeli couscous, cooked
1 head of baby cos lettuce, leaves separated and torn into pieces
4 large handfuls of baby spinach leaves
2 radishes, trimmed and finely sliced
2 oranges, peeled and segmented
2 tbsp pistachio nuts, shelled and toasted

CITRUS VINAIGRETTE
2 tbsp olive oil
1 tsp lemon juice
½ tsp Dijon mustard
½ tsp liquid honey

Preheat the oven to 190°C. Combine and mix all the marinade ingredients together in a small bowl. Rub over the lamb. Cover and leave in a cool place for 10–15 minutes to allow the flavours to infuse.

Heat a frying pan over a medium–high heat and brown the lamb on both sides. Transfer lamb to a roasting dish, place in the oven and roast for 12 minutes for medium–rare. Remove from the oven and leave to rest (covered very loosely with foil) for 10 minutes, before slicing across the grain.

For the salad, place all the prepared ingredients, except the pistachio nuts, in a large bowl ready for dressing.

Place citrus vinaigrette ingredients in a small jar and shake well. Season with freshly ground black pepper.

To serve, divide lamb slices between four plates. Toss the salad in the citrus vinaigrette and place beside the lamb slices. Sprinkle with pistachio nuts and serve immediately.

Recipe thanks to Beef + Lamb New Zealand
Asian hoki with udon noodles

SERVES 4

200g udon noodles
2 tbsp olive oil
1 tbsp garlic, sliced
1 tbsp ginger, sliced
1x 425g Sealord New Zealand Hoki, defrosted and chopped
1 red capsicum
1 tsp chilli, sliced
1 cup snow peas
oyster sauce
coriander leaves, lightly torn
spring onions, sliced on the diagonal

Cook noodles according to packet instructions.

Heat olive oil in a large fry pan over a medium heat. Saute the garlic and ginger in the fry pan.

Add the chopped hoki, red capsicum, chilli and snow peas.

Add oyster sauce to taste then toss through the udon noodles.

Serve garnished with coriander and spring onions.
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Cauliflower and chickpea curry

SERVES 6

1 tsp canola oil
½ medium onion, diced
2 cloves garlic, crushed
2 tbsp curry powder
1 cup water
1 (165ml) can low-fat coconut milk
1 medium carrot, peeled and sliced
2 cups butternut pumpkin, peeled and diced
½ head cauliflower, broken into florets
2 cups frozen peas
1 (425g) can of canned chickpeas, drained and rinsed
1 (375ml) can of light evaporated milk
1 tbsp lemon juice
¼ cup of fresh coriander, chopped

Heat the canola oil in a large saucepan, then gently saute the diced onion until soft and lightly browned. Then add the garlic and curry powder.

Add water and coconut milk, bring to the boil then reduce to a gentle simmer.

Add the carrot, pumpkin and cauliflower and simmer over a moderate heat. Cook until just about cooked. Add the frozen peas and chickpeas and cook for a further 5 minutes. Remove from heat.

Heat evaporated milk in a separate pot until hot but not boiling. Add the hot evaporated milk to the curry.

To finish, garnish with lemon juice and fresh coriander; do not mix through. This curry is best served with steamed brown rice.

NOTE:
This recipe produces a fairly thin sauce similar to Thai curries. For a more substantial thicken with cornflour. Simply mix 1 tbsp of cornflour with an equal amount of cold water and slowly add to the simmering sauce, stirring constantly until the desired consistency is reached.

Quinoa and beetroot salad

SERVES 6

950g whole beetroot
10ml canola oil
150g quinoa
380ml water
50g chopped pickled jalepeno chillies
85g diced feta cheese
35g shredded Italian parsley
10ml Extra-virgin olive oil
20ml sherry vinegar

Heat oven to 225°C. Cut stalks off beetroot and coat in canola oil. Roast beetroot for approximately 45 minutes or until a knife can be inserted easily.

Once cooked set aside and cool. Once cool, rub the skin off with your thumb. Dice beetroot into 1cm cubes.

Bring quinoa and water to the boil, cover and simmer until the water has been absorbed.

Allow quinoa to cool. Gently mix all ingredients together just before serving.

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**Muesli cookies**

**SERVES 10**
125g salt-reduced margarine, diced
3 tbsp golden syrup
½ cup raw sugar
½ cup self-raising flour
50g All-Bran® Original
1¼ cups (165g) untoasted musli
1 tsp vanilla essence

Preheat the oven to 175°C.

Place the margarine, golden syrup and sugar in a medium saucepan over a medium heat and stir until the margarine is just melted and ingredients are combined. Add the remaining ingredients and stir to combine.

