

# SCOPE

ISSUE 64

NZ METAL ROOFING MANUFACTURERS INC.



Welcome to the 64th edition of SCOPE, where we showcase our members' and suppliers' innovative roofing and cladding projects. In this edition, you will find exceptional designs and concepts that enhance the use of our members' roll-formed products.

Included in this edition is a range of great projects, from bespoke residential new builds to large commercial developments. Of particular note in this issue is a great article on the refurbishment of Antrim House, a grand old dame in Wellington; a sharp new, mixed-use development in Ahuriri (Napier) by RTA Architects; and a beautiful home in the native bush in Whakatāne.

We hear from Jeremy Sole of the Sustainable Steel Council, who makes a good point: with thoughtful design and verification, reused steel can meet performance and safety standards while drastically reducing the carbon cost. We also have information on a new product launch, FleeceCote, an integrated membrane solution that helps manage condensation by absorbing moisture.

I hope you enjoy reading this issue of SCOPE as much as we did putting it together.

Tom Marshall, President, NZMRM



Do you have a project you'd like to submit for publication in Scope? Please scan the QR code.

Colorcote and New Zealand Steel are proud to support the initiatives of the MRM and Scope Magazine



Scope is the official publication of The NZ Metal Roofing Manufacturers Inc.

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Below is a brief introduction to the executive of The Metal Roofing Manufacturers Inc. It is intended that Scope be representative of the Metal Roofing and Cladding Industry in both commercial and residential sectors. Your submission of material you consider is of interest is welcomed be it design, research, manufacture or construction.

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Tom Marshall - Marshall Industries

### Immediate past President

Darrell Back - Taranaki Steelformers

### Vice President

Warren Oliver - Franklin Long Roofing.

### Executive Members

Tony Rallis - Roofing Industries

Paul Brady - Roofing Industries Ltd (Christchurch)

Tony Barbarich - Metalcraft Roofing

Shane Pratt - Dimond Roofing

Brendon Back - Taranaki Steel Formers

Alan Wilson - Gerard Roofs

Milne Kite - Steel and Tube Ltd

Stuart Hayman - Co-opted consultant

Cover: Kokako Heights House, Whakatāne.

Article on page 6.

Photography: James Hunter.



# Introducing the Roofing Guide App

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It's here – the How To Roofing Guide series is now available to you online, in interactive 3D. We're proud to bring you the **Roofing Guide app**.

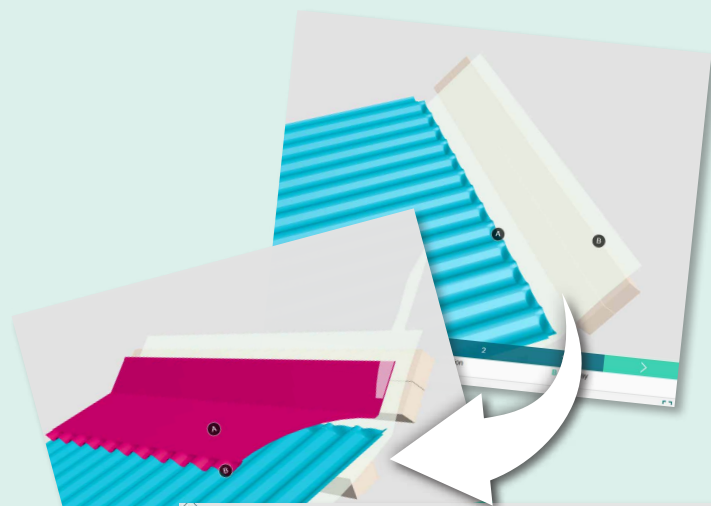
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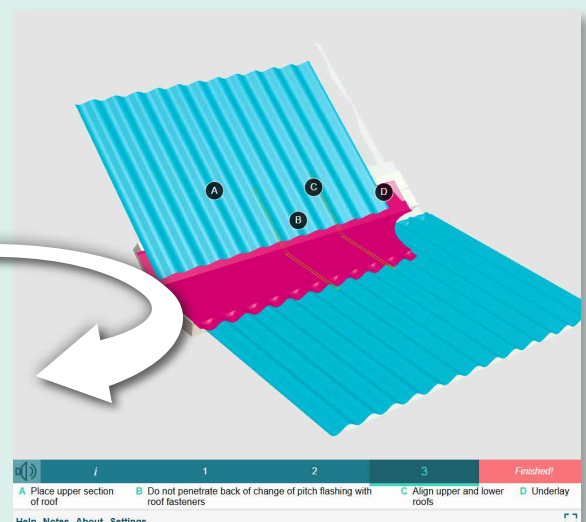
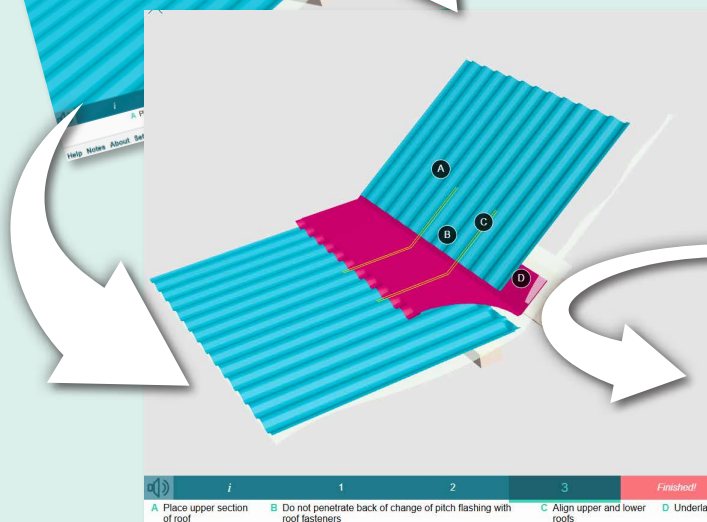
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# Kokako Heights House, Whakatāne

Designed for an environmentally conscious couple who love hiking, this Bay of Plenty home rests gently on its site, inspiring a deep connection with the surrounding landscape.

After returning from walking the length of Aotearoa along the Te Araroa Trail, the couple had settled on a site within Matatā Conservation Estate for their new home base. With this long journey fresh in their minds, they spent a year camping on the land and gaining insight into its seasonal ebbs and flows before approaching architectural designer Diego Marangoni of Arkhē to discuss the design.

Their brief called for a home with a limited environmental impact, while ensuring connections to the surrounding native bush and sea views. Passive house

principles were required to ensure efficient energy use, and sustainable materials were a must.

For the exterior, these ideals informed the use of robust COLORSTEEL® cladding and roofing in Thunder Grey, a moody, subdued tone that blends with the palette of native bush. The metal cladding can withstand the rigours of the bush and the location's coastal weather patterns, while the wide, linear Trapezoidal profile gives the home a contemporary yet recessive look. This is juxtaposed against areas of naturally charred and brushed Japanese cedar, which lends textural variation.

In terms of form and scale, Diego looked to the homeowner's authentic dedication to simple living, creating a modestly sized main dwelling and an ancillary shed, both



**“This roof is oriented to capture sunlight and views through clerestory and corner windows, which also provide natural ventilation.”**

featuring distinctive folded rooflines. For the house, this roof is oriented to capture sunlight and views through clerestory and corner windows, which also provide natural ventilation, while the shed roof echoes the undulations of the land.

A verandah along the northern elevation of the house deflects excess heat in the summer months. It is also positioned to allow low winter sun to penetrate and heat the concrete slab during the colder months. Heating is supplemented by an efficient underfloor system, with high-performance glasswool insulation and double-glazed windows keeping the home healthy and cosy.

