

Home

OCTOBER 2021 // THE GISBORNE HERALD



A time of renewed enthusiasm

Welcome to our 2021 spring issue of Home. The lockdowns we have experienced over the past 18 months have certainly created an opportunity to start or complete projects around the home that have been forever on the to-do list. Especially with all the craziness going on right now, we really want our home to feel like a haven, and a place to relax.

Spring is definitely a time of year when find a renewed enthusiasm for our living spaces, both inside and out. It is amazing how small changes such as rearranging placement of indoor or outdoor furniture can give your home a new lease of life.

In this issue we check out a new build on the outskirts of town and we visit the Callenders, a builder hubby and interior designer wife team who have transformed their property and garden to a great space for their young family. We learn a bit

about mortgages, Nick Short talks about the safety and aesthetics of fences, we get some advice on patios from Andrew McKenzie and how they can transform your outdoor entertaining area and we look at portable cabins as an option for an extra room or sleep-out, a home work space, home gym or hobby space etc.



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Home

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Navigating mortgages and home loans

Buying a home can be a daunting process and may be one of the biggest purchases you make in your life.

Given the climate of today's market and rapidly rising house prices, the dream of owning a home may appear to be out of reach. It pays to research what is going to work best for you and your financial situation.

Currently most lenders require a minimum 20 percent deposit on a home loan, and given market prices, this option is not viable for a lot of consumers.

With the Government's First Home Loans initiative, a 5 percent deposit is required. Loans are issued by selected banks and lenders and underwritten by Kainga Ora. Check out www.kaingaora.govt.nz for more information.

Work out the pros and cons of having either a floating or fixed mortgage. The main advantage of a fixed interest rate is that it makes budgeting easier and payments won't be affected by rising interest rates. The downside is you are "locked in" and may have to pay a "breakage fee" to opt out of a fixed rate. Some banks also charge penalty fees if you want to make extra repayments.

While floating rates give flexibility, it can also make

budgeting difficult as repayments will vary according to fluctuating interest rates.

If it all gets too much and you "can't see the forest for the trees", consult an expert on home loans, mortgages, investments and insurance to help guide you in the right direction.

Mortgage brokers and home loan specialists take the legwork out of finding what is the best solution for you.

"Don't freak out about rising rates," NZHL's Brent Mitchell says.

"Consumers have less than zero control or influence over rates so don't focus on things you can't control. Instead focus on your finances, how your mortgage rate is set and your type of mortgage plan.

"It is a good time to look at how much you earn and how much you spend. There is a need to do this, especially on spending habits, as interest rates rise. Talk to an expert to help tailor a home loan to your personal and unique needs and circumstances."

(Information sourced from www.consumer.org.nz/articles/mortgages)



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Down a secluded driveway, in a semi-rural property, situated five minutes from the city is an impressive custom-built house which is home to a young Gisborne couple and their two children.

The driveway and extensive grass frontage of the property is lined with a hardy Red Robin hedge which perfectly offsets the steel grey cladding and the stately stone pillars that adorn the exterior of the house. The grass area provides the perfect “run around playground” for the children as well as for the family’s two beloved boxer dogs.

The family moved into the completed house in April this year, after a 14-month building process, which was disrupted by the 2020 lockdown that brought any building work to a standstill, as well as subsequent delays for materials. The wait and the hard work have definitely paid off for this couple though, in what is a stylish, practical and functional

new build.

This is the “first-ever home” for Pete and Kylie, who had previously rented properties until they decided to build their own.

The thoughtful planning that has gone into the establishment of this 1.3 hectare property is evident and has made the process “so much easier”, says Kylie, who was very involved in the design of the new build.

“The first thing we did was plant all the trees, which was very much a family affair, lay the concrete and erect the 180 sq m shed.” The “man cave” as it is now affectionately known, is home to leisure craft, the ride-on mower and gardening/ outdoor tools and equipment.

Kylie describes how the initial design of the house came about by literally “grabbing three different house plans and putting them together, deciding what worked, and what we wanted.” Those



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ideas were then given to their architect who came up with the final design of a 287 square metre house complete with internal double garaging. Locally owned and operated Character Building Ltd were hired to work on the new build. With Pete and Kylie in the roofing business, Pete was determined to roof the house himself and chose an asphalt shingle which not only complements the steel grey exterior cladding but “lasts twice as long as conventional roofing materials.”

The four-bedroom home is spacious and light helped by the 2.7m stud which increases daylight and creates natural ventilation. Five well-appointed opening skylights throughout the house bring natural light into the living areas.