Place tablespoons of the mixture onto two baking trays, flattening slightly. This should make approximately 20 cookies.

Bake for 15 minutes or until golden. Allow to cool on trays.

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Regal salmon
black bean stir fry

SERVES 2

275g packet of Regal Salmon Fresh Stir fry pieces
2 tbsp black bean sauce
Tick-approved oil, light spray
1 carrot, cut into thin strips
1 cup broccoli florets
1 cup cauliflower florets
1 red capsicum, sliced thinly
100g sugar snap peas, cut into thin strips
¼ cup tinned black beans, rinsed and drained
¼ cup bamboo shoots, sliced thinly
½ cup mung bean sprouts
1 cup rice noodles

Drizzle the salmon pieces with the black bean sauce, and leave to marinate for 10 minutes.

Spray tick-approved oil in a wok over a high heat. Place the salmon pieces in the wok, skin side down. Cook until crispy. Turn over the pieces to quickly cook the other side. Remove the salmon and leave to one side.

Spray the wok with some more tick-approved oil and add the carrot, broccoli, cauliflower, red capsicum, sugar snap peas, black beans and bamboo shoots.

Cook until vegetables are tender, about 10 minutes. Add the sprouts and return the salmon to the pan. Toss carefully to incorporate.

Serve on top of rice noodles.

Recipe thanks to New Zealand King Salmon

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Make sure there is a Mastercraft kitchen at the heart of your home

Your kitchen is the heart of your home so why settle for second best?

The team at Mastercraft Kitchens will design an inspirational kitchen specifically for your unique requirements and budget. Your kitchen will be produced locally and installed for you on time and on budget.

We’re so confident in our workmanship that we offer an industry leading ten-year transferable guarantee on our kitchens.

Get what you really want in a kitchen. Start by visiting Mastercraft.
Your kitchen is the heart of your home so why settle for second best? The team at Mastercraft Kitchens will design an inspirational kitchen specifically for your unique requirements and budget. Your kitchen will be produced locally and installed for you on time and on budget.

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Keeping mum

TAKE TO THE STREETS TO SHOW YOUR SUPPORT FOR WOMEN’S HEART HEALTH ON MOTHER’S DAY.

There’s a reason we run this event every year. Heart disease is the single biggest killer of Kiwi women, claiming the lives of over 3,000 women each year. We have partnered up with the Heart Foundation to support its Go Red for Women campaign, which aims to help stop our women dying prematurely of heart disease.

The campaign asks women to band together and love their hearts. Why not hit the streets and run, walk or have a leisurely stroll with your mum, daughter, sister or a group of girlfriends this Mother’s Day? It will be a wonderful way to start the day and you’ll be doing your bit to beat heart disease and keep more families together. So, save the date this Mother’s Day and let’s save lives.

Visit jennian.co.nz to find out more about the event in your area.
I want an island kitchen...

No one knows your personality or aspirations better than you. At Jennian Homes, we work alongside you to create your ideal way of living based simply on what you want. By combining your personality with our expertise, Jennian will craft a living space that reflects your individual needs and personality that is custom designed for your family. Contact us today to see how we can help you get the home you’ve always wanted.
The NEW Rinnai Smart Cylinder™
“ The more it knows you, the more it loves you.”

The NEW Rinnai Smart Cylinder™ learns your hot water usage habits and only heats the water you need...

...no matter what your habits are the Rinnai Smart Cylinder will love you unconditionally. That’s because this revolutionary hot water system once installed learns your hot water use habits and automatically adjusts when it heats hot water, which saves you money by not heating water 24/7 like a standard electric hot water cylinder. It’s incredibly energy efficient, typically **saving you 10-15% on your water heating costs**. It’s easy to use too, with a digital controller you simply set and forget.

And this intelligent system is also available in a range of sizes and pressures, so it really will be the perfect match.

*Rinnai Smart Cylinder™ The more it knows you, the more it loves you.*
rinnai.co.nz/smart

*Savings are influenced by a number of factors including cylinder size, hot water use profile and plumbing system design. Savings of 10-15% have been observed in field trials in New Zealand and Europe when compared to a standard electric hot water cylinder.*
Red hot

NEW PLYMOUTH, Taranaki

JENNIAN HOMES TARANAKI’S FUTURE–PROOF BUILDING SHOW HOME IS A REAL SHOW STOPPER.

For the savvy buyer, the road to new home satisfaction is paved with show home visits. Seeing really is believing and there’s no better way for a builder to demonstrate their commitment to quality workmanship and impeccable design inviting you to come along and inspect their portfolio.

