



Smart Density for a Growing City

THE CASE STUDY

PROJECT DETAILS

Location
Sandringham, Auckland

Project Type
Medium-density housing

Architectural Designer
K & J Architecture Design

Builder/Developer
Metafuture Construction

FEATURED PRODUCTS

- RAB™ Board 6mm
- Stria™ Cladding 405mm
- Linea™ Weatherboard 180mm

This eight-home development shows how medium-density housing can deliver quality, character and practical performance while addressing the need for affordable urban housing.

PROJECT OVERVIEW

As Auckland continues to grow, so does the demand for well-designed medium-density housing. This eight-home development in central Auckland represents a thoughtful response to that challenge, delivering quality housing that maximises land use without compromising on design or liveability.

Designed by K & J Architecture
Design and constructed by Metafuture Construction, the project features two

distinct configurations. Lot 1 is a smaller standalone home with its own entrance, while Lots 2 to 8 share a common driveway.

For Kevin Chen of K & J, a key design consideration was creating visual interest and variation across the development while maintaining cohesion. His design team achieved this through the strategic selection of Hardie™ fibre cement cladding products, with each product contributing distinct texture and character to the overall composition.

“Stria™ Cladding 405mm was applied both vertically and horizontally on different facades to create texture and variation in the architectural expression. Its deep grooves and clean lines help achieve a modern, contemporary look while maintaining durability,” says Kevin. “Linea™ Weatherboard 180mm was used on the residential portions to achieve a more traditional weatherboard appearance with strong shadow lines, giving warmth and character to the design while keeping maintenance low.”

STRIA™ CLADDING 405mm

With its distinctive deep grooves and clean lines, Stria™ Cladding delivers modern architectural expression with lasting durability. Available for both vertical and horizontal application, it offers design flexibility while maintaining the low-maintenance performance fibre cement products are known for.



LINEA™ WEATHERBOARD 180mm

Combining traditional weatherboard aesthetics with the durability of low maintenance fibre cement, Linea™ Weatherboard creates strong shadow lines that add warmth and character to residential façades.

RAB™ BOARD 6mm

A rigid air barrier that provides structural bracing, and a water-resistant barrier to keep moisture out. Installed behind cladding systems, RAB™ Board enhances building envelope performance while contributing to space-efficient wall assemblies.

The design team's preference for Hardie™ fibre cement products was also driven by practical considerations that are essential for medium-density housing developments.

"We specify Hardie™ fibre cement cladding products because they offer consistent quality and proven performance in New Zealand's climate," explains Kevin. "Their products provide a clean, modern look while meeting durability and compliance standards. We find that Hardie™ cladding systems are well-engineered and easy to integrate with various architectural styles."

Space maximisation was another critical factor in the product selection. In medium-density developments where every millimetre counts, the efficiency of the cladding system directly impacts usable interior space. James Hardie's solutions allowed the team to meet structural and performance requirements without excessive wall thickness.

Kevin and his team also specified the RAB™ Board 6mm rigid air barrier for this housing project. Used behind the cladding, it provides excellent structural bracing, makes the building airtight and provides weather protection prior to exterior cladding installation for up to 180 days. These performance characteristics are crucial for multi-unit developments where building envelope integrity is paramount.

Throughout the design and build, the K & J team had unlimited access to James Hardie's technical experts.

"The technical support throughout the project was excellent," says Kevin. "Their team are knowledgeable, responsive and provide clear guidance throughout the design and construction stages. They are always willing to assist with details."

The ability to easily comply with building codes was another significant advantage. For housing projects that can't afford holdups, having cladding systems with established compliance pathways streamlines the approval process and gives all parties confidence in the build quality.

This medium-density housing development represents a successful model for delivering affordable housing that meets Auckland's evolving needs. The project demonstrates that developers can create homes that contribute positively to the city's urban fabric while providing stylish, comfortable, low-maintenance living for residents.