

Autumn, 1967

# arrowhead



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## COVER

Otara Industrial Estate (the area under development within the yellow band) with adjoining residential area and neighbouring suburbs.

**Arrowhead  
House Magazine  
of the  
Fletcher Organisation**  
produced by the  
**Public Relations  
and  
Advertising Division**  
of  
**Fletcher Group Services**  
Private Bag, Auckland  
and printed by  
**Whitcombe and Tombs Ltd.**

# NEW INDUSTRIAL ESTATES

**F**OLLOWING the successful promotion of industrial estates at Southdown (Auckland) and in Christchurch and Wellington, Fletcher Trust are now developing new estates in Otara (Auckland), Wellington, Christchurch, Timaru and Blenheim.

At Otara the company has a 40 acre block divided into 53 lots. Stage I, consisting of 30 lots, went on the market last year and half have already been sold. Stages II and III will become available later this year.

The first building, for the Bell Tea Company — designed by Fletcher Group Services and being built by Fletcher Construction — is virtually completed and the second plant — for the Coca-Cola Export Corporation — is now well advanced.

The estate has been planned to give the maximum attractiveness in setting combined with practical advantages for clients.

All services are underground, heavy duty roads and service lanes are sealed and there are concrete footpaths.

Otara Estate is within three or four miles of five railway stations — Otahuhu, Mangere, Papatoetoe, Puhinui and Wiri — and is under a mile and a half from the Papatoetoe turnoff for the motorway.

Firms operating there will have a large residential area nearby from which to recruit staff. There is good shopping within a short distance.

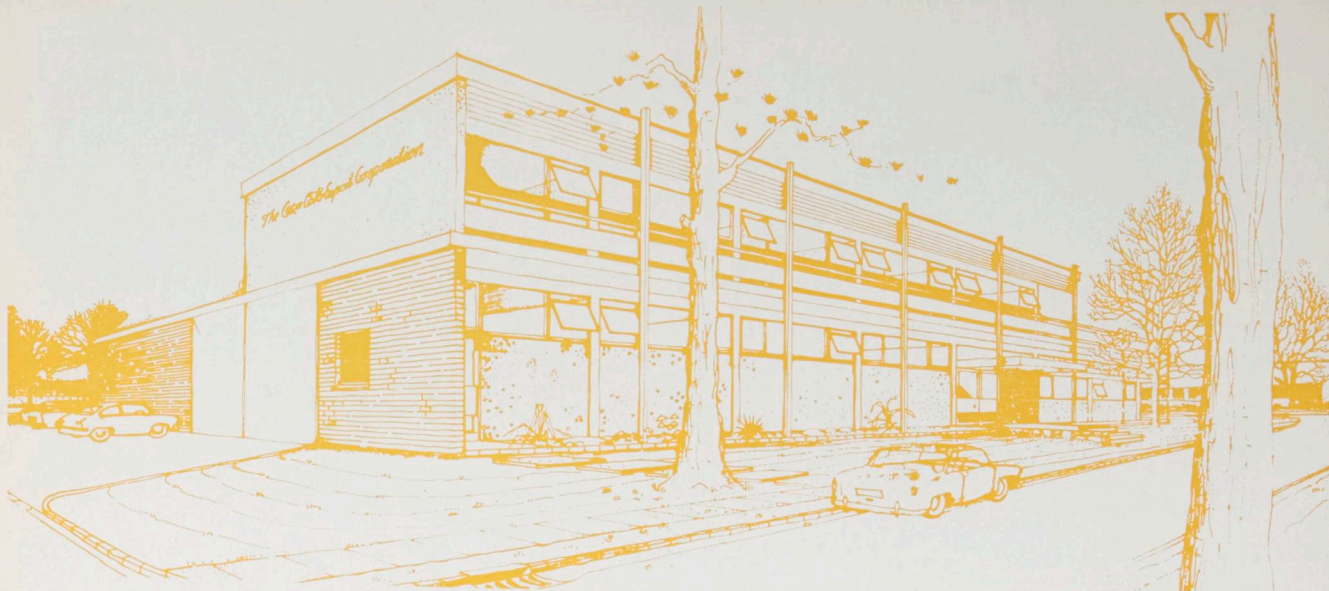
Zoning is Industrial B and titles are freehold. There are no building ties, but the Fletcher Group can offer design and build services to any purchaser requiring them.

