

# PROJECT TIMBER

2025

Showcasing timber innovation and excellence  
in New Zealand architecture and building


## The Sustainable Edit

A Japandi-inspired home shaped by timber,  
texture, and intention.



PREMIUM ARCHITECTURAL  
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“Our goal was to highlight the seamless integration of sustainable materials, energy-efficient construction with modern Japandi aesthetics, and Taiga timber played a key role in achieving this.” - **Ebode Homes**

## About the project

Born from a shared passion for building homes that truly matter, Ebode Homes is the vision of builder Shaun Higgins (Higgs Building Co.) and architectural designer Brooke Cholmondeley-Smith of Tawa Architecture. Together, they've combined practical experience and design-led thinking to shift the way New Zealand homes are built, creating spaces that are both energy-efficient and deeply considered. This Japandi-inspired showhome is a reflection of that ethos.

### The Brief

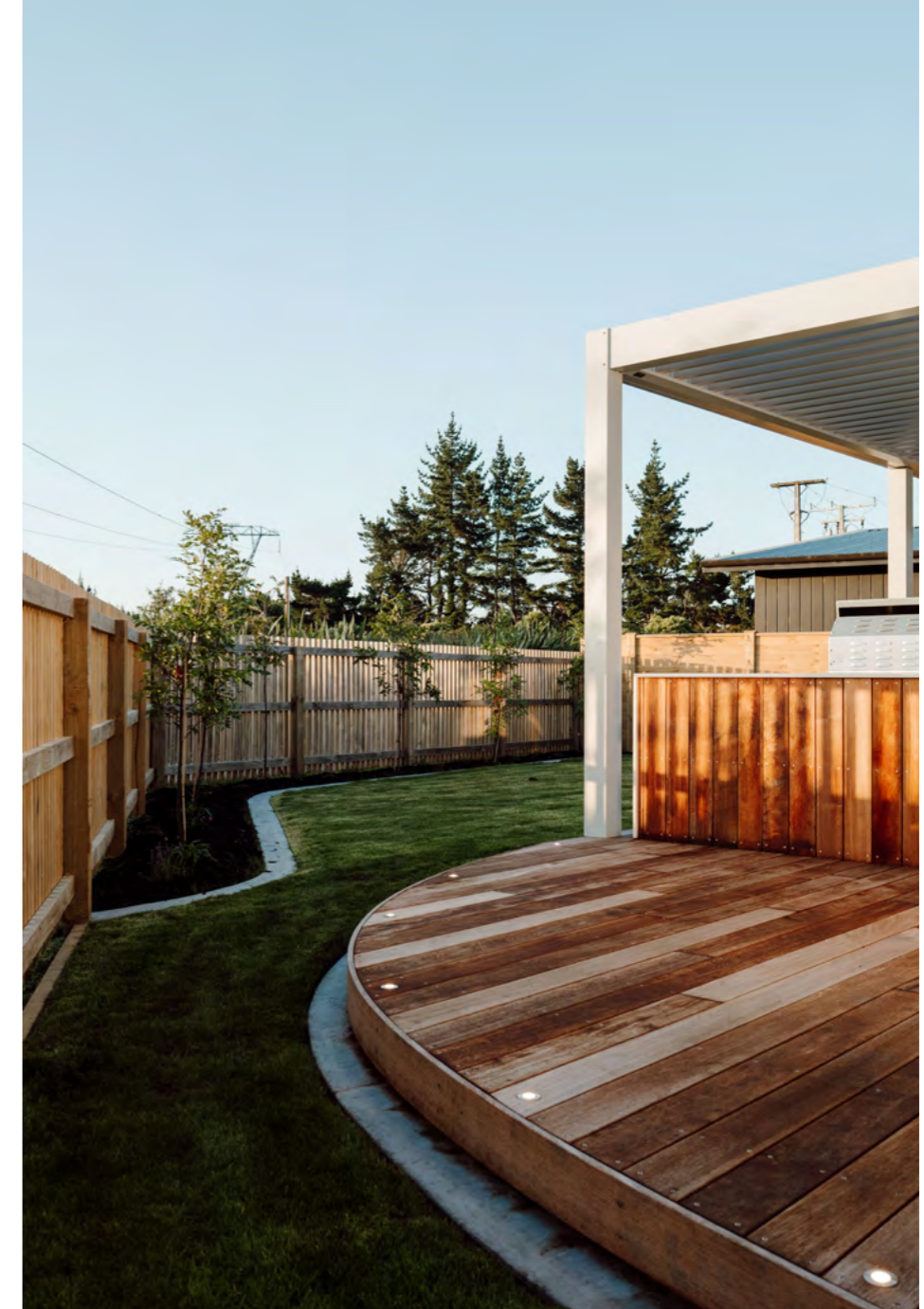
Ebode Homes set out to do more than build a showhome, they wanted to create a living example of what's possible when sustainable thinking, technical performance, and refined design come together. From the outset, the aim was clear: deliver a high-performance, low-impact home that not only feels good to live in, but makes a statement about where residential architecture in Aotearoa is heading.

