

A photograph of a modern, two-story house with a large wooden deck. The house features large glass doors and windows that look out onto a sunset sky. Two black armchairs with red patterned cushions are on the deck. The interior of the house is visible through the glass doors, showing a living room with a sofa and a coffee table. The sky is a mix of purple, pink, and blue.

FEATURE – Centrespread

What a winning formula...

BEACH, GREAT HOME & GREAT PEOPLE

This house was to be an extension of ourselves. It is!



“This house was to be an extension of ourselves. *It is!*”

Ever the perfectionists, we were very clear and concise in what we wanted right from the beginning. It took a year to get our visions on paper with the help of Mark Calton of MCC Designs. Mark was very receptive of our vision as were of his input producing our final plans.

Mike and Steve Way have been fantastic and had been involved later in the planning stages also with the building. They have been invaluable giving us their input and ideas all the way through the building process, with us not living in the area their expertise and precision has been vital.

Steve and I wanted a home that was going to last the test of time, low maintenance, with loads of light and of course clean lines.

Being on the beach front creates challenges. The exterior being constructed of Symonite, Alluca board and lots of windows has ticked all the boxes. No painting, just washing the exterior as with any home.

The neutral interior gave us a blank canvas to work with. The open plan living areas and outdoor living spaces designed to make entertaining family and friends enjoyable and as easy as possible inside and out.

Looking forward from here, we are enjoying finding accessories and art to make our new house a home.

Creating this home has been a dream of ours for many years, seeing it come to fruition is deeply satisfying and we can't thank all who contributed to our dream enough.

Our sub-contractors were always on time and very patient as we thought things through. Mike always phoned in advance as to what was needed to be done next. Mike and Steve were always keeping us ahead of the next step. We can't thank Mike and Steve enough for everything; they truly have been amazing every step of the way.

Stephen and Judy

Our personal thanks go to our sub contractors:

Engineer - Fz Engineering
Peter McLaren 021 366 113

The Kitchen Business
Mt Maunganui
Mary and Jo 07 574 4527

Electrician
Max Mannix 021 972 544

Coaster Plumbing
07 576 197



FEATURE – Centrespread: A message from the builders

Strong ideas and the close collaboration of the clients, architectural designer and builder have resulted in an iconic Papamoa beachfront dwelling.

The resulting beach house is a clean and clear response to the brief given to Architectural designer Mark Carlton of MCC Dzyne. I was recommended to the client and wish to thank the owners Steve and Judy for their faith in me and my vision which has remained largely unchanged since the first conceptual drawings were produced. I knew from the outset that the house needed to be anchored in to the site with a sense of longevity, yet still respond to the numerous vistas of Papamoa Hills, Motiti Island and the Pacific.

The clean modernist lines mixed with the metallic silver and black exterior appear bold and robust. This appropriate armour is battle ready to stand up against harsh elements of coastal living. From the outset, the owners wanted a minimalist, modern and maintenance free building that used the full width of the site and of course 'living in the view'. Hence the aluminium composite claddings, aluminium-alloy colorcote roofing and composite decking used in exterior zones.

The upper level is very open plan; kitchen, dining and living areas link to the master bedroom with a full width deck that wraps around two sides of the building. The sun tracks around the upper level all day, bouncing light around the interior areas with its neutral white palette. The owners can live on the upper level well into their later years with a lift providing easy access from the ground floor. The lower level contains bedrooms, bathroom, living space, laundry, garaging – virtually self-contained for family visits.

As with all building projects there were numerous contractors, sub-contractors, suppliers and manufacturers who have all contributed with integrity, professionalism and quality workmanship.

The designer-builder-client relationship was an immensely happy one. This has resulted in a Kiwi bach that has a grand presence and is somewhere special that family and friends can gather to enjoy the best this part of Aotearoa has to offer for now and into the future.

Mark Carlton
MCC Dzyne





There are many joys to living beside New Zealand's beautiful exposed coastline including the fantastic, ever changing views of the seascape, beautiful sandy beaches, waves, and that sweet smell of salt air. Unfortunately though, that salt air does bring about its own set of issues. In my opinion, houses built beside an ocean beach are basically a land based boat that doesn't rock - well, hopefully they don't rock. They are constantly covered in salt and require a lot of maintenance to keep them at their best.

"houses built beside an ocean beach are basically a land based boat that doesn't rock - well, hopefully they don't rock"

When clients approached MCC Dzyne with the simple brief: to design a modern, easy-maintenance home, they got a real contrast to their 100-year old farm house in the Waikato. Their new beach home is the epitome of modern. It showcases strong, clean lines, using contrasting silver with black detailing to create a bold statement on Papamoa Beach Road.

The owners requested their beachfront house to be as maintenance free as possible. The exterior products were chosen with this in mind, including the gas califont. We suggested an internal unit be used after our

experience of what happens to them in the salt environment after a few years. Most of the exterior of this home is built from composite products. The exterior has two types of cladding systems. Nu Wall Aluminium Cladding is installed first with the profile chosen to be a vertical 190mm wide board. Second are the Symonite Composite Aluminium Flat Panels, with two different colours. Metallic Silver and Black give a stunning contrast, especially with its expressed joints filled with opposing coloured sealant. For privacy and wind shelter,

Aluminium Louvre-Tec Louvers have been installed, to give the first floor deck wind protection from the prevailing westerly winds.

The extensive ground and first floor decks have Permadeck Composite Decking laid to them. This modern composite decking is made up of 50% reclaimed timber and 50% reclaimed plastics. All these products were chosen for their modern clean looks and relatively easy maintenance. There is no painting or cracking issues to the cladding and it is easily washed with car wash cleaner.

As for the decks, there will be no staining or splintering. I can tell you it is so nice to walk on compared to traditional timber decks. What's more the grey composite deck matches beautifully with the aluminium claddings and grey tint glass balustrades. We built some decks 5 years ago using this same product, and when I took Stephen & Judy to view it as an option, I was pleased to see it was still looking like the day we laid it.

As with any residential building project large or small, as Builders we are building or renovating people's dreams. It has been a real pleasure working together with Stephen & Judy and Mark Carlton from MCC Dzyne and all the sub trades involved with producing the result our client was after.

I would like to thank Stephen and Judy for trusting in us to build their beautiful home.

Mike Way
Way Builders