Show homes allow the visitor to immerse themselves in the experience of a home, get a feel for the look, size and shape of rooms, and gather inspiration for the home they want to create. Situated in New Plymouth, a new addition to the Jennian show home collection is turning heads, proudly built by Jennian Homes Taranaki, owned by franchisee Dilip Patel.
This home, a custom design for the 641m² site, features splendid views out to the lake that borders the edge of the property, perfectly positioned for the afternoon sun. A raked ceiling and clearstory windows flood the south side rooms with all-day sun. Good spatial design is heavily influenced by light levels, so this end of the home features large windows to make the most of all views.

With a distinctive flat profile and contemporary clean lines this home delivers a consistently stylish look. The interior design lends itself to a contemporary industrial look, similar to that of a New York apartment. An uber-modern entranceway greets guests with a bright red door and a stylish lounge area with exterior panel cladding provides an industrial backdrop and also creates thermal mass to make the home more energy efficient. The striking internal glass door will allow the homeowner to leave the space as open plan or close off an area of the home if they choose.
This four-bedroom, 246m² home features a designer kitchen, integrated dining and living, separate lounge with home theatre, separate laundry and insulated garage. A 50m² deck also provides the crucial Kiwi link for indoor-outdoor flow and is the ideal spot for a summer barbecue and afternoon beverage.

All seasons are covered here. In the cooler months, take the opportunity to relax in the lounge by closing off the sliding door and settling in with a good book by the fireplace. The lounge is an adaptable space, equally suited for entertaining guests away from the working areas of the home or hosting family movie nights with buttery popcorn.
The red sliding door allows for open-plan living or for a more intimate space depending on the mood. Exterior panel cladding forms the backdrop to the open-plan area, creating an industrial chic vibe. A vast array of textures create a feast for the eye.
“The kitchen is very much the engine room of the house.”

Dilip suggests the functional kitchen is very much the engine room of the house. “With its proximity to the dining area, the family room and outdoor deck area, it’s ideal for preparing food while chatting to guests sitting at the dining table or relaxing outside on the deck space.”

This show home is part of the FPB (Future-Proof Building) Show Home programme so it features many aspects which meet the FPB principles: Energy Smart, Health and Safety, Life Cycle, Quality, Smart and Secure, Sound Control, Spatial Design and Sustainability.
“The home has an incredible amount of technology for added convenience, security and efficiency.”

Making a home different from the norm is achieved by clever use of space and embracing technology. Fully wired for data, the home is ready for smart TVs, heavy use of internet and anything else technology wants to throw at it. The home has an incredible amount of technology for added convenience, security, and efficiency. The climate, sound (indoor and outdoor speakers) and room lighting can all be controlled via the contemporary switchgear located near the entranceway.

THIS PAGE The study does not disappoint. The orange light switch is a great way to inject a pop of colour to a plain wall. OPPOSITE PAGE Bursting with personality, the feature wall pushes the boundaries with vivid colour.
ABOVE The master bedroom’s stylish walk-in wardrobe has an abundance of storage. BELOW One of the four bedrooms to choose from, a dream room for any child. RIGHT The orange feature wall in the master bedroom is painted in Resene Whiskey Sour and adds real warmth to the room.
A luxurious master suite has all you need in privacy and comfort. Beautiful tiles adorn the ensuite and clever fittings make this room resemble a high-end hotel. His and hers dual basins mean even the mundane tasks like getting ready for the day ahead can be a sociable activity. It also boasts a generous walk-in wardrobe, big enough to make any reality TV family proud.

“Beautiful tiles adorn the ensuite and clever fittings make this room resemble a high-end hotel.”

Thanks to—Dilip Patel of Jennian Homes Taranaki
Credit—Future-Proof Building

THIS PAGE No expense has been spared in this designer ensuite, complete with his and hers basins; you’ll never have to wait again.
When you choose to build with Jennian Homes, we make a promise to you. “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract.” It’s a promise we’ve always kept, for over 33 years and counting.
What am I getting for my money?

In the Know.

There are two extremely important questions you will ask when building: what’s included and more importantly, what’s not included?

Regardless of whether you’re planning the ‘all bells and whistles’ home of your dreams or starting out as a first-time builder, you will have a level of investment in mind and there is no reason for you to be surprised with cost blowouts as the project progresses.

You should know what your home is going to cost to build prior to signing your residential building contract, therefore avoiding price hikes after the fact.

In the early stages, a good place to start is the builder’s standard specification. This is what they will use to give you an estimated price. The specification lists all of the standard inclusions in the home, but it also details what is not included in the price. For example, common exclusions might be floor coverings, garage insulation, heating or the cost of the building consent.
By understanding the builder’s standard specification, you can determine what you might need to budget for at a later date to get the home you want.