In Timaru, Fletcher Trust, with the City Council, are developing and promoting an industrial estate in the Redruth area, about 1½ miles from the centre of the city. It is on the city bus route and handy to the main road system. Local industry and business is already established in the area and the estate is within easy commuting distance of residential areas.

Zoning is "heavy industrial". There are 16 acres in Stage I of the estate. Lots vary in size from ¼ acre to 5¼ acres and are fully serviced.

Priced at from £750 to £8000, these sections must be the most reasonably priced land in any city in the country.

In Blenheim, Fletcher Trust have acquired and planning is proceeding for the development of an industrial estate on a 124 acre block about 2½ miles out of the town. The development of the roll-on ferry service to Picton, coupled with local advantages, has made Blenheim a logical centre for industrial development.

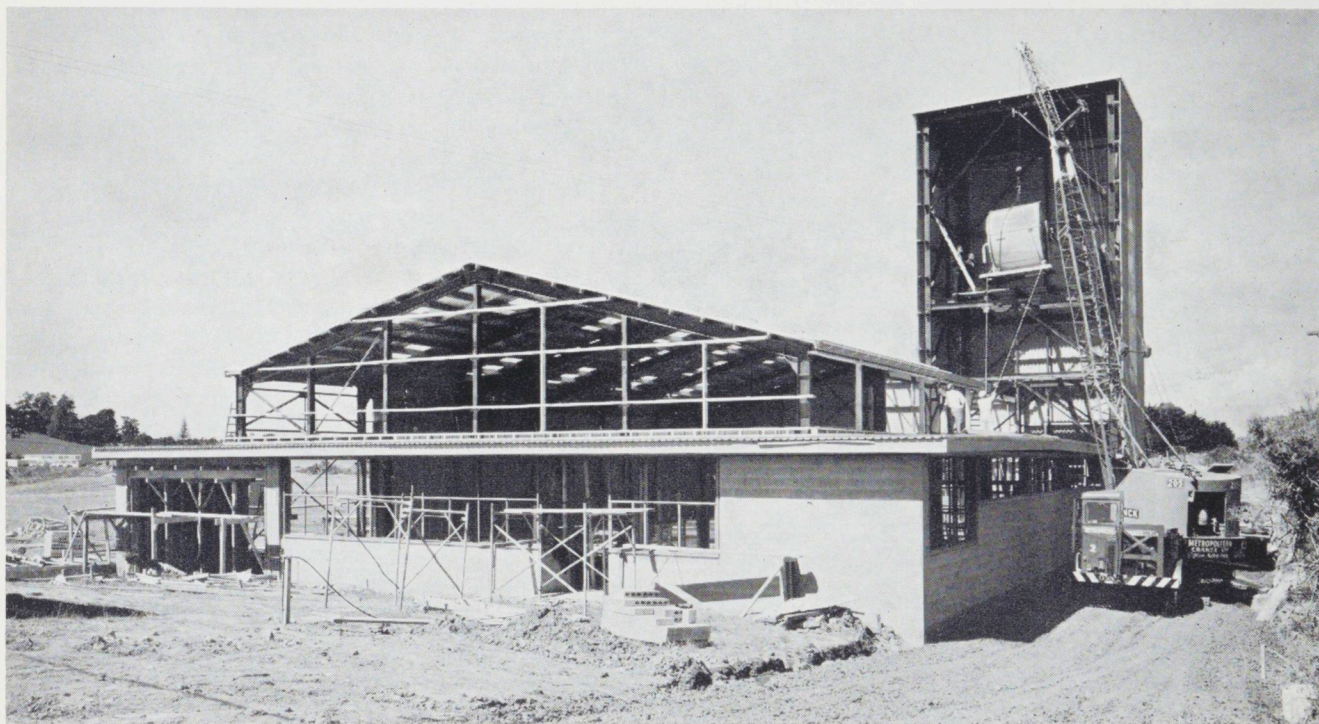


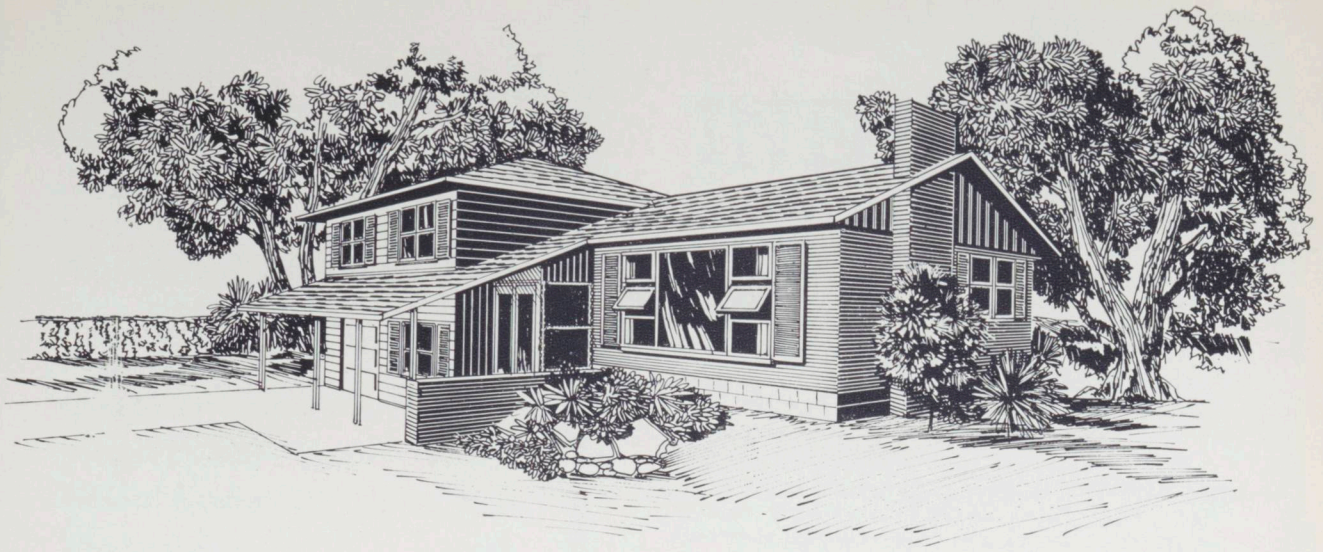
In Christchurch, Fletcher Trust's second industrial estate in that centre — Sockburn — covers approximately 16 acres. It is about five miles from the centre of the city, has siding access to the main trunk railway and the road which was built to develop the estate is directly off the Main South Road. The last section in

**Above: A sketch of the Coca-Cola plant at Otara and below a photograph of Bell Tea Company's building at an advanced stage.**

Stage I of the development — half the total area — was recently sold and development of the second stage is now being planned.

The Upper Hutt Industrial Estate is a 35-acre development, near Upper Hutt City and with direct road and rail access to Wellington, Lower Hutt and the Wairarapa. It is fully developed and serviced with underground power and services. Nearly half the area has been sold. Lots of from one to eight acres are available at from £8,775 an acre. It is zoned for light or heavy industry.





## FLETCHER MERCHANTS' NEW SERVICE FOR BUILDER CLIENTS AND THE PUBLIC

As a service to its builder clients and the house-buying public, Fletcher Merchants have set up Individual Homes. They operate from an office on the third floor of 246 Queen Street, Auckland.