With the communal areas to the centre, the master bedroom to the east, and guest bedrooms enjoying close connections to the western bush, the interior uses a similar muted colour palette to the outside, with golden timber tones overhead providing warmth while framed green views lend colour and texture.

Surrounded by native bush and with elevated views towards Moutohorā (Whale Island) and Putauaki (Mount Edgecumbe), this timeless design exceeds the homeowner’s needs for shelter and comfort while integrating harmoniously with the environment.





## Kokako Heights House

### CREDITS

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**Designer**

Arkhē Architecture

---

**Main Contractor**

Karma Construction

---

**Roofing Manufacturer**

Roofing Industries Tauranga

---

**Material**

COLORSTEEL Trimrib®

---

**Roofing Installer**

Protec Roofing - Sam Willets

---

**Colour**

Thunder Grey

---

**Profile**

Trapezoidal

---

**Photography**

James Hunter







## Customs Quay, Ahuriri

**A new mixed-use development on Customs Quay Ahuriri has been thoughtfully designed to reflect the history of an area that was once Hawke's Bay's primary port, handling wool, stock and other goods through buildings such as the Customhouse, industrial woolsheds and warehouses.**

In recent years, this historic area has been revitalised as a waterfront precinct with cafes, bars and restored heritage buildings. This new project, designed by RTA Studio for developer Mackersey Developments, and consisting of basement parking, ground-floor retail and hospitality, commercial offices, and 18 apartments, sits on a prominent waterside site.

The architects have designed Custom Quay Apartments with a composition of shed forms that capture the local vernacular, and a scale that reflects the old industrial woolshed context. Pitched sawtooth roofs on the apartment buildings are reminiscent of the original Ahuriri wool stores, while the off-white metal cladding further references the area's historic architecture.

Design director Richard Naish says that, from an urban design perspective, RTA has sought to challenge the notion that apartment buildings are typically off-limits to the public.

“To do this, we have made the entire ground floor fully accessible to the public with connected laneways lined with retail, hospitality and landscaping. These laneways allow for future pedestrian connections across to the neighbouring sites,” he says.

The combination of high-pitched ceilings and skylights to the top-floor apartments creates internal spaces that reflect how a refurbished old wool store might feel, with natural timber used on exposed internal wall finishes to enhance this atmosphere. The expressed black structure, displayed raw in the apartments, draws reference from the textures of Ahuriri's previous life as an industrial port filled with black steel cranes and gantries.

To reflect the area's Māori history, RTA engaged with local Māori artist and designer Jacob Scott to introduce key themes of navigation and placemaking. This is visible in the recycled timber landscaping features on the ground floor and in the matariki patterns on balconies and window shrouds.

“Pitched sawtooth roofs on the apartment buildings are reminiscent of the original Ahuriri wool stores, while the off-white metal cladding further references the area’s historic architecture.”

“The building is a positive addition to the Ahuriri context, activating a previous blank streetscape and bringing life back to a prominent urban corner. The hospitality venues and apartments experience the sounds, energy and workers of the fishing boats unloading at the neighbouring wharfs,” says Richard.

The building height and mass were key planning considerations, and the design creates a precinct composed of buildings on a scale that matches the industrial sheds, oil silos, and tanks of the wider Ahuriri area.

Overall, the design responds to the heritage façade streetscape of West Quay by incorporating pitched roof forms, strong vertical elements, and large, deep openings in the façade. Basement carparking reduces the amount of carparking visible at street level.

As a design reference to the existing Ahuriri industrial context, the architects specified off-white vertical metal cladding with black aluminum

projecting balconies and pressed metal window spandrel panels to provide relief to the façades.

Due to the harsh marine environment and high levels of sea spray from the easterly winds, materials for all exposed surfaces had to be both robust and durable. The specifications for external paint finishes and coatings were enhanced to reduce maintenance for the owner.

For the roofing, the client brief required a high-quality roofing and cladding solution that delivered long-term durability, weather tightness, and architectural precision, while accommodating complex junctions and seismic movement within the building design.

To meet durability requirements, RTA specified high-quality COLORSTEEL® materials. Martin Roofing’s Matt Martin says that, given its proven reliability, COLORSTEEL was the only choice, as they had confidence it would provide the long-lasting performance that the project required.

COLORSTEEL 0.55 Titania Multidek® from Roofing Industries was installed on the roof, ensuring a clean, modern finish with excellent performance characteristics suited to the project’s environment. Attention was paid to detailing and alignment to achieve a consistent architectural appearance across all elevations.

A key design feature of the project was the extensive use of complex, custom flashings. These were fabricated in COLORSTEEL 0.75 in Titania and Flaxpod® coil by Martin Roofing’s in-house flashings department and supplied directly to the site team. This allowed for millimetre-perfect accuracy, seamless integration with the cladding system, and efficient on-site installation.

For the wall cladding, RTA selected Metalcraft to Supply their Espan® 340 profile in COLORSTEEL 0.55, again in Titania.

The scope also included the supply and installation of box gutters and downpipes,





as well as the RoofLogic warm roof system and internal gutters, providing enhanced thermal performance and effective water management throughout the building.

Additionally, Martin Roofing designed and installed specialised flashing systems to form seismic joints in various areas of the project, allowing for controlled building movement while maintaining weather-tightness and aesthetic integrity.

“The scale of the project presented a number of challenges, particularly access to high-level wall cladding areas. In addition, the complexity of the window flashings, along with the requirement that all flashings be fabricated from heavier 0.75 gauge COLORSTEEL, made installation significantly more demanding than with standard 0.55 material. The increased thickness required greater

precision during cutting, forming and installation to achieve the required tolerances and high-quality finish across the project,” says Matt.

“Our skilled team was led by Tama Pineaha, who has over 20 years of industry experience, and contracts manager Liam Higginson oversaw the project, which gave us confidence that Martin Roofing could deliver a superior finished product on such a substantial project,” he says.

Sustainability was addressed by minimising material waste, with all metal offcuts collected and recycled. In addition, Martin Roofing’s in-house fabrication capability allowed it to refold and reuse salvaged flashings where suitable, reducing the need for new materials and maximising reuse across other areas of the build.

**“COLORSTEEL® 0.55 Titania Multidek® from Roofing Industries was installed on the roof, ensuring a clean, modern finish.”**