Other common terms used in building estimates and quotes are PC (prime cost) or PS (provisional sums).

PC sums cover the supply cost of a particular item that may not yet have been chosen. For example, the builder may make an allowance for a standard kitchen design, but your vision may be something more substantial (and costly) than what has been allowed.

A PS is an estimate for a particular area of work for which the extent is not yet known. Excavation works are a good example—the builder may not know how large an excavation is required until it has commenced. Accordingly the amount of a PS can be, to a large extent, outside of either party’s control.

Essentially, there is no particular reason that a builder should not be able to give you a quote, not a PC sum, on any item in your home that is above the floor slab.

If they take the time to fully understand your needs and put together a specification customised to you, their proposal should reflect what you want within your budget, avoiding any unwanted surprises after you have signed the contract.

It can be difficult comparing one proposal to another because seldom are any two proposals the proverbial apples with apples comparison. What might seem on the surface to be the best option due to a cheaper price is often not the case when the building is complete.

Arming yourself with a Homebuilder’s Checklist from Jennian Homes will assist you in asking the right questions during the proposal stage so that you can identify the apples from the lemons, ensuring you’ll get the home you wanted, built to your budget.

You’ll know exactly what you’re getting for your investment.

In the Know.

Ensure you’re on the same level.
Premium construction materials for all your building projects

Rockcote & PSL brand Construction Systems have been providing advanced construction systems specifically designed for the New Zealand environment for over 25 years.

Our BRANZ weathertight tested Façade Systems are some of the most efficient and complete barrier façades available. Combine these with registered LBP installation and our technical OnSite Assistance programme with the latest Rockcote Resene coatings and colour technology and you have a complete solution for your building project.

Our range of Façade, Flooring, Fencing, & Interior systems are designed to be durable construction systems you can trust.
Five great ways to rejuvenate your furniture

WHEN YOU MOVE, MUCH OF YOUR EXISTING FURNITURE WILL MAKE THE JOURNEY WITH YOU.

01
REUPHOLSTER
Give dining and lounge furniture a lift by recovering it in vibrant fabrics that complement your new home’s colour palette. Many items, like basic chairs and footstools, are easy to reupholster and well within the reach of a DIY novice. You may want to consider a professional for trickier pieces like reclining chairs.

02
REDUCE
Natural timber complements every décor, while bringing warmth and charm to the home. So strip off paint and sand back surfaces to reveal the wood grain beneath. Then choose a stain or oil to restore the timber’s natural lustre.
REPAINT
Experiment with bold colours and different finishes—glossy, matte or distressed. Painting will give dated furniture a modern twist and is both an easy and relatively inexpensive way to change the look and feel of your fixtures.

REINVENT
Bring family heirlooms back to life by replacing worn or dated features. New handles and fresh fabrics can give chests, dressers, cabinets and even radios a modern feel without sacrificing their integrity. You can turn ‘mismatched’ items into feature pieces by contrasting old with new and colour blocking bright shades.

REPURPOSE
Get creative when assigning a function to your furnishings. Turn an old Scotch chest into a new TV cabinet by removing a drawer to make room for the DVD player. An outdoor park bench might make the perfect reception chair for your entranceway. Stacked suitcases are a fun twist on traditional bedside or coffee tables.
Waterway magic

PAUANUI, COROMANDEL

This Pauanui Bach is the epitome of waterfront living, with its contemporary Cape Cod style.

Pauanui Waterways is the epitome of waterfront living. Residents enjoy a unique waterfront setting, with pristine waters perfect for all marine activities, via their private jetty and boat ramp facilities. It’s a matter of berthing the boat at the foot of the property, hopping aboard and cruising off to discover the many white sand bays and islands found just beyond the Tairua-Pauanui Harbour.

For Allison Cleland, having grown up in New York State, a waterfront property on the tranquil Pauanui Waterways really was a world away. Now based in Cambridge along with her Kiwi husband James and their two children, she says their Pauanui holiday haven is the ideal weekend sanctuary.
"We wanted a classy home that is welcoming to family and friends but not ostentatious."

With their own architecturally designed plans already drawn up by Lee Turner of Turner Road Architecture, the next step was finding the right building company that could bring the plans to life. The couple enlisted the services of Jennian Homes Coromandel, operated by Haley and Stephen Trebilco.

Allison’s American roots played a large part in the design. “We wanted a classy home that amalgamated modern New Zealand style with American Cape Cod. A home that is welcoming to family and friends but not ostentatious.”