Individual Homes can offer to people planning to build a house — advice on design, a plan to meet individual requirements and assistance throughout the entire house-building programme. Individual Homes have produced a series of imaginative house plans in the medium price group — that is to say the houses are in the 1200 to 1500 sq. ft. bracket, with, in many cases, provision for development of the basement area. They are prepared to adapt these plans to meet individual requirements or to produce other plans for special needs.

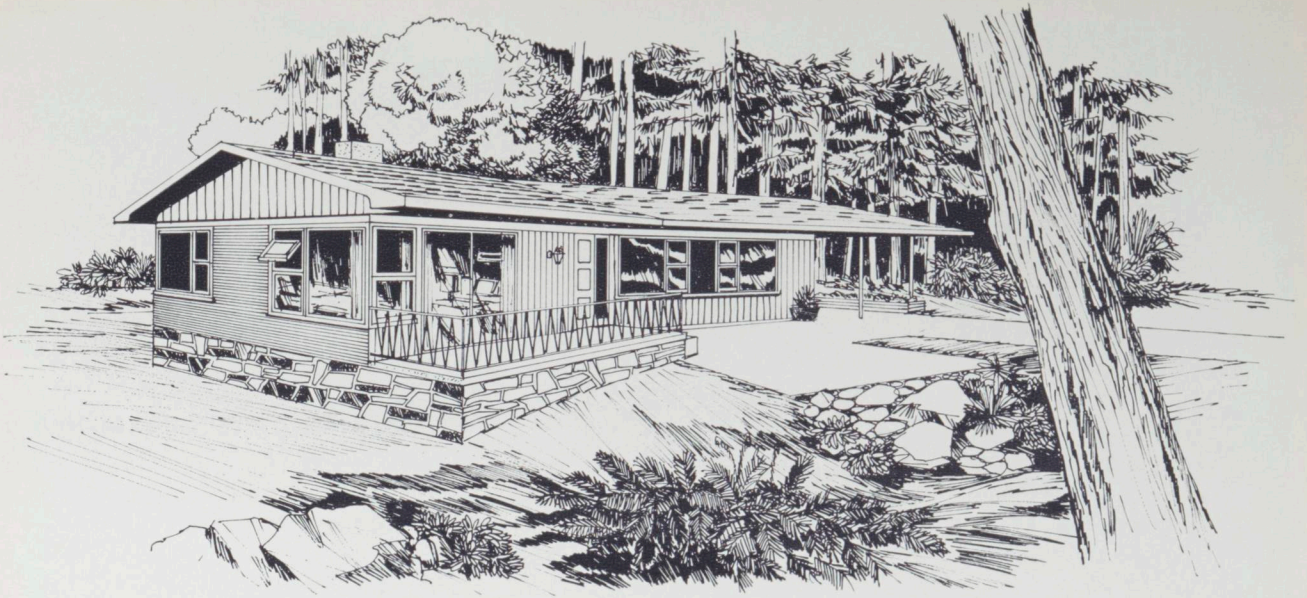
After helping clients through the planning stage, Individual Homes then introduce them to a builder and obtain quotes for them. Builders participating in the scheme are all members of the Master Builders' Association. Only a minimal charge is made for the service given by Individual Homes and this is incorporated in the overall building contract.

Individual Homes advise prospective home builders on plan selection and methods of finance, assist with the

