



**Building a better future
in multi-residential living**



New Zealand's trusted name in building products and solutions since 1945

CSR NZ is the name behind some of New Zealand's most recognised building product brands. We have a strong history of creating innovative and sustainable building materials that work together to provide better whole-of-project solutions across the New Zealand commercial and residential construction industries.

When you partner with CSR, you can be sure you're working with a brand that provides exceptional quality, unrivalled knowledge and support, as well as an unwavering focus on building a better future.

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Understanding the Needs of the Multi-Residential Sector

From regulations to design trends, we have our finger on the pulse to guide every project.

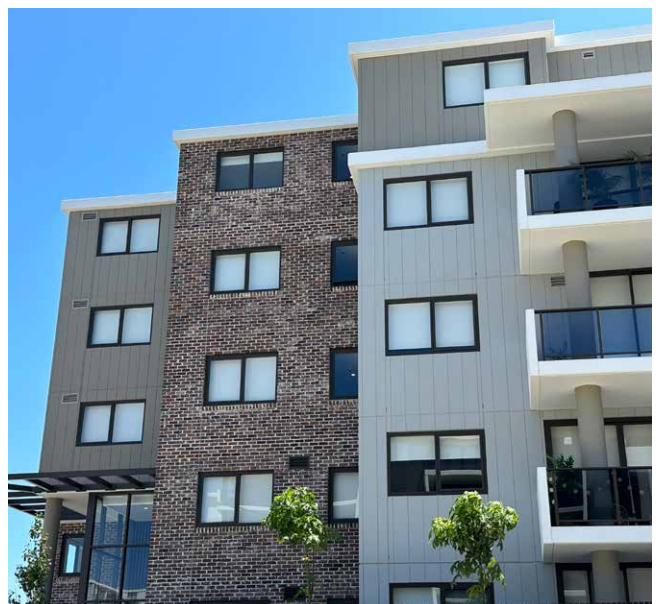
New Zealand's evolving housing needs and the growing focus on urban intensification are reshaping our cities and communities. From apartment developments in major centres to mixed-use precincts and medium-density housing in growing suburbs, multi-residential projects continue to play a critical role in meeting housing demand across the country.

Today's multi-residential buildings must strike the right balance between market expectations and emerging design trends. Residents increasingly value thoughtful, liveable spaces with higher ceilings, curved walls, enhanced acoustic comfort, and premium finishes, while developers focus on practical, cost-effective solutions that stand the test of time. Considerations such as passive fire safety, sustainability, and future-focused living options, including build-to-rent, student accommodation, and higher-end apartments, are shaping the way buildings are designed and delivered.

Builders and architects need reliable, tested systems that respond to these diverse requirements while keeping construction straightforward. Solutions must be compliant, practical and designed to work together seamlessly on site.

At CSR, we understand the demands of this fast-moving sector. Backed by decades of experience and ongoing

product development, our building systems support multi-residential projects that meet today's expectations while anticipating tomorrow's needs. With experts who stay across industry trends and evolving regulations, we help deliver system solutions that make specification, construction and long-term performance easier, giving you confidence on your next development.



Design considerations

Multi-unit residential design in New Zealand must balance regulatory compliance with evolving lifestyle expectations. Under the New Zealand Building Code (NZBC), all building systems are required to meet strict performance standards for safety, durability, and fire protection.

CSR products are supported by ongoing testing, research and development, ensuring consistent performance and alignment with current NZBC requirements. This gives you confidence that your project solutions are compliant, high-performing, and designed for long-term resilience.

Each multi-unit residential project has unique priorities, demanding a balanced approach to compliance and changing expectations to deliver high-performing spaces that support modern living.



Beyond compliance, high-performing multi-unit residential design responds to evolving market and lifestyle trends.

As expectations shift, developments are reshaping the definition of good design. CSR partners with you to achieve the right balance of aesthetics, performance, and enduring value.