The large kitchen, designed by Cherrywood Joinery, is both stylish and functional for a family, with a well organised walk-in pantry, plenty of cupboard storage with the feature of an island kitchen bench space.

CONTINUED PAGE 6



The stone surround of the woodburner in the dining room reflects the pillars at the home's front door. Seating for 10 at the old-style refectory table promises many an evening's good entertainment.

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Outdoor entertaining area.



A skylight above the island work bench in the kitchen allows plenty of natural light into the room.

CONTINUED PAGE 5

The contemporary quick-step laminate flooring is both practical and chic. The open-plan kitchen and dining room are the hub of the living area while the medium-sized lounge features a comfortable couch, a wall mounted television screen and sound system, along with a sliding door that enables the home entertainment area to become a separate space.

Kylie consulted Paula at Teal Tree Interiors when it came to choosing the soft furnishings for the interior of their home as it was important that the drapes would work in with the neutral tones they had chosen and be a practical option for the sun-soaked property. Kylie found Paula's expert advice and assistance in choosing fabrics and designs to be extremely useful and would recommend the services provided by Teal Tree.

Along the plush carpeted hallway are the children's bedrooms, a spare bedroom and a bathroom which features a modern free-standing bathtub, a spacious shower and a trendy black matte circular basin. The colour scheme of the hallway and bedrooms are intentionally neutral which provides a blank canvas for changing tastes and designs in the years to come. The master bedroom at the end of the hallway features an impressive and spacious walk-in his and hers wardrobe and the designer ensuite bathroom features a state-of-the-art shower with two side facing detachable shower heads and

a large rain shower head centrally mounted in the ceiling which provides a stream of water designed to mimic a rainfall effect.

The white splashback tiles used in the bathrooms also feature in the kitchen which add to the overall aesthetic design of this home.

There are plenty of purpose-built storage compartments and options available throughout the house, with cupboards in the hallway outside the children's bedrooms which are used for toys, books, spare blankets and the like. The laundry has ample cupboard space as does the kitchen and the internal garage features an overhead storage loft.

The large, covered decking area outside the living room houses a spa pool while the decking off the master bedroom has an unexpected feature of an outdoor shower area. The flower gardens around the front of the property have a pretty cottage garden feel and feature primulas, roses, lavenders, daffodils and tulips.

While this hard-working couple have in mind some further ideas for decking and a pool area, at the moment they are enjoying living in the space they have proudly created for themselves and their family. Kylie's advice for anyone taking on the designing and building of a new home is "to treat it as your forever home".

For this Gisborne couple their first-ever home is their forever home.

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The master bedroom opens out on to decking with views of the expansive front lawn.



12-year-old girl's bedroom.



6-year-old boy's bedroom.



Natural light spills into the en-suite bathroom by way of a skylight above the generously proportioned shower.



An outdoor shower is an unexpected treat tucked away in a corner of the deck.

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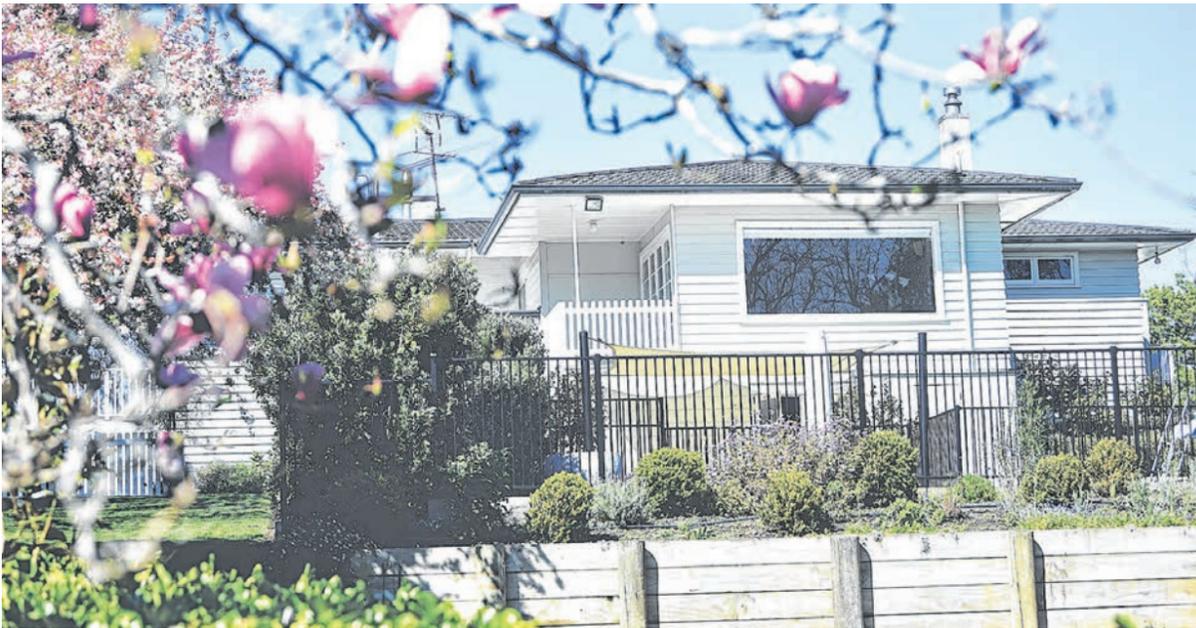