The exterior has a unique twist on a classic gabled home, clad with hand-sawn plywood and triangular battens.
The internal layout is simple yet effective, with a large open-plan kitchen, dining and living pavilion forming the hub of the home. The kitchen is an entertainer’s dream, featuring slick gloss white cabinetry, top-end stainless steel appliances and beautifully crafted granite benchtops, which complement the crisp neutral colour scheme throughout. A feature HardieGroove ceiling with striking angles is an absolute showpiece that complements this beautifully designed area.

Sliding doors flow effortlessly onto an oversized deck overlooking the canal, providing the perfect entertaining area all year round. A separate wing is located to the south side of the home, featuring a master bedroom that enjoys views of the Waterway canal and boasts its own separate ensuite.
“The drive–through garage works really well for launching the boat easily.”

For the Clelands the most enjoyable part of the build was the progress they witnessed upon each trip to the site. “The realisation that this actually was one of our dreams coming true with the excitement of going up each time to see what stage the house was at; we can still remember the joy of staying there for our first family night together,” says Allison.

With four bedrooms and a movie room, the home can easily accommodate many family members and friends. “At Christmas we can very comfortably have eleven of us together. The drive–through garage works really well for launching the boat easily, and having the jetty is great for convenience to allow for fishing trips, kayaking, jumping off in the summertime, and fishing for yellow–eyed mullet and even the odd baby kahawai or snapper.”
The central living space is the perfect place to spend time together as a family. The spacious kitchen and dining area is ideal for hosting get-togethers. **OPPOSITE PAGE** Sleek, modern lines complete this entertainer’s kitchen.
“Here we can really focus on family time and enjoying the gorgeous environment.”

The feature gas fire is a family favourite in winter, not only providing quick and easy warmth, but also cosy ambiance for family games or the perfect spot to curl up with a good book and a glass of wine.

The landscaping was designed and executed by James with help from his family. The vision was to create a simple, natural beach-side feel, with grasses blowing in the wind, shells representing the beach and the greenery closer to the house simulating an inland forest.

“It is a great home for us to escape to and take a break from our busy lives. Here we can really focus on family time and enjoying the gorgeous environment of the Coromandel and the best part is that it is all within a short driving distance from home,” explains Allison.

The success of the home came from a collaboration of great ideas by the client, designer, and builder. The final outcome is an exquisite holiday home that stands apart from the rest.

Thanks to—Allison and James Cleland
No one knows your personality or aspirations better than you. At Jennian Homes, we work alongside you to create your ideal way of living based simply on what you want. By combining your personality with our expertise, Jennian will craft a living space that reflects your individual needs and personality that is custom designed for your family. Contact us today to see how we can help you get the home you’ve always wanted.

jennian.co.nz
Five great reasons to choose a group home builder

EXAMINING THE CREDENTIALS THAT SET GROUP HOME BUILDERS APART.

Of the many choices you will make when building a home, none is more important than choosing the right builder to oversee the project. Your choice of builder will ultimately determine the quality of your home, how closely it resembles your ideas, and your experience of the building process. Group home builders provide great value homes through an assured process, without sacrificing individuality.

01

PROVEN PLANS
The best group home builders offer a comprehensive range of pre-designed plans to cater for a variety of tastes and living requirements. Choosing a proven plan can be extremely cost effective as design fees have already been apportioned and the home can be built to an established specification. Clients stand to benefit from a professionally designed proven plan.

02

FLEXIBILITY
Even the best proven plan will require a little tweaking to make it just right for your personality, which is why many group home builders will happily adapt proven plans to suit your wants. A good group home builder will offer a complete design and build service, giving you the option to create your own unique home design from scratch and have it draughted, costed and built all with the one company.
03

VALUE FOR MONEY
Group home builders are able to offer their clients superior value for money thanks to their national buying power. They enjoy long established relationships with their tradespeople and supply partners, ensuring only the highest quality materials and services find their way into your home.

04

LOCAL KNOWLEDGE AND NATIONAL EXPERTISE
When you choose a group home builder, you will still be dealing with a local business owner with local knowledge and experience. The difference is they enjoy the support and expertise of a nationwide network of building professionals, and the backing of an established brand. A group home builder can offer you the latest in technology, like 3D imagery to display a lifelike rendering of your home before it’s built and real-time photo updates from the construction site.

05

PEACE OF MIND
When your local group home builder constructs a home under the name of the nationally recognised and established brand they represent, they adhere to the standards of quality and workmanship that the brand stands for. When you choose a group home builder, you know each and every home is constructed to a nationally approved standard of excellence.
It’s never too late to get the home you’ve always wanted...

No one knows your personality or aspirations better than you.

At Jennian Homes, we work alongside you to create your ideal way of living based simply on what you want.