Medium Density Developments

Residential developments bring together multiple dwellings as part of a cohesive master-planned community, often creating new neighbourhoods or expanding existing suburban areas. These projects typically feature medium-to high-density housing such as terraced homes, townhouses and multi-unit residences, designed to balance efficient land use with liveability, connectivity and long-term community appeal.



Build-to-Rent

Build-to-rent developments are driven by maximising the number of units and long-term yield, with a strong focus on durable design to minimise maintenance over time. These projects also prioritise shared amenities and communal spaces, offering more collective facilities than traditional build-to-sell developments.



Luxury apartments

Luxury apartments are often multi-level with high ceilings and bespoke design elements that create a sense of space and individuality. They are built to a high performance standard, particularly in acoustics and thermal comfort, with an expectation of minimal noise between neighbouring residences.



Student accommodation

Student accommodation typically features self-contained pods that include a bedroom, bathroom, living area and kitchen, often arranged around shared multi-use spaces. Careful attention is given to acoustics and noise control to support quiet study and comfortable living.



Design and Construct

Design and Construct projects typically place responsibility for the design process with the builder, with architects often engaged for the initial concept phase. This approach can streamline delivery by integrating design and construction under a single contract.



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Building Solutions for Every Multi-Residential Project

Monier Roof Tiles,
Terracotta Urban Shingle

Nacci Timber Batten
System, External

Hebel Intertency
Wall System



Hebel
PowerFence



Hebel
PowerFloor



Cemintel Woodlands
Jarrah Slats, Vertical



Cemintel Black
Rustic Brick



Cemintel Quarry,
Urban Grey



PGH Crevole Brick





High Performance External Wall Systems

External walls play a critical role in the performance and longevity of medium density housing. They must manage moisture, support fire safety objectives, and deliver durable, low maintenance finishes — all while enhancing architectural appeal.

CSR offers a range of **lightweight, high performance façade systems** suitable for medium density residential construction, providing flexibility for both traditional and contemporary building forms.

★ Key Benefits

- Designed for weathertight external wall construction
- Compatible with drained and ventilated cavity systems
- Non combustible and fire resisting material options available
- Durable finishes suited to New Zealand's varied climates
- Clean lines, expressed joints and modern architectural detailing



CSR external cladding systems are designed to work seamlessly with insulation and air control layers, helping to create a robust building envelope that supports long term performance and occupant comfort.

External Solutions Across the Envelope

- Designed for weathertight external wall construction
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- Clean lines, expressed joints and modern architectural detailing

From low rise walk ups to multi storey medium density projects, CSR delivers façade solutions that balance **design freedom with reliable performance**.

Performance you can specify. Solutions you can build.

Thermal & Acoustic Performance

Insulation That Enhances Comfort and Efficiency

Thermal and acoustic performance are essential considerations in medium density residential buildings, directly impacting energy efficiency, occupant comfort and liveability.

Bradford Insulation provides a comprehensive range of **thermal and acoustic insulation** solutions suited to medium density housing, helping to manage temperature, reduce noise transmission and improve overall building performance.



Typical Applications

- External wall insulation
- Intertenancy separation support
- Underfloor and soffit insulation
- Acoustic treatments for shared spaces and car parks



Designed to Support:

- Energy efficiency across the building envelope
- Acoustic comfort between adjacent spaces and from external noise
- Fire safe insulation solutions, including non combustible options
- Consistent, reliable performance across walls, ceilings and floors

Bradford insulation products are engineered to integrate with CSR façade systems, delivering a **complete exterior and envelope solution** that reduces complexity on site and supports dependable construction outcomes.

Bradford Gold
Roofing Blanket



Bradford Gold
Soundscreen Insulation

Bradford Ventilation
Eave Vents



Bradford Ashgrid Roof
Spacing System

Hebel Intertenancy
WallSystem



Bradford Gold
Wall Insulation



Hebel
PowerFloor



CSR White Paper

From Compliance to Design Strategy

The building envelope as a system

In multi-residential projects, facade performance depends on more than the external cladding alone. New Zealand's demanding conditions require external walls to be designed as integrated, multi-layered assemblies, where structure, air control, water control, insulation, drainage, ventilation and cladding all work together.

