

CASE STUDY

Kāinga Ora – Homes and Communities Waterview Court Development

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Project Overview

Kāinga Ora – Homes and Communities Waterview Court Development

Great North Road, Waterview, Auckland

Architect Ashton Mitchell

Builder Latham Construction

Photographer Sean McCabe

Range of products utilised



SBU Representatives

Simon Blincoe: National Specification Consultant
Dean Blackwood: Key Account Manager



Background

The Waterview Court project involved tailored specification support for Kāinga Ora—Homes and Communities—the agency providing public housing for New Zealanders in need.

Across 12,000m², including surplus land leftover from the Waterview tunnel project, Dulux® worked closely with the client to meet their colour and design ideals. The site is surrounded by a busy arterial route (Great North Road) running along the western boundary, the Oakley Creek Reserve and stream to the east.

The design encompasses 120 dwellings, from two-storey townhouses to five-storey apartments, as well a community room and office. Set to a backdrop of buildings and concentrated around a pocket park, it fosters an urban lifestyle while embracing the diverse identities of the community.

The Challenge

The key challenges were to find a colour palette that would align with the vibrant surrounding and mixed community, while providing a durable, quality finish.

Various typologies

The concept also involved various typologies, from two-storey townhouses to five-storey apartments, rather than a single large development, making it less straight-forward. This required thoughtful design taking into consideration increased density requirements while still providing ample public spaces.

The architects had a vision of warm and cool blocks for the apartments. The colours in the balcony were meant to have a harmonious graduation in earthy, clay, terracotta palette. Dulux Group Colour and Specification Consultants identified various colours and ways of arranging them from light to dark, reversed and then eventually subtly mixed.

Long-lasting and low-maintenance performance

All elements needed to be high-quality and enduring to minimise repair and maintenance requirements.

“The use of colour was extremely important in this project to provide visual interest and break down the scale of the buildings. We found the *Dulux Colour Atlas* to be a really useful design tool to select multiple shades of complementary colours.”

Ben Sando, Director,
Ashton Mitchell Ltd.





The Solution

An inspiring colour palette

Appealing to a cross-section of identities, each block has a unique identity with over 40 Dulux® colours utilised within the development. Drawing inspiration from its surrounds—including the liquidambar trees and clays found in Oakley Creek reserve—the palette features a variety of warm shades with earthy autumnal undertones. To further create cohesion, colours adopted on neighbouring buildings such as clay brick and terracotta were also weaved throughout.

Easy sample ordering

Specifiers were able to order physical samples, textures, colours and finishes so they could be viewed on site prior to application, assisting with decision making.

Dulux Colour Atlas

All Dulux Colours are presented in one place, giving the Architects an opportunity to choose, mix and match the colours. Dulux Colour Atlas gave the opportunity to browse, visualise and compare thousands of different combinations in almost every colour, shade, tint and hue.

Diverse use of texture

A range of diverse yet complementary materials were selected to differentiate the building scales. For example, a mix of brick veneer and timber framing were employed for the two-storey townhouses. By contrast, precast concrete construction with varying textures, as well as formwork patterns, was selected for the larger buildings for a robust yet cost effective solution. Both paint and clear sealers were utilised to enhance the natural state of textures.

Durable exterior protection

In order to withstand a range of external elements—including temperature variance, humidity, wind, rain and hail—high-performance protection was essential. Dulux Weathershield® was used to provide durable barrier protection against dirt and UV damage for home exteriors. It provided an aesthetically pleasing outcome while improving surface washability.

Long-standing and easy maintenance solutions

Finishes, fixtures and fittings were high-quality and enduring, efficiently reducing repair and maintenance requirements. Dulux products were used across all exterior facades to provide lasting visual appeal, support consistent usage and offer protection for years to come.

Protection and aesthetic appeal

Contemporary homes were created that integrated harmoniously with their low-density residential surroundings.



Products Specified

Exterior

Precast Concrete – Walls

- *Dulux 1Step® Prep*
- *Dulux Weathershield*



Steel – Balustrade, Canopies

- *Dulux Durebild GPE ZP*
- *Dulux Weathermax HBR*



Timber – Doors

- *Dulux 1Step Prep*
- *Dulux Aquanamel®*

Timber – Fences

- *Cabot's® Deck & Exterior Stain Oil Based*



Concrete – Foundations

- *Dulux AcraTex® AcraPrime® WB 501*
- *Dulux AcraTex AcraShield® Advance*



Interior

Plasterboard – Walls & Ceilings

- *Dulux 1Step Prep*
- *Dulux Wash&Wear® Plus Kitchen & Bathroom*



Timber – Doors, Trim, etc

- *Dulux 1Step Prep*
- *Dulux Aquanamel*

Dulux Colours Used

	Wairākei
	Cocoa Butter
	Camel Hide
	Nomad
	Pookie Bear

	Slight Mushroom
	Mason Grey
	Mocha Whisp
	Herald Island
	Colorsteel Ironsand

Backing the Experts™

At Dulux®, we leverage our deep expertise to support architects, interior designers, builders and engineers to design and build with confidence.