Built using SIPs (Structurally Insulated Panels) and a MaxRaft floor slab, and modelled using Passive House Planning Package (PHPP) software, the home achieves **70% less energy usage** than a standard code-compliant New Zealand build, maintaining a consistent 20°C year-round.

### The Inspiration

Rooted in the Japandi style, a fusion of Japanese minimalism and Scandinavian warmth, the home embodies clean lines, calming tones, and natural textures. Every detail was intentionally chosen to support this aesthetic, from its low-impact materials to its tonal interior palette.

Design & Build: Ebode Homes  
Photos: Onsite Media



## Layout and flow

Inside and out, the home flows with quiet confidence. Living spaces are connected visually through a cohesive material palette, while strategically placed openings maximise natural light and spatial connection.

Among the most talked-about features is a secret garage door, seamlessly concealed within a timber panelled feature wall, an elegant integration that balances beauty and function.

"This timber was used both indoors and outdoors, seamlessly transitioning from cladding to interior feature walls, balustrades, and battens."





**Brushed TMT Taiga Interior Panelling**  
 Coated in 1 coat JSC Scumble Wood Oil colour Frost

“JSC’s team went above and beyond, providing exceptional technical knowledge and hands-on support. They were invested in our vision and even attended our show home events, which speaks volumes about their commitment to their clients.” – **Ebode Homes**



## Project Execution

The construction phase ran smoothly, supported by clear vision, early coordination, and the use of high-quality, pre-finished materials. Ebode’s choice to build with SIPs created an airtight, insulated envelope, while the MaxRaft slab and thermally broken joinery further enhanced the home’s performance. Attention to detail was evident across every stage. One example was the concealed fixing method used for the battens, cleverly positioned within Taiga’s natural knots to create a clean, uninterrupted look. JSC supported the project not only through product supply but also through collaborative detailing. Ebode Homes noted that it was JSC who introduced them to the wire-brushing technique, a detail that elevated the texture and depth of the Taiga timber and aligned seamlessly with their design intent. The success of the execution reflected a shared mindset between design and construction teams - focused, collaborative, and sustainability-led.



“Many visitors couldn’t resist running their hands over the wire-brushed surface... it adds a sense of craftsmanship and tactility that elevates the design.”

**Ebode Homes**

# Interior & Exterior Harmony

From cladding to feature walls, the home’s natural material palette delivers a strong sense of cohesion. Vertical Taiga cladding wraps the exterior before continuing indoors, flowing across walls, stair balustrades, and ceiling battens. This continuous timber language grounds the architecture and softens its minimal form.

The tactile quality of the Taiga timber is felt throughout, with its wire-brushed texture and JSC Scumble Frost finish continuing across exterior cladding, interior walls, battens, and balustrades, offering a cohesive experience that’s as beautiful to touch as it is to view.

This considered material use results in a seamless experience, where indoor and outdoor spaces are visually connected and tonally balanced. Every surface invites interaction, from the warm, textural cladding to the calm, restrained interior panelling.



