

PROJECT TIMBER

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A Rural Retreat

Perched above the rolling hills of Wainui, the Palliser Downs showhome combines contemporary rural architecture with a bold timber palette.



PREMIUM ARCHITECTURAL
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Setting the Scene

On the northern fringe of Auckland, atop a rolling hillside, sits the Palliser Downs showhome elevated on a 3.29-acre block with uninterrupted views across the rolling hills of Wainui.

The brief was to design a showhome with genuine wow factor. The moment you arrive, the landscaping at the entry draws the eye outward across panoramic rural views. And as you step inside the home, the warmth of the timber cladding carries over to the interior panelling detail through the main living areas, a quiet nod to the land's timber heritage.

Palliser Downs is the newest showhome by [Signature Homes Rodney and North Shore](#), created in partnership with [Foundry Group](#).

Photography: [Amanda Aitken Photography](#)

Land with a Long Memory

The land has a long relationship with native timber. Before farming, much of Wainui was covered in kauri forest, and through the mid-1800s the area's first settlers made their living from timber milling and kauri gum. Today, the gum diggers and timber mills are long gone, but the rural character and the land's timber heritage remain. It's a fitting backdrop for a home that puts timber at the heart of its design.



A Rural Point of View

Built for the scale of rural living, the home is open enough to host and still intimate enough to retreat into. A 33-square-metre alfresco area extends the living space outward, and a generous pool anchors the rear of the home. The outdoor spaces have been designed with multiple sheltered pockets, giving you somewhere to sit no matter what the day's doing.

There's a particular privilege to a home like this, one that city living and dense residential streets simply can't offer. Here, the view isn't another rooftop. It's watercolour sunsets stretching across the hills, golden-hour light spilling through full-height glazing, and a sky that changes mood from one hour to the next.

Nature doesn't sit at the edge of the property here, it's woven into every outlook.



The Exterior Palette

Timber gives the Palliser Downs showhome much of its character. While the home's form is restrained, the combination of timber species, tone and texture adds depth and definition across the exterior.

A vertical shiplap cladding in TMT Taxon® is coated in JSC Coda® Maple. Part of the JSC TMT® range, Taxon is a clearer grade thermally modified timber with a soft, even-grained appearance. The Maple coating draws out Taxon's softer tones while highlighting the timber's natural variation, giving the façade depth without overpowering the grain. The thermal modification process also improves dimensional stability, making Taxon well suited to the exposed conditions of this elevated rural site.

The simplicity of the home's gabled forms allows the timber to become a defining feature of the exterior. Repeated across the home, the rooflines mirror the rise and fall of the surrounding hills.

Western Red Cedar along the fascia and soffit lines introduces a deeper tone that helps define the roof forms. The contrast between the Cedar and Taxon adds depth to the exterior while reinforcing the home's simple architectural form.

Together, the two timbers create a cohesive exterior finish. Taxon establishes the overall character of the cladding, while Cedar is used selectively to frame and highlight key architectural details.





Crossing the Threshold

Timber doesn't stop at the front door. The same [JSC Taxon®](#) used on the exterior continues throughout the interior, creating a consistent material language from one space to the next.

From the entry, timber panelling introduces depth and texture against a predominantly light interior palette. It reappears in the main living area and again in the primary bedroom, helping tie together the home's key spaces.

Interior panelling is finished in [JSC Coda® Caliaby](#), introducing a subtle whitewash effect and resulting in a softer finish that retains the character of the timber.

In the main living area, the panelling is used across the gable wall, adding visual warmth to a space defined by vaulted ceilings and expansive glazing. The same approach continues into the primary bedroom, where the timber follows the shape of the roofline to create a simple yet distinctive backdrop.

Using the same species throughout the home creates continuity between the exterior and interior, while the shift in finish gives each space its own character.



“Palliser Downs has been landscaped with absolute sympathy for the rural environment. Gentle contours and lush native planting are carefully planned to enhance the site’s natural beauty and to attract native birds.”

— *Foundry Group*





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