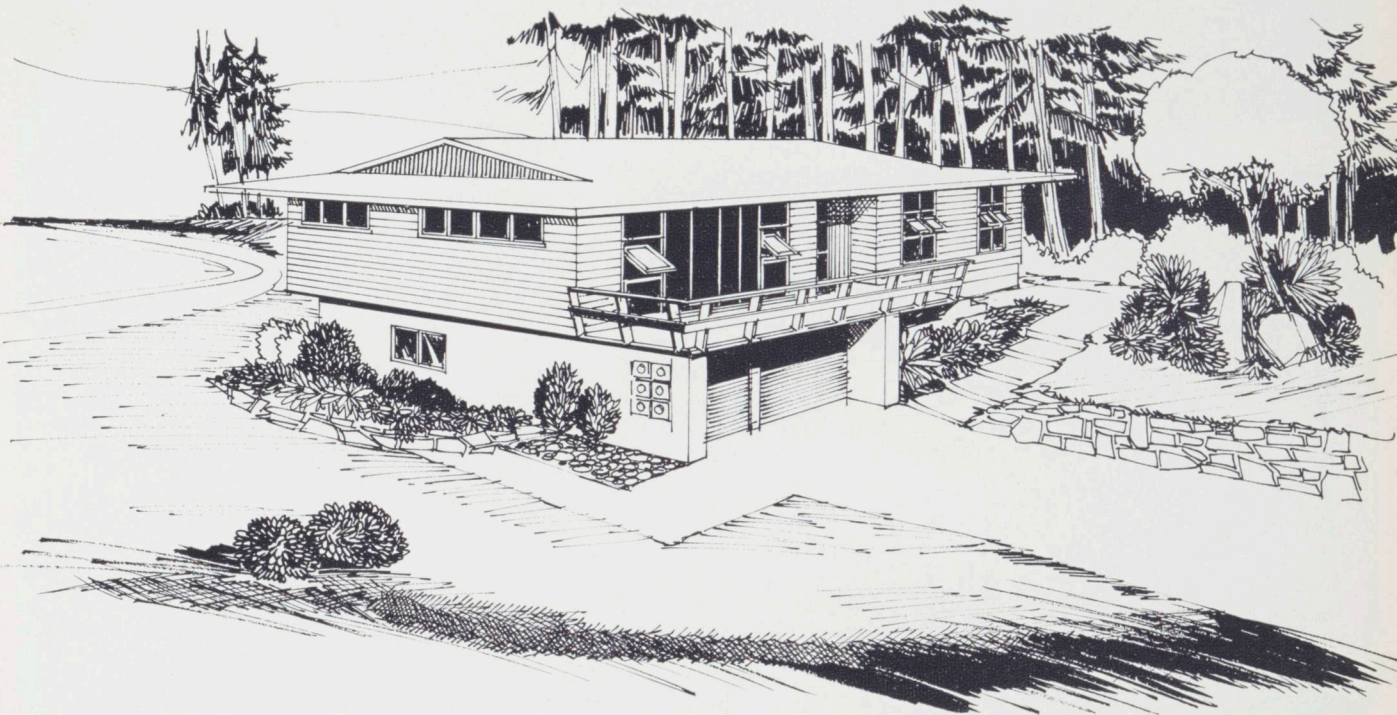
choice of a suitable section if the client does not already own one, provide an exclusive plan and design service, obtain quotes, arrange the building contract between client and builder, prepare mortgage applications if necessary and supervise construction. This service is free to the prospective home owner.