## Customs Quay, Ahuriri CREDITS

**Architect**  
RTA Studio

**Developer**  
Mackersey Developments

**Main Contractor**  
MCL Construction

**Roofing Installer**  
Martin Roofing

**Roofing Manufacturer**  
Metalcraft

**Roofing**  
Roof Logic system

**Cladding**  
Metalcraft Espan® 340

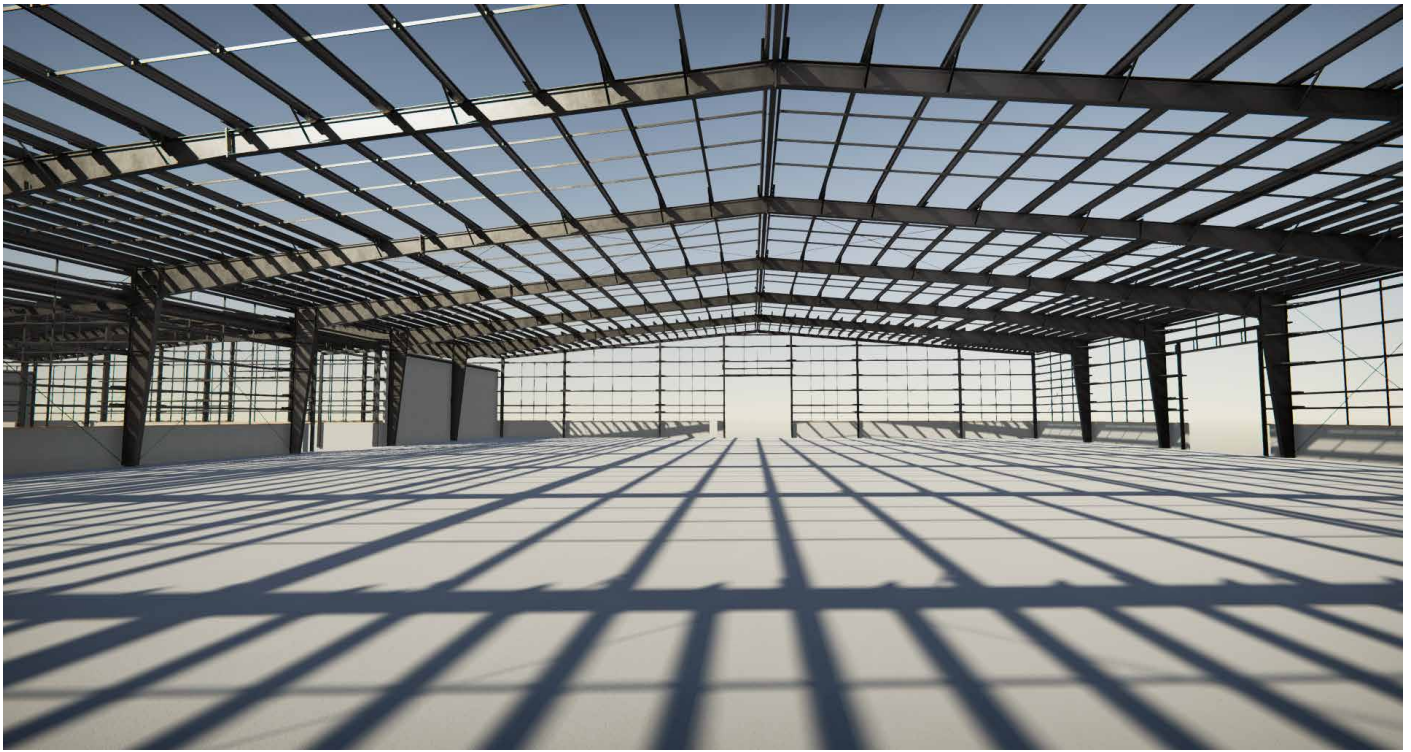
**Roof**  
Roofing Industries Multidek®

**Material**  
COLORSTEEL®

**Colour**  
Titania

**Photography**  
Hazel Redmond





Hinuera Sheds, built using 200 tonnes of demolition steel.

# Thinking beyond the build

By Jeremy Sole, Executive Officer, Sustainable Steel Council

**The choices made at the early stages of building and infrastructure projects don't just affect short-term budgets or construction timelines; they influence the environmental legacy of public assets for decades, sometimes generations, to come.**

Too often, material choices are praised or rejected based on their initial environmental profile, with little consideration for how those materials perform or degrade throughout their full life cycle, or what happens to them at the end of their useful life.

In short, we're optimising for the build, not the long-term outcome.

Local authorities, as stewards of public land, budget and infrastructure, have

both the opportunity and the obligation to lead by example. This means adopting a whole-of-life approach in procurement and asset planning.

Timber is frequently viewed as the 'greenest' building material. Yet, most structural timber in our country is treated with chromated copper arsenate (CCA) to protect against decay. When disposed of in landfill, CCA-treated timber releases toxic heavy metals into soil and groundwater. It also emits greenhouse gases as it breaks down. Engineered timber products (such as LVL and glulam) often contain synthetic adhesives that complicate recycling and disposal. In practice, a large share of timber from deconstructed buildings ends up buried or burned, not reused.

Local authorities, who often manage landfills or oversee demolition, will likely know the end-of-life burden of treated timber is significant – and growing. This was certainly at the forefront of people's minds after the Canterbury earthquakes.

Steel and concrete have traditionally been seen as carbon-intensive. But that picture is changing fast, with innovations making them more circular and lower in carbon, both in production and throughout their life span.

Concrete formulations now include recycled aggregates and new cement blends that can reduce embodied carbon dioxide by up to 70 per cent, with 20–30 per cent reductions already achievable in most New Zealand contexts.

# With thoughtful design and verification, reused steel can meet performance and safety standards while drastically reducing the carbon cost.

Steel, meanwhile, is on the cusp of a major transformation. New Zealand Steel's transition to an electric arc furnace (EAF), due to be fully operational in 2026, will allow steel to be made from scrap using renewable electricity. Steel also has a major advantage: true circularity. It can be reused, remelted, or repurposed infinitely without losing quality, unlike timber or concrete.

A recent example is the Hinuera Sheds project in Waikato, where nearly 200 tonnes of demolition steel from a 1990s port was reused structurally. With thoughtful design and verification, reused steel can meet performance and safety standards while drastically reducing the carbon cost.

Over-specification is a common issue in public projects, particularly for structural

steel. Many designs include far more material than necessary, in some cases, double or triple the optimal amount.

This has both environmental and financial implications. Councils and CCOs (council-controlled organisations) can benefit from early engagement with engineers and suppliers to ensure materials are optimised throughout their entire life span, and not just the comparatively short life of the structure itself.

Councils are uniquely placed to adopt a leadership role in sustainable construction and to avoid unintended consequences down the line.

At the Sustainable Steel Council, we don't advocate for one material over another. Steel, timber and concrete all have critical roles in a resilient built

environment. What we advocate for is transparency, accountability and integrity in material decisions.

If we reward timber for carbon dioxide sequestration during growth, we must also address its toxicity at end of life. If we penalise steel for historic emissions, we should also recognise its recyclability and rapid decarbonisation. If we criticise concrete for its emissions, we should acknowledge its circular potential.

'Sustainability' means looking past appearances and assessing impact over decades, not just during construction.

Every material choice today shapes the legacy of tomorrow. Councils should ask: What happens to this material in 30, 50 or 100 years? Can it be reused or recycled? And will it become a liability – environmentally or financially?

Stored, recycled steel awaiting re-use.





# Antrim House, Wellington

Antrim House, once the family home of Wellington businessman Robert Hannah, founder of shoe retail chain R. Hannah & Co. Ltd, has been given a new lease of life with a major exterior rehabilitation and the strengthening of its roof.

The house was originally designed by Wellington architectural firm Thomas Turnbull & Son for Hannah and his family. Built in 1904-1905, Antrim House on Boulcott Street, Wellington, is now a Category 1 historic place on the New Zealand Heritage List Rārangī Kōrero, recognising its outstanding historical significance. The impressive two-storey Edwardian-era building, with its distinctive tower topped by a mansard roof, is set on a large section of land among mature gardens. Inside, imported pressed metal ceilings and kauri panelling

add to the house's grandeur and bear testimony to the success of Hannah and his company – and the recent restoration work has allowed the opulent architectural details to shine again.