More than 100 years of experience across Australia and New Zealand and an unrelenting focus on quality and innovation allows us to back the experts with premium products, industry-leading service and trusted end-to-end advice.

“We’re here to help our partners to imagine and create better places and spaces to live, work and play.”

Philip Vodanovich
National Commercial Manager



Quality

Our products are formulated using advanced chemistry and science to deliver highly technical construction solutions that exceed expectations.



Transformation

Our coating solutions offer colours, patterns, textures and finishes that transform surfaces while providing long-lasting durability.



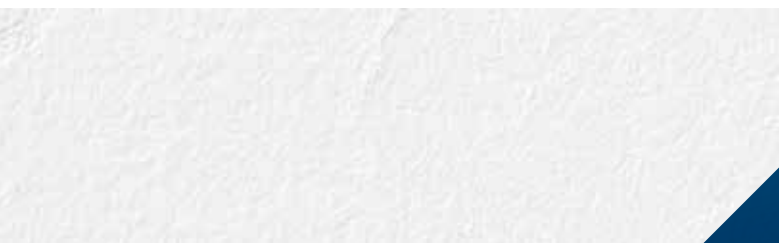
Reliability

Our solutions offer proven and reliable performance, giving you the confidence of straightforward application and the high level of protection required.



Expertise

Our responsive team provides specialist product support, technical assistance and expert problem solving when and how you need it.



Our Brands

Dulux® brands have been trusted for generations.



Dulux Interior and Exterior Paints

From Wash&Wear® to Professional SteriGuard®, our high-performance paints and coatings are tailored to meet the New Zealand market's unique needs. *Dulux* paints offer standout results across an extensive range of more than 1000 colours from the *Dulux* Colours of New Zealand® range.



Dulux Powder Coatings

Dulux offers a wide range of premium powder coatings in Australia and New Zealand. Its extensive range of standard and custom architectural coating solutions are backed by extensive testing that ensures exceptional product performance and durability.



Dulux Protective Coatings

Dulux Protective Coatings offer high-performance protection for metal and concrete assets including buildings, infrastructure, facilities, plant and equipment. Our tailor-made coatings and maintenance systems ensure your assets are effectively protected, even in the most demanding conditions.



Dulux Avista® Concrete Coatings

Dulux Avista offers professional decorative concrete solutions for new and existing concrete areas. Suitable for indoor and outdoor applications, our decorative surface products add colour, texture and patterns to driveways and concrete spaces in commercial projects.



Dulux Acratex® Coatings and Cladding

Dulux Acratex provides high-build facade coating systems for residential and commercial projects. Designed with the New Zealand built environment in mind, *Dulux Acratex* render coatings and external cladding solutions add style, protection and durability to diverse construction and maintenance projects.



Specialized Construction Products

As a New Zealand-based manufacturer, Specialized has a clear understanding of the demands of tomorrow's buildings and the diverse weather conditions our buildings face. The cladding and plastering products that have been designed and developed, including several BRANZ appraised systems, provide the very best in cavity-based building envelope solutions for New Zealand conditions.



Fosroc Construction Solutions

Fosroc delivers world-class solutions for a broad range of above or below ground construction and maintenance projects including waterproofing, concrete repair, grouts, sealants, protective coatings and industrial flooring.



Porter's Paints® Decorative Finishes

Porter's Paints decorative finishes combine the latest technology with traditional methods and the finest raw materials to provide a superior finish. From modern paints to lime and cement-based products and reactive metallic finishes, our proprietary tinting system creates beautifully rich and unique colours.



Dryden® Wood Oil Solutions

Dryden provides a range of premium wood oil solutions for timber. There is also a comprehensive range of specialist cleaning and coating products for a variety of applications.



Intergrain® Timber Finishes

Intergrain's High Performance Timber Finishes include a range of premium stains, oils, clear finishes and flooring clears, which are easy to apply and deliver a professional finish that preserves, protects and enhances timbers natural beauty.



Dominator® Garage Door Systems

The *Dominator* brand has pioneered a new standard in commercial and residential garage door systems. This standard is proudly represented in the latest range of *Dominator* garage doors and automatic openers. From the revolutionary *Dominator* automatic openers, through to the vast and ever-increasing range of garage doors, *Dominator* can provide the styling, security and reliable performance that all residential and commercial property owners need.



Garador™ Garage Door Systems

Garador provides a wide range of garage door styles, colours and finishes for customers to select from – all smart, stylish & secure. Since 1962, *Garador* has been in the business of residential and commercial garage doors. With the biggest nationwide Dealer network and a dedicated transport fleet, *Garador* covers New Zealand and back up products with expert, reliable service that continues to stand the test of time.



Admil Sealants and Adhesives

Admil has a range of sealants and adhesives for the construction market including 100% silicone sealants, industrial grade sealants, polyurethanes and construction sealants.



Selleys® Adhesives, Sealants and Fillers

Selleys has a specialised product range of market leading products for the trade. With a breadth of clever solutions in sealants, adhesives, fillers, paint preparation and application, household cleaning, and automotive care products. *Selleys* always strives to prove its slogan true, "If it's *Selleys*, it works."



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Photography
Sean McCabe

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Published July 2022.