“External walls should be considered as integrated, multi-layered assemblies rather than discrete materials.”

This system-based approach is especially important at interfaces, junctions and penetrations, where discontinuities can compromise durability, weathertightness and fire performance. As facade complexity increases, there is greater need for tested assemblies, compatible components and manufacturer-supported systems that help reduce risk through design, specification and construction.



Scan to download the full white paper:

Designing Resilient Facades for New Zealand Conditions.

What this means for multi-residential facades

- Durability, moisture, fire, seismic movement and constructability need to be assessed together.
- Building scale and exposure conditions influence the suitability of each facade system.
- Tested assemblies and robust technical evidence are increasingly important.
- Mixing unverified products can increase risk, particularly at interfaces.
- Early coordination helps ensure the selected system can be built as intended.

Integrated facade solutions from CSR

CSR offers a portfolio of facade, wall and insulation systems that can be combined to support compliant, durable and buildable multi-residential envelopes. Products such as Hebel AAC panels, Cemintel fibre cement systems, PGH masonry, Monier tiles, Bradford stone wool insulation and Tenmat cavity barriers can help project teams respond to moisture, fire, structural and energy performance requirements when specified as part of a coordinated system.

Building challenge/need	Materials	Key benefits/features
Lightweight facade construction and seismic design	Hebel AAC panels	Non-combustible, lightweight external wall panels that help reduce seismic loads while supporting fire, thermal and acoustic performance.
Durable, non-combustible cladding	Cemintel fibre cement systems	Lightweight cladding compatible with timber and steel framing, combining durability, non-combustibility and design flexibility.
Air and moisture control behind cladding	Cemintel rigid air barrier systems	Provides a continuous secondary line of defence against air and moisture ingress as part of a layered wall system.
Long-life masonry facade performance	PGH masonry systems	Fired clay provides inherent durability, strong weather resistance, thermal mass benefits and reduced maintenance over time.
Rainscreen and cavity fire performance	Monier tiles, Bradford stone wool insulation and Tenmat cavity barriers	Supports ventilated facade design, helping manage weather exposure, improve thermal/fire performance and restrict concealed vertical fire spread.



One Partner. Integrated Building Solutions.

Medium density construction works best when systems are designed to perform together. CSR brings façade systems and insulation solutions into a coordinated portfolio, helping designers and builders simplify specification and construction.



Why Partner with CSR?

By engaging with CSR early, project teams gain confidence that their building envelope and insulation systems are working together; delivering efficient construction, improved liveability and lasting value.



A broad range of **building envelope and insulation solutions** from a single supplier



Systems designed to support **New Zealand Building Code** performance requirements



Proven materials with a track record in residential construction



Access to technical guidance and project support



Products developed with **buildability, durability and performance** in mind





CSR Bradford is New Zealand's leading supplier of insulation, acoustic control, ventilation and energy-saving products for homes & commercial buildings, offering a range of environmentally-sustainable solutions that can help you improve comfort & energy efficiency.
bradford.co.nz



CSR Cemintel provides a complete range of lightweight fibre cement systems, including external facades, internal linings, flooring and ceiling systems.
cemintel.co.nz



CSR Hebel is Australia's only manufacturer of high performance, autoclaved, aerated concrete for residential, commercial and civil applications.
hebel.com.au



CSR Monier is one of New Zealand's most experienced and diverse roofing companies, manufacturing quality concrete and terracotta roof tiles in Australia.
monier.co.nz



CSR PGH Bricks offers a broad range of high-quality clay bricks, designed and manufactured in Australia. Trusted by New Zealand architects and builders, PGH products bring timeless style and durability to residential and commercial projects.
pghbricks.co.nz



CSR Potter Interior Systems is leading supplier of building materials in New Zealand, including ceiling tiles and aluminium partitioning for the commercial wall and ceiling industries.
potters.co.nz

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