The first stage of the restoration, designed by conservation architects R&D Architects Ltd and managed by Naylor Love, took seven months and involved replacing the existing, failing corrugated steel roof, which dated from 1969-70. New ColorCote® Alumigard True Oak® Corrugate, 0.90mm, in a Gull Grey colour, supplied by Roofing Industries Central, was chosen for the roof for its strength and reduced maintenance requirements. True Oak is a return to the original, deeper, rounder sinusoidal wave corrugate profile, and is closer to the appearance of the original Antrim House roof.



## “True Oak’s distinctive shadowlines and deep curves replicate the look of the traditional corrugate roofing common on many of New Zealand’s older buildings.”

“The main thing with the roofing choice was to match the corrugation profile of the existing roof as closely as possible,” says Dr Jamie Jacobs of Heritage New Zealand.

True Oak’s distinctive shadowlines and deep curves replicate the look of the traditional corrugate roofing common on many of New Zealand’s older buildings. This has made it a popular choice for heritage projects such as Antrim House.

“The profile has the correct ‘old school’ look in terms of profile that is important for an early-20th-century building and for a Category 1 historic place,” says Jamie. “Modern 18mm high corrugate is much too flat in profile visually to sit comfortably with such an architecturally strong heritage building, and would not have looked nearly as authentic.”

The ColorCote Alumigard system uses a marine-grade aluminium alloy substrate, providing exceptional performance in harsh environments.

“It was selected because it matched the texture and appearance of the existing roof and offered more durability,” says Jamie. “It was materially more robust and durable than coated steel and offered greater ease in maintenance over its lifetime. It also provided for better drainage capacity overall.”

Installation of the new roof was completed by roofing installers Classic Metal. This was followed by the repair and repainting of the full exterior of the building for the first time since 1905. The Gull Grey roof colour harmonises well with the four-colour palette of the new paint scheme.

“The functionality and aesthetics of the roof are wonderful,” says Jamie. “The pale grey roof tones well with the predominantly green colouring of the new paint, all of which gives the house a much greater sense of lightness overall.”

Other roofing works were carried out by Aquaheat and included adding new roof hatches for safe access during inspection and maintenance, strengthening the substantial chimneys with post-tensioning bars drilled down through the brick and removing the chimneys above the attic level.

Naylor Love’s Carl Bohnen says the roofers installed new aluminium roofing and completed structural works to the ceiling diaphragm, building plywood diaphragm and jack frame supports, reinstating collar-type props that were destroyed in a 1940s fire, replacing damaged sarking, and adding roof access hatches. The roofing works also included the fabrication of a new lead dome at the top of the tower to replace the 1940s one from a previous rebuild.

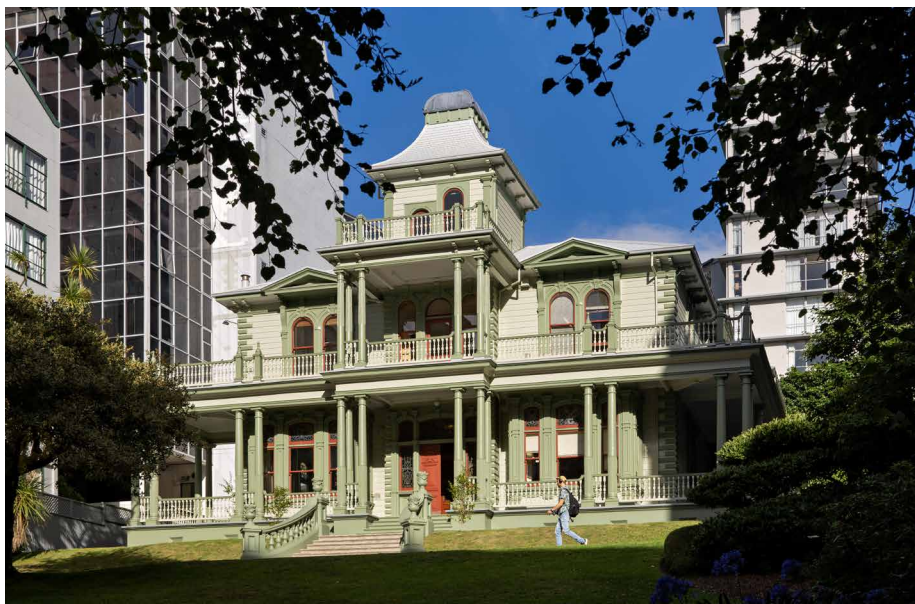
“We also reduced the unreinforced masonry chimney stacks to ceiling height and drilled 12 14-metre-long cores to hold stainless steel tensioning rods to brace them seismically,” he says.

This reduction in height, combined with strengthening portions within the walls, has improved the building’s seismic resilience.

“We specified a bespoke mix of modern and traditional techniques on the project, engaging specialist contractors from around the country. This involved working closely with Heritage NZ to ensure that the workmanship was of the highest quality while staying within budget, providing multiple scope package options.”

Once the roof was finished, the exterior timber was completely repaired and repainted, and the building had a full repaint.

For this part of the restoration, R&D Architects worked with Resene to develop options for heritage-appropriate colour schemes. A committee, including the late heritage conservation specialist Calum Maclean, selected a four-colour palette featuring light and dark greens for most of the house, with burnt sienna for the doors and window sash, and white for the veranda roofs and soffits.





The building was crafted almost entirely with native timbers, particularly tōtara and matai, along with some exotic hardwoods. The robustness of this timber meant that there has been comparatively little rot. However, significant repair work was required using traditional methods, such as bridging splits and cracks with timber ‘bowties’, rather than cutting out sections and replacing them with new timber.

For better weather-tightness and durability, new stainless-steel flashings with a lead finish were installed over the decorative window frames and on the first floor, and the top and bottom blocks for the columns.

A need to address climate change drove a number of alterations, including new guttering and downpipes to handle greater volumes of water, modern insulation, and adjustments to double-hung windows to accommodate Wellington’s warmer summers.

Jamie says the organisation was delighted with the new roof, inviting everyone involved to sign a commemorative plaque and leave their mark on Antrim House’s 119-year history.

“The Gull Grey colour of the roof harmonises well with the four-colour palette of the new paint scheme.”



## Antrim House CREDITS

### Architect

R&D Architects, Wellington

### Main Contractor

Naylor Love

### Roofing Installer

Classic Metal, Aquaheat

### Roofing Manufacturer

Roofing Industries Central

### Roof

ColorCote AlumiGard True  
Oak Corrugate, 0.90mm

### Colour

Gull Grey

### Photography

Paul McCredie



# Moir Point Road House, Mangawhai

The starting point and inspiration for this new home in Mangawhai was a beautiful tree-covered site with spectacular views of the coastline and sea beyond.

Architectural designer Alan Simpkin of Arcline Architecture was asked by the owners of the generous 1144sqm site to create a low-maintenance home that connected deeply with the tree-top canopy, without disturbing any more of the mature manuka trees than absolutely necessary.

The property was surrounded by dense bush and had a five-metre drop halfway across it, which ultimately dictated the position of the house's building platform. These natural features provided a key design opportunity, inspiring Alan to design a two-level home that nestles unobtrusively into the leafy canopy.

"We had to deal with a height limit on the site, so we decided that a two-storey house with a flat or low-pitched roof would have the smallest footprint. We designed the living areas on the second level, so the owners would be able to take advantage of the views," says Alan.

The overall intention for the house was to maintain a clean, understated simplicity with the quintessential indoor-outdoor flow of a New Zealand home, while accommodating four bedrooms, three bathrooms, a double garage, workshop and lift.