Before (above) and after (below) looking towards the house, showing the retaining wall Elliot built.



The boardwalk leading down to the main grassy area with the cottage flower garden in front of the pool just starting to bloom.



The playhouse was a gift from the children's grandparents.

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'Plant a kid and

High on a hilltop in a quiet street off Riverside Road is where you will find Elliot and Lauren Callender transforming their garden into a magical place of enchantment and adventure.

With two young boys — Harvey, 6, and Toby, 3 — the garden is really for the boys to be a part of and enjoy, Lauren says.

Their philosophy is "plant a kid and watch them grow".

While Elliot is the builder, Lauren, an interior designer, has found her flair for outdoor design.

Elliot and Lauren purchased the sloping 2200 square metre property six years ago and have worked on the landscaping and design of the garden ever since. Their first task was to get the overgrown section back to a "practical and functional state".

This included sorting out drainage issues, which meant removing conifer trees to create



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Elliot and Lauren Callender.



Young Toby giving Dad a hand building the boardwalk two years ago.

watch them grow

access to the rear of the section for trucks and diggers.

Elliot's father, Warwick Callender, has been a mainstay and has been lending a hand to clear and level the section.

They have had to redo stormwater drains, level the section where possible, lay tile foundations and build retaining walls.

"Not one tradesperson has come to help with the landscaping. We have done everything ourselves," Elliot says.

Once the infrastructure work was completed, they turned their attention to designing their functional play- and adventure-based garden.

And they have been busy. They have planted around 1100 plants — hedges, shrubs and trees — and the garden has been transformed.

There are nooks and crannies to explore and steps to meander down to overlook the stunning bush views of the Whataupoko Mountain Bike Park.

There is an impressive weeping cherry tree with a swinging chair to relax in with a good book or to just delight in the surroundings.

Alongside, native karo (pittosporum) trees have been planted to provide a shelter belt.

One feature of the section is a 45-metre wooden boardwalk, which provides a safe and interesting walk up and down the sloping property.

The boardwalk was built entirely by Elliot, who had the foresight to cover it in chicken wire to provide a non-slip surface. Elliot also created a slide for the boys, which runs down the natural slope of a steep bank.

There are giant tyre swings, a purpose-built wooden playhouse and a gully with a running

water pipe for the boys to create and build with their trucks and diggers.

Elliot and Lauren have left some of the more traditional established trees, such as magnolia and camellia, and planted a mix of native and introduced species.

They have put in an abundance of harakeke (flax) and native grasses, which serve as a practical measure on the steep banks of the section and also attract tui, kereru and other native birds.

Harvey and Toby have affectionately named a piwakawaka (fantail), George, Lauren says.

"Every fantail that visits the garden is George."

They have planted pohutukawa, kowhai, manatu or puruhi (ribbonwood tree), an ornamental pear tree, a macadamia nut tree, and baby blue eucalyptus. The idea is to have a seasonal mix of trees and to use every inch of the property.

A large in-ground swimming pool is another feature of the property.

With help and expert knowledge from Lauren's mum, Cathy, they have planted a cottage flower garden along the fenceline of the pool to give a rustic vibe of colour and scent.

With a shared driveway at the top of the property, a hedge of griselinia (a shrub species native to New Zealand and South America) have been planted to provide privacy.

Elliot and Lauren's garden is one of the many gardens that will feature as part of the Gisborne Garden & Arts Festival, which is set to take place on November 6-7. For more information and tickets to the festival visit www.gisbornefestival.co.nz



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No boundaries when it comes to fence options

While fencing around the home and garden is a practical solution to increase privacy and safety levels, practicality does not necessarily mean your fencing has to be plain or boring.

Fencing can indeed add character and style to your property. You can really make a statement with a fence. However, there are a few options you need to consider before going ahead with one.