By combining your personality with our expertise, Jennian will craft a living space that reflects your individual needs and personality that is custom designed for your family.

Contact us today to see how we can help you get the home you’ve always wanted.

jennian.co.nz
From the heart

WANAKA, CENTRAL OTAGO

THIS JENNIAN HEART FOUNDATION LOTTERY HOME IS NESTLED AWAY IN THE WANAKA MOUNTAINSIDE.

Nested in the lower circle of the popular West Meadows subdivision in Wanaka stands a home that was built as the major prize in one of the six Heart Foundation Lotteries held each year. The Jennian Homes group has built more than 50 houses for the Heart Foundation and this gem was crafted by Jennian Homes Southland franchisees Carl and Shane Hamilton.

Robyn Van Lieshout is the Lottery Operations Manager for the Heart Foundation and takes an extremely active, hands-on role in each new Lottery home project. She has overseen all major aspects of the building projects, from choosing the sites and fine-tuning the designs, to settling on colour schemes and finding furnishings to match. It’s an important role.
“The site of the Wanaka home is a carefully chosen, idyllic spot.”

The Heart Foundation uses funds raised in its Lotteries to invest in the heart health of local communities throughout New Zealand—financing world-leading research and cardiology training, promoting heart-healthy lifestyles and championing the care of New Zealanders with heart disease.

The site of the Wanaka home is a carefully chosen, idyllic spot. Not only is it a bustling family-friendly location, it has the added attraction of being just 20 and 25 minutes from Cardrona and Treble Cone ski fields respectively. It is also an ideal choice for a Lottery home as the region has nationwide appeal, attracting great interest from ticket buyers throughout the country dreaming of winning their own slice of Central Otago paradise.
Large sliding doors open out from the dining room, bringing the outdoors in. The stylish mono-pitch design nestled into the Wanaka mountainside. At the back of the home an intimate patio awaits. It’s the perfect spot to soak up the Central Otago sun.
The house is custom designed, with Robyn and the Hamiltons working together on the ideal plan. Robyn says, “Time spent in my role at the Heart Foundation has taught me to look at the big picture, the overall end result. I believe the two most important things of living in a home are the floor plan and the quality of the workmanship. If you get the bones of the house right everything else will flow from there.”

Shane Hamilton also discusses the motivation behind the overall design. “Like most of Central Otago, Wanaka experiences the extremes when it comes to weather. This was a major factor when designing this home. We wanted to create a home that has great indoor-outdoor flow in the summer for entertaining, but is also cozy and warm in the winter during the colder months of the ski season.”

“If you get the bones of the house right everything else will flow from there.”
The warm interior colours of this home, along with the large Rinnai gas fire and floor-mounted heat pump, create this warm and cosy atmosphere.”

Modern flair was important to the exterior design. This was achieved by the use of on-trend roof lines and feature claddings.

Inside, Shane describes the layout as restful, with good flow in the living areas. An island kitchen with feature waterfall end sits atop warm timber floors that flow through the dining area and out to the patio through wide-opening sliders and the lounge is made to feel quite luxurious with rich carpets complementing the timber. A well-configured hallway achieves a feeling of separation from the bedrooms, family bathroom and separate toilet.
The neutral colour scheme allows for bold pops of colour to be introduced through soft furnishings. Large windows are deliberately placed to capture the picturesque backdrop.
A warm and inviting master bedroom—it's the perfect place to retreat to, after a hard day's work. **BELOW** Simplicity is key in this traditional bathroom, where the earthy tones continue, creating a cohesive space.

When asked how she gets each home to stand out from the rest, Robyn adds detail to the ‘big picture’ approach. “To make each home different we look at using a variety of cladding, roofing materials and colour schemes. As well as ensuring the overall design, the roof style and floor plan of the homes offer a range of looks. I always consider current trends and aim to ensure each home has impact whilst still appealing to a wide range of tastes and personalities.”

**Thanks to—Robyn Van Lieshout of The Heart Foundation**

Jennian Homes is proud to be the chosen builder of the dream homes that form the major prize in the six Heart Foundation Lotteries held each year. Jennian is also a sponsor of the Heart Foundation’s Go Red for Women campaign, which raises awareness about women’s heart health, and holds the nationwide Jennian Homes Mother’s Day Fun Run/Walk in support of ‘Go Red for Women’.

To purchase tickets for the next Heart Foundation Lottery visit heartfoundation.org.nz
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What’s new

What’s new in wallpaper

HOT NEW WALLPAPER DESIGNS

WE TALK BOLD NEW WALLPAPER TRENDS WITH RESENE COLOUR CONSULTANT REBECCA LONG.