The main living spaces upstairs open out onto a covered deck framed by a louvre roof. Two more bedrooms occupy this floor, including a master suite with ensuite and a guest bedroom with a separate bathroom. Wrapped in mature trees, the upper level feels like a treehouse retreat — a quiet canopy perch just a stone's throw from the estuary.

"This is a home that talks to the trees. We went as high as we could to achieve that treehouse feeling," Alan says.

"The other part of our design intention was to create a beachy, boxy architecture, to give the house the feeling of a Kiwi bach, but in the trees. Having a low-pitch roof allowed us to achieve the extra height without the house looking too large and out of place in its setting, or in the wider Mangawhai context."





“Having a low-pitch roof allowed us to achieve the extra height without the house looking too large and out of place.”

**“With Metdek 500, the fixings are completely concealed, which is important for coastal areas, and the product requires almost zero maintenance.”**

Materials were equally carefully considered, with selections chosen to enhance the home’s connection to its location, both in their appearance and to ensure their durability in the coastal conditions.

To help ground the whole look, the architect included a stone-clad feature wall to shelter the front door, while the rusted Corten steel detailing on the house provided a weathered “it’s always been here” feeling.

To meet the height restrictions and maximise space inside the house, Alan’s suggestion of a low-pitched roof was agreed to be the best solution.

“When we specify a low-pitched roof, we like to have concealed fixings, to ensure the number of penetrations through the

roofing material is minimal. This substantially reduces the risk of the roof leaking through the fixings, which can be an issue with a flat or low pitch, so this was one of the main reasons for selecting Metalcraft Metdek 500 in COLORSTEEL® for this home,” says Alan.

The minimum pitch for corrugate is eight degrees, whereas Metdek can be used on roofs with a minimum pitch of three degrees, making it the ideal solution when a low-pitch look is preferred.

With Metdek 500, the fixings are completely concealed, which is important for coastal areas, and the product requires almost zero maintenance, Alan says. As a tray-type roof, the sheets clip together from underneath and are secured to the roof framing below the metal.

Roofing contractor Duane Paieka of Mangawhai Roofing 2020 Ltd worked closely with the main contractor, Steve Edwards, of Steve Edwards Builders, to install the roof, flashings and spouting on this home.

“Installing the roof itself was fairly straightforward,” says Duane, “but the flashings were more of a challenge and a good test of our skills.”

Achieving a weathertight junction between the aluminium wall cladding and the low-pitched roof made the flashing details more complex, both to design and to install, Duane says.





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## Moir Point Road House

### CREDITS

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#### Architectural Designer

Alan Simpkin, Arcline Architecture

---

#### Main Contractor

Steve Edwards, Steve Edwards Builders

---

#### Roofing Installer

Duane Paikea, Mangawhai Roofing 2020 Ltd

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#### Roofing Manufacturer

Metalcraft Roofing

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#### Roofing Profile

Metalcraft Metdek 500, in COLORSTEEL®

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#### Colour

Flaxpod

---

#### Fascia & Spouting

COLORSTEEL Flaxpod®

---

#### Photography

Heath Johnson





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# Rene Place House, Sunnyhills

**By taking a restrained architectural approach and using a clean and simple aesthetic, the new homes in this residential project in Sunnyhills, East Auckland, meet the owner's brief for a modern comfortable living environment with a focus on quality.**

Frondent Construction provided a full-service solution for the residential development of five townhouses, undertaking the entire process from initial concept and developed design to detailed documentation and construction.

To achieve the client's brief for a slick, modern family homes, Frondent developed an architectural concept that was clean and contemporary in its expression and integrated well with the surrounding residential context.

Exterior materials have been selected to add a modern twist to this classic brick-and-mortar home, ensuring it fits seamlessly into this new subdivision of five houses. Light brick, which contrasts with dark chestnut timber-look cladding, was chosen for the exterior, while black aluminium framing for the windows, doors and feneline ties the overall aesthetic together.

Frondent's director, Dan Yang, says, "We addressed these objectives through a restrained architectural approach using simple, well-proportioned forms. The roof and external envelope are central to the project's character, so we have given the roof a more contemporary look to complement the clean lines of the exterior cladding of the homes in this subdivision.

"We selected a Dimond metal roofing system to create a strong, continuous architectural plane that ensures excellent weather performance. This paired well with the facade with its timber cladding and brick, and helped to provide visual contrast and warmth," says Dan.

A primary technical challenge of the project was Auckland's coastal environment. Dimond Roofing products, with their proven corrosion resistance, are ideal to combat salt air, strong winds, and UV exposure, says Dan. The roof geometry was specifically engineered to manage rainwater efficiently and reduce wind uplift.



**“We have given the roof a more contemporary look to compliment the clean lines of the exterior cladding of homes in this subdivision.”**

From the extensive Dimond Roofing range, the design team selected the Veedek<sup>®</sup> profile in ZinaCore™ material – an ideal combination of durability, affordability and modern aesthetics.

ZinaCore, a pre-painted steel product from ColorCote<sup>®</sup>, is engineered for New Zealand’s demanding environmental conditions. It features a hot-dipped aluminium/zinc alloy coating and a UV-resistant finish with infrared-reflective pigments, ensuring long-lasting colour and protection. Paired with Veedek, Dimond’s sleek trapezoidal profile with a 755 millimetre cover width and a minimum three-degree pitch results in a roof that’s both stylish and built to perform. Veedek features clean, straight lines with a unique, angled swage that provides a strong visual appeal and is designed so its low pitch will easily handle the city’s sudden downpours.

Additionally, due to the complexity of the roof design, achieving precise alignment across multiple roof planes required early coordination with suppliers and the use of detailed shop drawings produced by Frondent. The design utilised prefabricated components to improve accuracy, while flashings and junctions were detailed to tight tolerances to ensure both high performance and a refined finish.

SSR Group worked closely with Frondent to install the roof, ColorCote flashings, fascia and gutters. SSR Albany Ltd has had

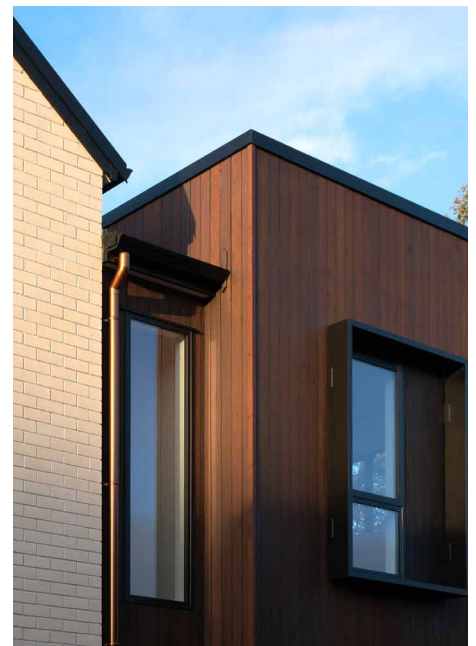
more than 20 years in the roofing industry and was Frondent’s first choice of roofer for this project. SSR’s expertise and attention to the specifications ensured every detail of the roof installation was executed to a high standard.

James Zhao, QS for SSR Albany Ltd, says the installation was straightforward and to a high professional standard. “It was a simple design; all materials were pre-ordered from Dimond Roofing, and they arrived on site in a timely way, so with our experienced team, the work proceeded efficiently, allowing the installation to proceed without any holdups,” he says.

Ultimately, the Dimond Roofing system was critical to meeting the project’s design intent and durability requirements, resulting in a robust, low-maintenance solution that aligns with the owners’ architectural vision for their home.

Other key priorities of the project included managing construction costs and ensuring long-term durability through low-maintenance solutions.