**TMT Taiga Battens**

Coated in 1 coat JSC Scumble Wood Oil colour Frost

### Brushed TMT Taiga Vertical Shiplap Cladding

Coated in JSC Scumble Wood Oil colour Frost

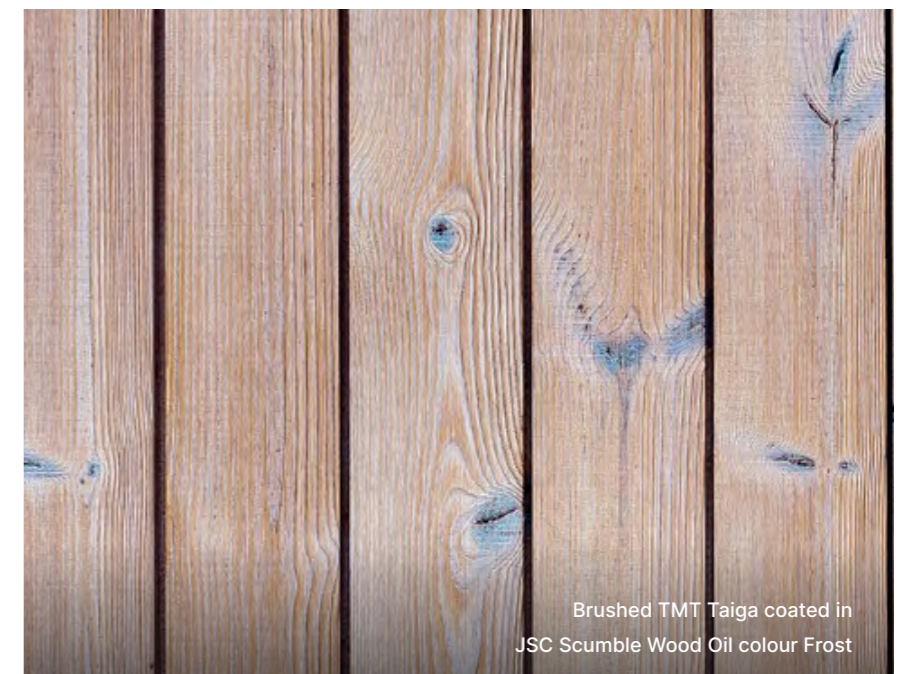
“We specifically chose Taiga for its outstanding durability and architectural appeal,” the team noted. “Beyond its beauty, its technical performance was a key factor.” **Ebode Homes**

## Material Selection

Material choices throughout the home were made to align with the project's core values: durability, sustainability, and visual appeal and interest. Taiga, from [JSC's TMT Range](#), was selected for its technical performance and natural expressiveness.

Ebode Homes praised its chemical-free thermal modification process, which enhances durability and resistance to moisture and decay while maintaining the timber's natural beauty. Its low moisture absorption and improved dimensional stability made it a reliable solution for both exposed and internal applications.

Used across the vertical cladding, battens, stair balustrades, and interior panelling, Taiga demonstrated impressive versatility. The [JSC Scumble Frost](#) finish provided UV and moisture resistance, while brightening the timber's tone and elevating its texture, contributing to the home's overall light, serene feel.