From digital prints to textured wall coverings, wallpaper designs are hotting up. Today’s selection of wallpapers is more diverse and creative than ever. Think eye-popping patterns, hand-drawn illustrations and bold hues in a number of styles—vintage, retro, classical, floral, new vogue, Pacifica, Kiwiana, industrial chic and contemporary luxury. These days we’re spoilt for choice and the sky, quite literally, is the limit.

“Wallpaper has come so far from the dated florals in our grandparents’ home,” says Resene colour consultant Rebecca Long. “It’s pushing the boundaries with vivid colour, bold geometrics, emphasis on textures, high detail, international influences, hand painting… definitely a lot of personality.”
How we are using them is creating loads of personality in our homes, too.

“Bold patterns are popping up on walls behind the bedhead, up one side of a staircase, as a stand-out feature in an entrance and even on ceilings!” says Rebecca.

A sophisticated fusion of luxury and elegance, and ‘natural’ digital finishes such as stone, wood and brick are trending right now. A diversity of colours has been ushered in, from soft and fresh, to bold and blaring, as well as shimmering metallics.

“The Yasmin wallpaper book from the Eijffinger collection, for example, is very metallic with a lot of shimmer and texture,” says Rebecca. “It features beautiful mosaics, geometrics, sparkling pearls and velvets, all with a subtle exotic touch.”

Holographic print effects are present too, with intricate detailing and even glass beads.

Wallpapers with oversized botanicals and floral prints are mimicking the digitally printed fabrics that have recently featured on the fashion runways.

“There is always a space for florals, just in different forms,” says Rebecca. “The elegant, hand-painted look is huge at the moment, with its high attention to detail. And we’re looking at vivid, bright colours as well.”

One step towards quirkier are the digital prints and artistic renditions in the wallpaper book Just Like It. Whether you like the slightly punchy or the boldly bizarre, these designs are the epitome of unique interior design.

“Just Like It is full of quirky papers,” says Rebecca, “and they are huge at the moment. The more bizarre and different the better.”
Exposed, textured wallpapers are also very much on trend. “Think an exposed concrete wall in your entrance or cabin-like wood-panelled walls in your cozy master bedroom. Exposed and textured wallpapers allow you to easily discover the exposed industrial trend.”

These wallpapers fit in well with homeowners’ longing for sustainability and their growing appreciation for the earth and its resources. Solid wood furniture and wood panelling are current interior trends and that’s reflected in the latest wallpaper offerings as well.

The Exposed wallpaper collection from Grandeco brings vintage-inspired themes, as well as eco themes such as distressed wood and stone panelling.

But step one further to flocked wallpapers for a delicious tactile feel, or anaglypta, or paintable papers, which have been trending for a couple of years now. These heavily embossed papers come in a greater-than-ever array of patterns, from Victorian style to contemporary. Traditional styles and motifs have been updated, and classic patterns enhanced.
For many homeowners, paintable papers are the perfect marriage of pattern and palette, especially when finding a wallpaper with the right colour and pattern to match their style has proved difficult.

Contemporary technology is also allowing homeowners to create their own wallpaper designs.

“Whether it’s a family photo, an art print you like, a graphic you have designed—anything, as long as it meets the specifications of file size—you can upload a photo, put in the dimensions of the wall you want to cover and then our online program, Resene WallPrint, calculates how much wallpaper you need and how much it will cost. Once it’s all good, you can make payment online and go from there. You will receive wallpaper strips cut to size and numbered at the bottom, so it’s super-easy to put up. The wallpaper is paste-the-wall too, so it’s very easy to hang.”

This modern-day technology offers a unique way to personalise your interior with your favourite images, or text, signs and symbols—another trend.

“The possibilities with wallpaper are endless,” says Rebecca. “And the bolder and quirkier, the better.”

View the extensive range of Resene wallpapers at your local Resene ColorShop or create your own with Resene WallPrint, resene.co.nz/wallprint
No one knows your personality or aspirations better than you. At Jennian Homes, we work alongside you to create your ideal way of living based simply on what you want. By combining your personality with our expertise, Jennian will craft a living space that reflects your individual needs and personality that is custom designed for your family. Contact us today to see how we can help you get the home you’ve always wanted.

jennian.co.nz
What is your true building budget?

In the Know.

You’ve decided that you’d love to build a new home and enjoy all the benefits that come with being the first owner of a freshly built house. Brand new fixtures and fittings, new product warranties and guarantees, low maintenance, you get the home you want and the best part of all—no one else has ever lived there!

The big question is how much will it cost? Or more importantly, how much do you have to spend?