Dimond Roofing takes sustainability and environmental responsibility seriously and has been implementing green building principles for several years. The company recycles all steel scrap and offcuts, which can then be melted down and reused in other steel-based products.





“We selected a Dimond metal roofing system to create a strong, continuous architectural plane that ensures excellent weather performance.”



## Rene Place House

### CREDITS

---

**Main Contractor/Developer**  
Frondent Construction

---

**Roofing Installer**  
SSR Group

---

**Roofing Manufacturer**  
Dimond Roofing

---

**Roofing Profile**  
Veedek

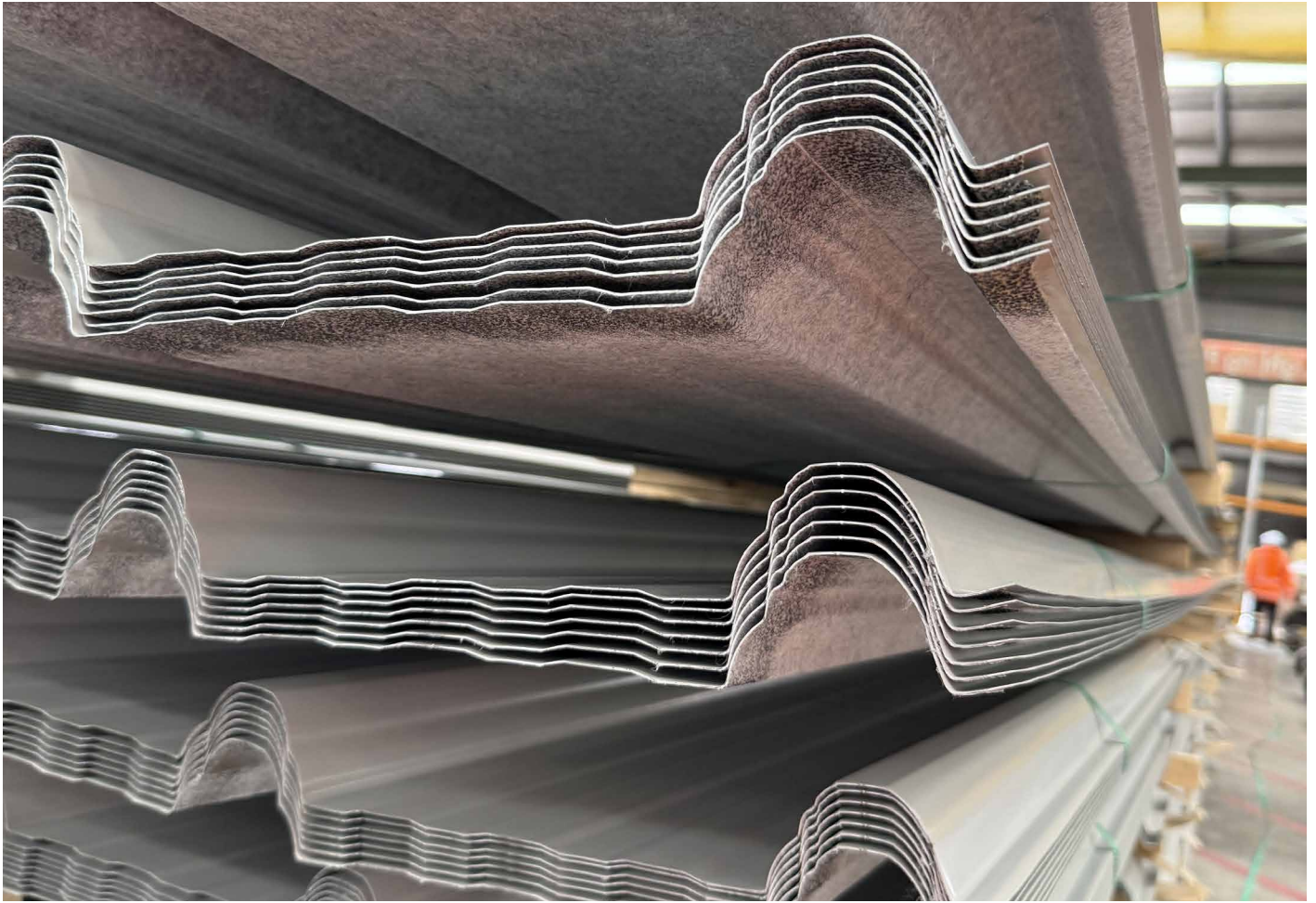
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**Colour**  
Black

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**Material**  
ColorCote ZinaCore





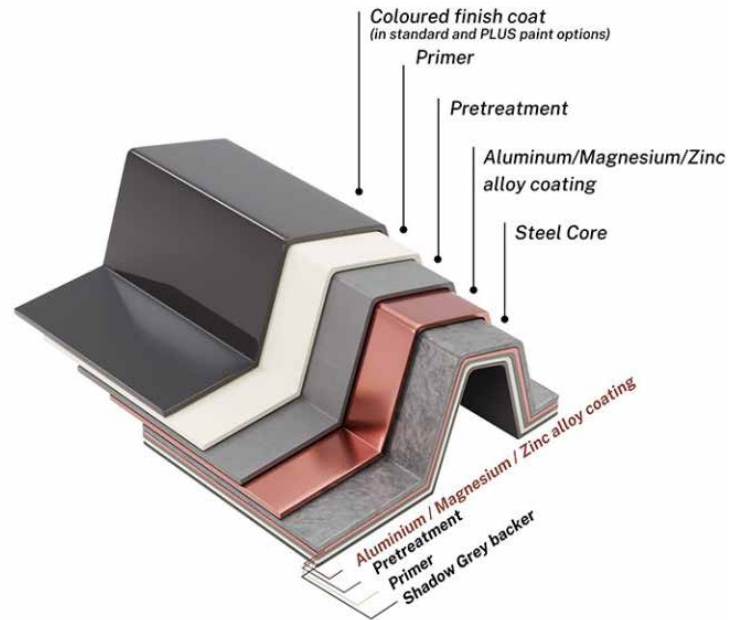
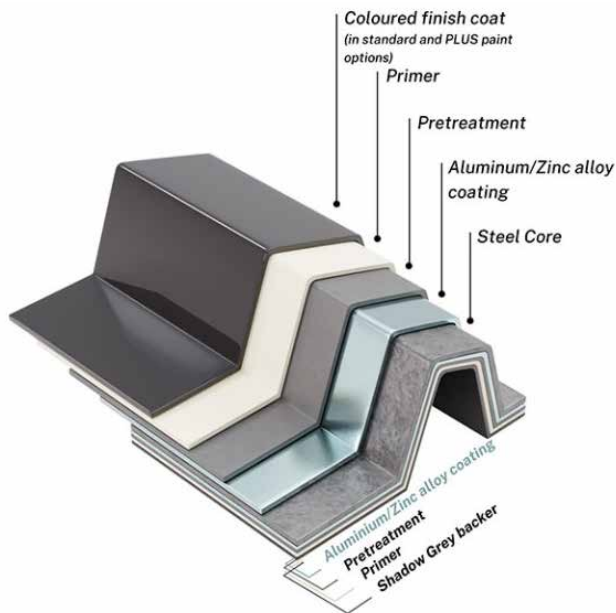
## Introducing FleeceCote™

### One Integrated Layer for Commercial Roofing Performance

As the construction industry seeks to build more efficiently, especially in the commercial sector, there is growing interest in simple, reliable solutions. These solutions aim to reduce the number of steps on site without sacrificing essential functional requirements. Roofing systems are part of this shift, with project teams seeking materials that reduce on-site steps without altering established installation methods.