The first thing to keep in mind is local council planning and consent. Under the Minor Building Consent, it is necessary for a residential fence higher than 2.5 metres to have a Certificate of Title, with applications checked for district plan compliance. Fences above two metres require planning consent or the adjoining neighbours' approval (see the council's website for more information — www.gdc.govt.nz).

Fences can be made from a variety of materials, such as aluminium, wood, brick, iron, concrete or steel. The fence could be in keeping with the design, colour and/or era of your home, but it could also be something in contrast to the style of your home for a trendy, offbeat and uplifting effect.

The design could be modern, rustic, decorative, ornamental or a practical security fence.

The scope for types and designs of fencing and gates is as wide as your imagination.

To DIY or to hire a professional?

The size and nature of your choice of fence may determine whether you want to tackle putting the fence up yourself or employ a tradesperson to do it for you, and work with your vision in mind.

For the more intricate and larger fencing jobs, it would probably be in your best interests to hire a

professional with expertise in fencing to ensure council compliance and to create a quality fence that will last through all types of weather.

Nick Short, from Short Contracting, is one of those professionals.

"We build all types of different fences for different clients," he says. "Recent work has included steps and a guard rail to the riverbank on one property. The current trend is for clients to choose more exotic types of fencing. Ship-lap fencing is also a popular choice."

Ship-lap fences are dressed timber machine-gauged with no gaps in between — the ultimate choice of fence when it comes to privacy. They also provide a natural wood look.

From the classic white picket fence surrounding a cottage garden of an old villa to an ascetically-pleasing modern steel design around a new build, there are no boundaries when it comes to fencing options.



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serve and protect do your research when it comes to deck, patio covers

There is nothing like the quintessential backyard deck or patio to enjoy a classic Kiwi barbecue and cold beverages during the summer months.

With sun sense factoring high in most Kiwis' minds, it makes sense to ensure outdoor deck and patio areas are protected from what can be a searing Tairawhiti sun, so everybody can relax safely.

Seek out coverings that match and complement the style of your outdoor living space.

Do you want permanent, all-year-round cover that can endure winter, or something more temporary for the summer months that can be stored and constructed when needed?

It pays to be mindful that permanent overhead fixtures require council permits, so it is advisable to research first.

The simplest type of sun cover is a classic beach umbrella. With portable and moveable stands, the umbrella's location can be changed to suit your

entertaining requirements.

Popular and modern designs include the market or patio umbrella which can be square, rectangular or octagonal, with a pole in the centre and the ability to tilt to block out the sun.

Another design to consider is the offset umbrella, which has a free-standing pole on one end and can cover a large area.

Awnings, sunshade sails, overhead outdoor blinds or surrounding outdoor curtains are all options to consider, and there are plenty of designs to choose from.

For advice and professional installation, consult an expert in outdoor living solutions.

Suncoast Patios Ltd's Andrew McKenzie offers free quotes and is happy to answer questions about products and how they might suit your home.

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Portable home and office solutions

In today's economic climate, along with the current housing crisis, the need to think outside the box is an important factor when finding solutions to residential and commercial buildings.

While tiny homes are a popular trend, they are not always sustainable for everyone's budget.

Another option, which is proving successful is to rent or purchase a portable cabin for extra room. Portable cabins can be used for a variety of purposes — an extra room or sleep-out, a home work space, home gym or hobby space, and they are not just limited to residential use.

Cabins can be used in commercial settings as a lunch room, workers' accommodation or a site office.

Rentive Ltd owners/operators Steve and Monika Lovelock offer solutions to those in need of short or long-term accommodation.

When Steve was considering setting up a business he wanted to invest in an idea that would serve the community and provide relief to the housing crisis. Furthermore, his idea to

support New Zealand-made and local suppliers was high on his list of priorities.

After careful research, Steve decided the pathway was to "build the cabins from scratch right here in Gisborne".

While there have been major challenges since beginning his business in early 2020, mainly with supply of steel, plywood and panels because of Covid-19 and the ensuing lockdown, Rentive Ltd has grown to offer a range of portable cabins and buildings.

There are four main sizes to choose from — 10m², 18m², 18m² (with mezzanine) and 30m². Delivery of cabins is via a custom-built trailer to your desired location. The cabins are built for durability, warmth and comfort, and are fully insulated and wired to fit into a standard 10 amp plug. All cabins are 100 percent New Zealand made using quality materials.

For further information about renting or buying a portable cabin, check out www.rentive.nz or follow them on Instagram or Facebook.