Establishing your true budget before you embark on this exciting adventure is the most important thing you will do to avoid disappointment. As they say, dreams are free, but in reality you need to carefully analyse what you have to spend so that there are no unwelcome surprises along the way.

To begin with, establish what your total project budget is. What is the total amount you have to spend to get you crossing the threshold of a fully finished house on established grounds? Now that you have this number written down you can calculate what you have to spend on all the elements that make up your dream property.

There are several costs that can impact the bottom line of your budget and a significant number of these happen prior to commencing the construction of your home. It doesn’t matter what the home you’re thinking of building looks like, how big it is or who is going to build it for you, there are a number of costs to consider that will help you to establish what is left in the kitty to construct your home and do the landscaping.

This is where a relationship with an established builder becomes very important so that you can seek the best advice. For example, when looking to purchase land you need to consider what extra costs there are going to be to establish a suitable building platform on top of what might seem like a reasonable purchase price for the section. Some of these potentially costly factors are site costs such as excavation and retaining, covenants, local council requirements, services and location.

Once you have a clear idea of what’s needed prior to construction, put a figure on establishing and landscaping your grounds after the house is finished. Now you have a true figure left for your construction budget and your builder can work with you to get you the home you want within that budget. Without a true construction budget you may find that you are presented with a house plan that you just can’t afford, or you might even find that you’ve sold yourself short and miss out on some of your wish list because there’s more money available than you first imagined.

Try not to get hung up on ‘square metre rates’ as these too are largely irrelevant in the greater scheme of things. House size, shape, specifications, kitchens, bathrooms and all manner of other factors will determine the cost of your home. What you really want to know is that at the end of this exciting adventure you can move your family into the home you’ve always wanted, on time and within your true budget, with no surprises.
EXPERIENCE COLOUR

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Designer uPVC spouting and downpipe systems now available in four colours including Grey Friars and Ironsand, New Zealand’s most popular roofing colours.

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WHERE STYLE MEETS DURABILITY

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- MADE IN NZ
- WILL NEVER RUST
- 15 YEAR GUARANTEE
Home builder’s checklist

ASKING THE RIGHT QUESTIONS WILL HELP YOU CHOOSE THE RIGHT BUILDER.

Building your dream home will be one of the biggest investments you’ll ever make, and choosing the right builder will mean it’s an exciting and rewarding experience. On the surface, it may be hard to differentiate one builder from the next. Using this home builder’s checklist will make it easy to gather information and compare offerings from builders in your area. Ask your Jennian New Home Consultant for the full checklist to ensure your home is everything you want.
### Your checklist

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<thead>
<tr>
<th>Question</th>
<th>Jennian</th>
<th>Other</th>
<th>Other</th>
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<tr>
<td>Is the builder part of a wholly New Zealand-owned group of franchise businesses?</td>
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<td>Is your builder a local builder with local knowledge?</td>
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<td>Is the builder supported by a quality national brand that has been around for over 30 years?</td>
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<td>Does the builder provide you with a 100% completion promise?</td>
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<td>Is your builder amongst New Zealand’s most awarded group of franchise builders?</td>
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<td>Will the builder offer a complimentary building site visit during the planning of your home?</td>
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<td>Does the builder provide you with an industry-leading remedial maintenance period?</td>
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<td>Is the builder a Registered Master Builder? If not, why not?</td>
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<td>Does the builder provide an independent Master Build Guarantee included in the contract price?</td>
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<td>What percentage deposit does the builder require upon signing of the building contract?</td>
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<td>Does the builder use market-leading New Zealand-based manufacturers and suppliers?</td>
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<td>Does the builder use quality, local subcontractors?</td>
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<td>Does the builder have a solid process around variations to avoid surprises?</td>
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<td>Will the builder provide you with a fixed price contract, with any provisional sums backed by quotes?</td>
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<td>Does the builder have a process to keep you fully informed throughout the building experience?</td>
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Building the future of New Zealand’s emerging golfers.
I want to reflect my personality...

No one knows your personality or aspirations better than you. At Jennian Homes, we work alongside you to create your ideal way of living based simply on what you want. By combining your personality with our expertise, Jennian will craft a living space that reflects your individual needs and personality that is custom designed for your family. Contact us today to see how we can help you get the home you’ve always wanted.
Contact a Jennian near you...

jennian.co.nz
Completion Promise

All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to meet the terms and conditions of the standard Jennian Master Builders Residential Building Contract.*

Signed

Franchisor

* This Completion Promise is only applicable to clients who hold a 10-year Standard or Premium Master Build Guarantee.

For full terms and conditions please refer to the Jennian Homes Completion Guarantee and Indemnity Deed (available to view from your local Franchise).