FleeceCote™, a new product from ColorCote®, fits this need. The fleece membrane bonds to the underside of the steel coil during ColorCote's paint process at its Auckland site. This integrated layer helps manage condensation by absorbing moisture overnight and releasing it as temperatures rise, creating a built-in solution for suitable environments.

Offering this membrane with the steel coil gives end-use customers the option of an integrated solution rather than a separate underlay. This can lessen the number of components needed on site and may improve installation sequencing on projects sensitive to wind or weather conditions. A complex commercial project on Puhinui Drive near Auckland Airport has already provided valuable insights into its installation performance.



As more commercial projects begin incorporating FleeceCote™, the everyday benefits become clearer on site. With the fleece applied before the steel leaves the factory, the roofing arrives ready to install, including built-in condensation management.

**“We’re using MagnaFlow 0.55mm DP955 with FleeceCote for our Puhinui Commercial Project. While the team was initially cautious about trying something new, FleeceCote has helped us manage lead times, reducing the roof installation period by 50% even in challenging weather conditions. The customer is happy with progress, and we’ve seen real benefits in scheduling flexibility.”**

**PAUL CONNELL, Managing Director,  
Kiwi Roofing**

The fleece can absorb up to 1000 ml of moisture per square meter, holding it overnight before releasing it as temperatures rise during the day. This approach aids condensation management in suitable settings and eliminates the need for a separate underlay layer during installation, which is a common issue for large commercial projects in windy or wet conditions.

Installers have noted that having one less component to handle can support smoother sequencing, particularly on commercial projects where weather, access, or staging can affect progress.

With the fleece already bonded to the steel coil, FleeceCote™ offers installers fewer variables to work around while maintaining familiar installation practices.

The acoustic features of the fleece also add functional value. Tests show it can reduce low-frequency noise, such as rainfall, by up to 69 dB, and high-frequency sound absorption can reach 32% at 8 kHz. These qualities can enhance comfort in commercial buildings where noise levels affect usability.

FleeceCote™ is available in 0.40 mm and 0.55 mm gauges and in 940 mm and 1221 mm widths, with a fleece weight of 110 g/m<sup>2</sup> and a bacterial growth index of zero. It can be used on ZinaCore™ and MagnaFlow™ in mild-to-moderate environments that meet ISO C1-C3.

FleeceCote™ comes with a 15-year warranty on fleece adhesion and absorbency, while the standard ColorCote® topside warranty applies as usual. To ensure consistent installation and protect warranty conditions, FleeceCote™ may only be installed by accredited installers. ColorCote’s Account Managers will offer accreditation sessions nationwide to ensure installers understand the correct handling and installation procedures before using the product on site. Confident in the performance of FleeceCote™ ColorCote®, it will soon progress to the pre-assessment for CodeMark.

What started as a response to the industry’s push for simpler, more efficient commercial builds is now clearly evident on site. By integrating moisture and acoustic performance directly into the steel, FleeceCote™ removes a known installation pain point while keeping installers within familiar methods. As uptake grows, the value is proving consistent: fewer steps, fewer variables, and a roofing system designed to support commercial projects where conditions, timing, and performance all matter.



## The Workshops, Matakana

About an hour north of Auckland, and close to the popular beaches of Omaha, Leigh and the Sandspit, the once-sleepy village of Matakana has developed a strong identity around its local vineyards, craft producers, boutique shops, restaurants, cafés and weekend markets, making it popular with locals and holidaymakers alike.

Conrad Properties saw an opportunity when the last vacant light industrial block on the river in Matakana became available for development.

“With the proximity to Auckland via the new northern motorway extension, and the number and success of local businesses, we saw a clear gap for small, flexible commercial and light

industrial workspaces where these people could operate close to where they live and trade,” says Dean Budd of Conrad Properties.

“Our goal was to integrate a modern, high-performing, light industrial estate, which we have named The Workshops, into Matakana’s established high-end village aesthetic, so quality materials, reinforced precast concrete intertenancy walls and carefully considered façades were non-negotiable.

“Functionally, we wanted highly flexible, future-proof spaces: sixmetreplus studs, mezzanines as standard, optional three-phase power, concrete floors, fibre connectivity and ample loading and parking areas so that businesses could



adapt the units for manufacturing, storage, showrooms or accessory offices over time.”

And at a community level, Conrad aimed to create a curated cluster of makers, service providers and professionals who would add to the local economy without undermining the village’s charm, effectively “locking in” employment and enterprise capacity for Matakana’s next phase of growth.

To achieve this vision, architectural practice FORMis developed a design that references the rural and industrial heritage of the Matakana precinct through materiality and form. Generous glazing, internal mezzanines and many units opening to private courtyards facing the river reserve were used to bring in natural light and greenery, so the spaces feel more like flexible studios or showrooms than traditional sheds.

The masterplanning for The Workshops emphasised walkability and amenity, with landscaped areas, public seating, and an on-site café to encourage informal interaction, creating a small-business, ‘village within the village’ atmosphere.

“One aspect of the development was the steep, gabled roof forms across multiple units. These are typically separated by precast concrete parapets for fire protection,” says architectural graduate Matthew Elcoat of FORMis. “This particular design required careful consideration of the layout of internal gutters and roof pitches, and junctions to external gutters and parapets to maintain the project aesthetic, while efficiently draining and weatherproofing the roofs.”

To achieve the look the owner was after, FORMis specified Roofing Industries Trimrib ‘S’ in ColorCote® Zinacore™ in Ironsand colour for both the roofing and cladding on the entire building. Ampelite Webglas panels were fixed into the roofs to provide a reliable lighting source for the warehouses.

Ironsand ColorCote 0.55 125mm Box gutters were specified for the external brackets and teamed with 80mm ColorCote downpipes, while GAF Everguard® TPO membrane was used for internal gutters.

Aspect Roofing carried out roofing installation at The Workshops. General manager Kyle Golder says the project was not without its challenges.

Due to the building’s design, the usual safety nets or purlins could not be installed, so Kyle says they opted to install Ausmesh steel mesh across the top of the building. “We did this while standing on the scaffolding, rolling the mesh from one side of the scaffolding, over the apex of the roof, to the other side, where it was secured, forming a safety barrier for the roofers,” says Kyle.

## “One aspect of the development was the steep, gabled roof forms across multiple units.”

“We had to seal our flashings to the concrete tilt slabs. To seal to the concrete, we used a Sika Primer 3N product to ensure the Sikaflex AT Façade sealant would adhere to the primer and achieve a watertight seal on our apron flashings and compression flashings.”

Kyle says this was quite a complex project, requiring six or eight roofers on site to keep with the schedule imposed by the construction company.

Access to the rear side of the rear block was challenging due to the proximity of the building to the neighbouring buildings, which prevented a scaffold platform from being placed outside it.

“We installed a guard rail to the tops of the parapet walls along the rear side of the block to meet health and safety regulations, and installed scaffold towers inside the units for fall protection from the internal gutters. All our materials had





to be passed over the apex of the roof and installed by standing in the internal gutters,” he says.

Conrad says The Workshops, which are positioned at the intersection of innovation, convenience and timeless design, are emerging as a hub where local creators, service providers and lifestyle businesses can base themselves in spaces that feel authentically “Matakana” while still being highly functional and investmentgrade.

