



Compact Luxury

THE CASE STUDY

PROJECT DETAILS

Location
Auckland

Project Type
Medium-density housing

Architectural Designer
Riverview Consulting

Builder/Developer
Frank Lee

FEATURED PRODUCTS

- Oblique™ Weatherboard

This six-home development in Torbay demonstrates how medium-density housing can deliver lasting, low-maintenance benefits to a wide range of Auckland buyers.

PROJECT OVERVIEW

In response to Auckland's ongoing housing shortage, medium-density developments are emerging as practical and sustainable solutions, offering affordable housing options without compromising quality or liveability. This recent housing project in Torbay on Auckland's North Shore is a prime example of this trend in action.

The development consists of six family-sized homes, each catering to diverse buyers, including those seeking income and extended family accommodation through the inclusion of a self-contained unit.

"Each home has a slightly different layout and style, but we've kept the exterior outlook similar to maintain a cohesive appearance," explains Frank Lee, the developer. "Two of the homes include self-contained units that had to meet specific STC, IIC, and fire-rated standards, which was a key factor for us in the design process."

To ensure the homes were built to last and met the aesthetic goals of the project, the team selected two Hardie™ fibre cement products. In particular, Oblique™ Weatherboard was used extensively across the development for its durability, design flexibility and value for money. Frank explains why he specified this cladding material.

"I like the Oblique™ Weatherboard pattern. It has a bevel on one side and I can mix board widths to create a unique look. Durability was also a big factor, especially with Auckland's climate."

Frank also points out that one of the key benefits of using Hardie™ fibre cement products for this development was the reliability of supply, which helped keep the



OBLIQUE™ WEATHERBOARD

Oblique™ Weatherboard is a ship-lapped weatherboard with a splayed edge. Available in two profiles, it can be used in both horizontal and vertical applications, enabling a variety of designs and styles.



project on track. He says the availability of materials allowed the team to meet deadlines without compromising on quality.

“For this project, we didn’t experience any material shortages, which is rare in today’s market. The price was also reasonable. For fibre cement products, James Hardie has a good range.”

With a history of using Hardie™ fibre cement products dating back to 2003, Frank has seen first-hand how well these materials perform over time.

“Looking back at previous projects where I’ve used Linea™ Weatherboard, it still looks good today. I believe James Hardie’s products are a reliable choice for long-lasting quality.”

The homes at Glamorgan Drive prove that building quality, low-maintenance properties that buyers can afford is an achievable goal. Barfoot & Thompson made short work of selling all six homes, which were completed and certificated (CCC) in just six months.