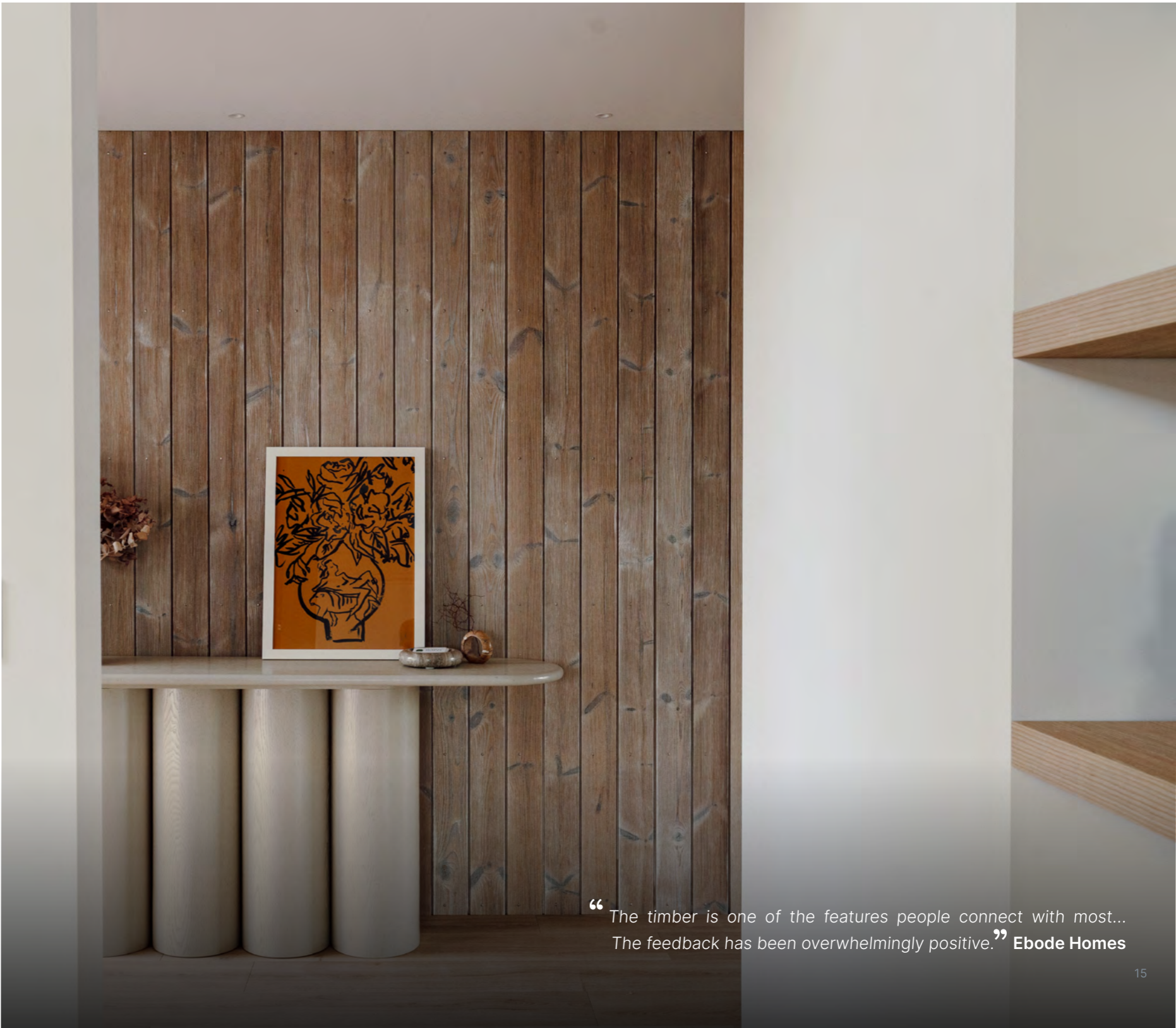
Brushed TMT Taiga coated in  
JSC Scumble Wood Oil colour Frost

# Collaboration and quality

Delivering this showhome required a shared commitment across all teams, from architectural vision through to material detailing and final execution. Ebode Homes brought together sustainable construction methods, meticulous planning, and skilled craftsmanship to create a result that balances performance, beauty, and longevity.

JSC worked closely with the Ebode team throughout, supporting product selection, detailing, and ongoing supply. From introducing the wire-brushing technique to helping guide coating decisions, the partnership reflected a shared focus on quality outcomes and sustainability-led design. As Ebode Homes shared, “JSC’s service was outstanding. They were incredibly responsive when we needed extra cladding and provided ongoing support throughout the build. Their willingness to go the extra mile made the entire process seamless.”

The result is a home that doesn’t just meet expectations, it exceeds them.



“The timber is one of the features people connect with most... The feedback has been overwhelmingly positive.” **Ebode Homes**



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