The 52 units and café include a mix of businesses involved in wholesale food preparation, storage, and distribution; manufacturing; office and service sectors; and private individuals, reflecting the area’s lifestyle-driven economy. There’s an art and framing studio, a private art gallery, and high-end vehicle and boat storage, alongside warehousing and more traditional lightindustrial uses.



## The Workshops, Matakana

### CREDITS

**Architect**  
FORMis

**Developer**  
Conrad Properties

**Main Contractor**  
GN Construction

**Roofing Installer**  
Aspect Roofing

**Roofing/Cladding Manufacturer**  
Roofing Industries

**Material**  
ColorCote ZinaCore

**Roofing Profile**  
Trim Rib

**Colour**  
Ironsand





## Matangi Road House, Hawkes Bay

A beautiful vista out towards the imperious Te Mata Peak was the inspiration behind the design of this new home, which won Landmark Homes the Hawkes Bay Regional Winner Award in the House of the Year awards for 2025.

An old house, which had its back to the views, was demolished to make way for this new 369sqm stone- and metal-clad home that offers outlooks from almost every part of the building. Architectural designer Brad Cooper of Project Zero says they used satellite imagery to accurately align the house with the peak.

“The owners also wanted separate spaces for their guests,” says Brad, “so we designed the home with two distinctive

wings – one to be used as an entertainment area and with private space for the owners, and a second separate zone for guest accommodation.”

Materials were locally sourced to reference the regional character of the surrounding landscape. To set the tone, the sculptural entry wall is finished in hand-laid stone, and the same natural stone extends inside to a stone-clad fireplace in the large open-plan living space. A separate lounge, which creates a more intimate space, also features a stone fireplace and offers breathtaking views of Te Mata Peak. There’s a temperature-controlled wine room nearby, and the library, tucked away off the central hub, offers another quiet retreat.



## “We felt that the pavilion style, with stone-clad walls and steeply gabled roofs, fitted well into the natural setting of the surrounding area.”

To meet the owners’ brief for private and guest zones, three bedrooms and two bathrooms form a dedicated guest and family wing in one pavilion, while the main suite, complete with ensuite and walk-in wardrobe, enjoys the privacy of being its own separate pavilion. The two zones are connected by a flat membrane roof. The garage is topped with a third gable roof.

“We felt that the pavilion style, with stone-clad walls and steeply gabled roofs, fitted well into the natural setting of the surrounding area,” says Brad. “We had designed the living area with high, gabled ceilings under a skillion roof, and we had to find the right balance in the proportions between the height and amount of roofing and the height of the walls, both on the interior and outside. If the roof isn’t high enough, the house could look stumpy and disproportionate.”

Stratco Hawke’s Bay won the contract to supply and install all the metal roofing on the house. Initially, the company was asked to quote for both a five-rib trapezoidal profile and Stratco Hiland Tray in Flaxpod Low Gloss.

Although it is a more expensive product, Hiland Tray, with its wide pans and more defined profile, was selected as it was better suited to the house’s style and aesthetic, with its three distinctive gables and steep pitch. Made from COLORSTEEL® in Flaxpod® Low Gloss, it is highly durable and has very good water-carrying capacity.

Additionally, Hiland Tray has a concealed clip system that fixes onto an under-flashing, which acts as a grab, then covers the flashings.

Stratco’s national technical manager, Simon Cheer, says, “With no visible fixings using Hiland Tray, you get a very clean look for the finished roof, which worked well with the contemporary aesthetic of this property.”

“We generally try to use the Tray product when we design a pavilion-style roof for the thin, wide look it creates,” says Brad. “On this style of house, with no soffits, the wall cladding and roof lines merge and create a clean, minimalist look.”

This roof design can be challenging for roofing installers, says Simon. “These profiles with a wide pan have a tendency to ripple, so it’s essential to make sure the purlins in the roof are in a straight plane. To ensure rippling doesn’t occur, we run straight edges over the purlins before installing the roofing.”

Another detail that needed care during installation was the set-out, to ensure the finished roof had equal-width trays at each end of the gables. To maintain the aesthetic, the barge flashings were manufactured to the same width.

“This is a style of roof that looks fantastic, but it does require a lot of attention to detail to get it right,” says Simon.

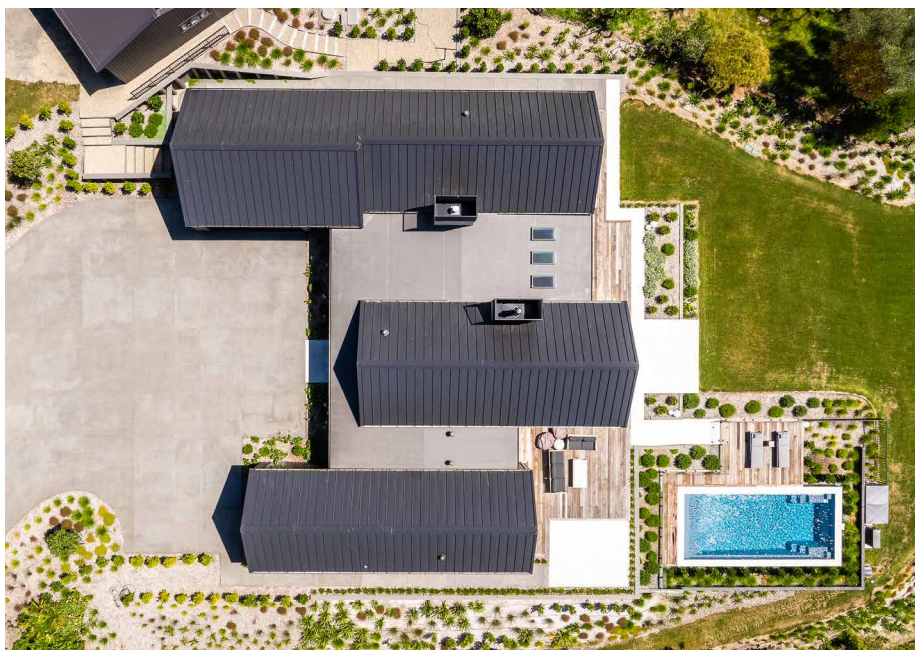
To ensure the finished result met the required standard, Stratco provided its

own design details for the roofing installers to follow, and then project-managed the job to ensure it was installed to the exact specifications.

Because of the height of the gables, the chimney flues had to be extra tall, and Stratco made special chimney caps out of powder-coated, welded aluminium to conceal them. These had to be manufactured off-site and delivered in one piece for installation.

“We endeavour to run a sustainable building site,” says Simon. “All scraps and off-cuts are taken away for recycling from every job we do. To show our commitment to this, the company is Toitū-accredited.”

Being environmentally responsible was also on the owners’ agenda. To ensure the home is energy efficient, it has solar panels with battery storage, thermally broken joinery, advanced insulation and motion-sensor lighting. The smart system allows for remote control of climate, lighting, and security. Further design features help reduce waste and water use.





“Hiland Tray, with its wide pans and more defined profile, was selected as it was better suited to the style and aesthetic of the house, with its three distinctive gables and steep pitch.”



## Matangi Road House

### CREDITS

**Architectural Designer**  
Brad Cooper, Project Zero

**Main Contractor**  
Landmark Homes Hawkes Bay

**Roofing/Cladding Manufacturer & Supplier**  
Stratco

**Roofing**  
COLORSTEEL Endura®

**Roofing Profile**  
Hiland Tray

**Colour**  
COLORSTEEL Flaxpod® Low Gloss

**Photography**  
Tony Speakman



# Directory

[A]

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