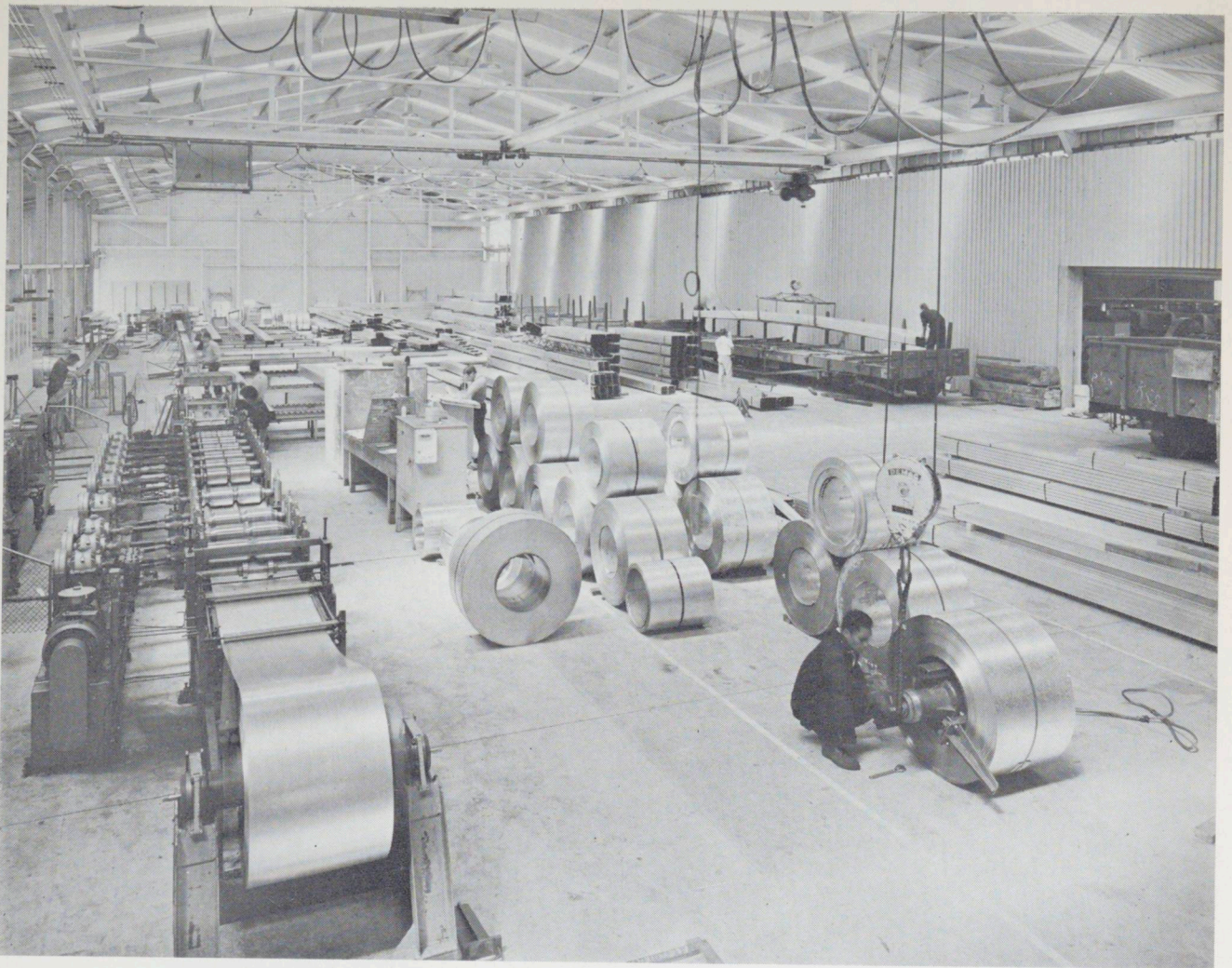
Three of Individual Homes' perspectives are shown here. With all of these plans the objective has been to achieve designs strikingly different from houses generally seen. The plans incorporate such attractive features as a garden foyer, teenage rumpus rooms, sun decks, split level treatments, additional facilities in the service areas, indoor/outdoor living, large living areas, provision for basement development into a flat and other features, many of which have been adapted from the latest architectural trends in the United States.

Attractive though these plans are, Individual Homes stress that the plans and sketches which they have produced for clients to consider are only suggestions which may be subjected to changes to suit clients' requirements. The objective is to produce a series of homes for clients which are individual and not just a stock series of new designs.



INDIVIDUAL HOMES





# BROWNBUILT FACTORY ENLARGED

**B**ECAUSE of the strong demand for Brownbuilt long-run roofing and sheathing, the factory at Penrose has been extended with the result that one shift can now produce as much as a double shift could previously.

The rail loading facilities have been improved to accommodate three wagons at a time under the gantry, and road transport can now be handled from either end of the factory to give maximum utilisation of crane capacity.

Both the roof and walls of the factory are of Brownbuilt and have sections of long-run translucent Durolite in matching profile to give natural lighting to the factory. The extensions were designed by Fletcher Group Services and built by Fletcher Construction.

The popularity of Brownbuilt lies in its clean lines and versatility, as well as its ability to provide a lightweight but strong roof structure. It is manufactured from steel or aluminium strip, in 12-inch and 16-inch widths and can be made to virtually any length that can be transported. Longest produced yet at the Penrose factory are 94ft. lengths for Woolworths' building at Pakuranga Town Centre.

The versatility of Brownbuilt is indicated in the photographs on the page opposite.

# VERSATILE MATERIAL

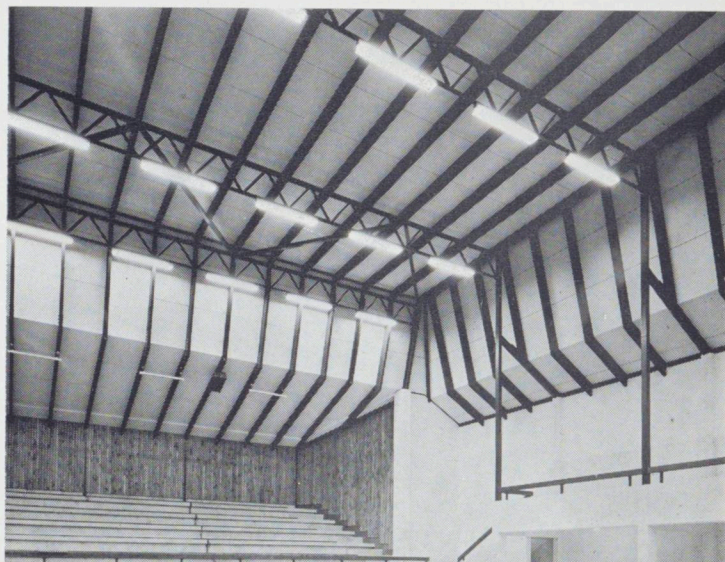
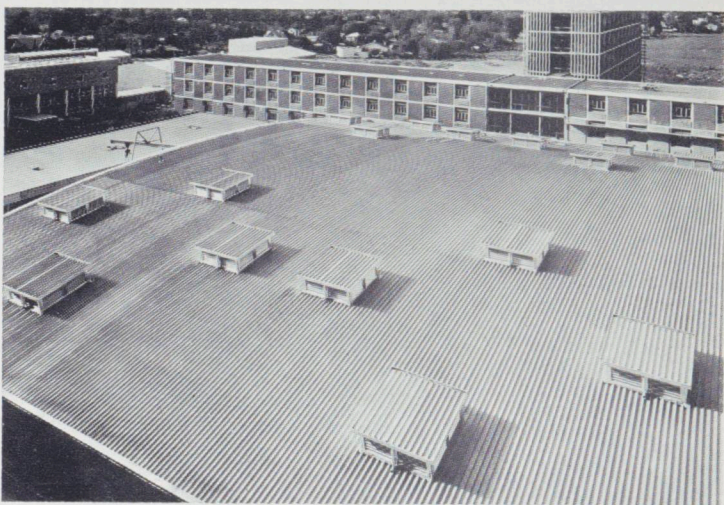
THE illustrations on these pages show some of the many ways in which Brownbuilt can be applied.

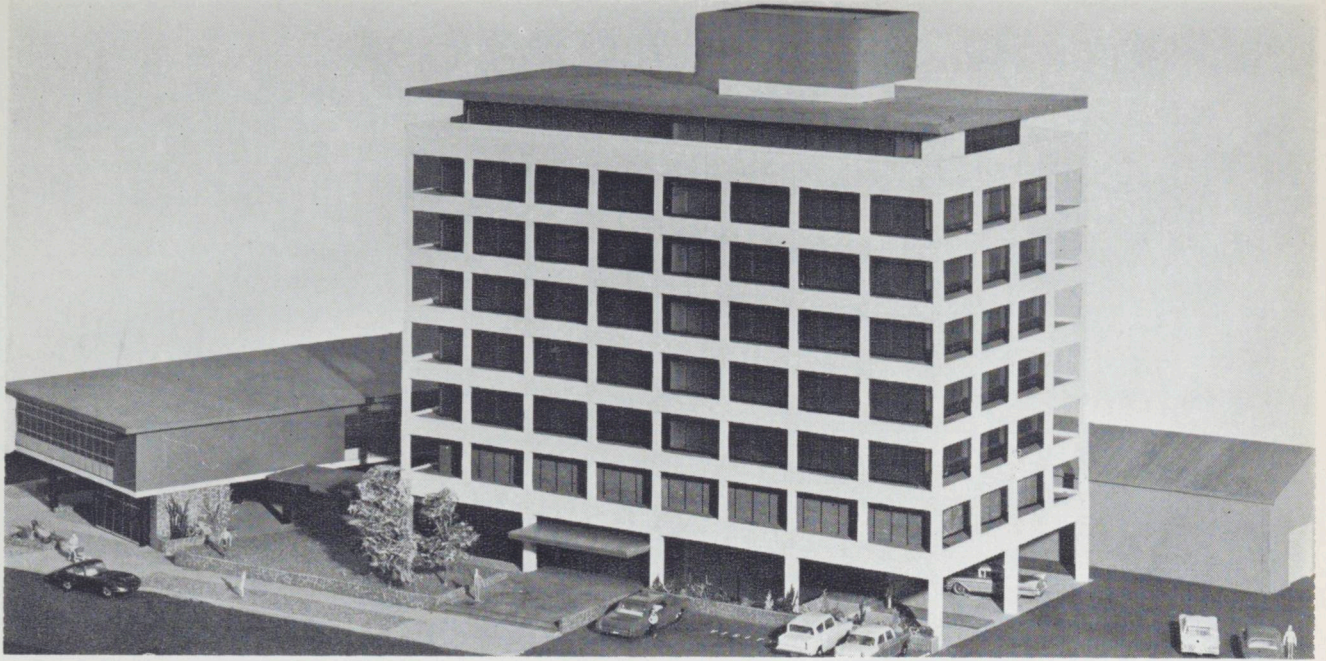
*Below* — A striking architectural feature is achieved at the White Heron Motel, Christchurch, by the use of Brownbuilt.

*Top right* — Brownbuilt was used for the floor decking of Fletcher House at Whangarei. The building is on a former sea inlet and because of the difficult load conditions lightweight construction was essential. Brownbuilt topped with lightweight concrete provided the answer for the floors.

*Centre right* — Brownbuilt can provide a gently curving roof as shown in this Canterbury University building at Ilam.

*Bottom right* — The Queen Elizabeth Youth Centre at Tauranga has a Brownbuilt roof with a ceiling of Stramit building board — another Fletcher Industries product.





# Changes at Penrose

CONSTRUCTION has begun on the new 8-storey Head Office block for Fletcher Holdings on the Great South Road at Penrose.

Despite the very real need for additional accommodation, the current economic outlook necessitated a very careful reconsideration of the merits of embarking on the project at this particular time.

"Our decision to proceed," said J. C. Fletcher, Managing Director of Fletcher Holdings, "is an expression of our long-term confidence in the basic health of the New Zealand economy as well as in the prospects of the Group to share in the inevitable development, even if we have to accept some temporary setbacks."

"We are convinced that the right time to build is when progress will be retarded if a start is not made."

He added that the present Head Office, above the ply-

wood factory, had served the Company well for nearly 25 years but during that period the Group's turnover had risen from £3 million to over £40 million and the present building was inadequate to accommodate Head Office staff.

With a height of 120 feet, the new Head Office will be by far the tallest commercial building in the South Auckland area and will house under one roof the head office personnel of the Group at present dispersed in various locations throughout the city. The Group's new computer, temporarily located in Nelson Street, will be moved to the Penrose block.

Above: A model of the new Head Office. Below: Fletcher Construction's offices (on left) and the building now demolished. On page 9: The demolition under way.





The new building will be of reinforced concrete construction, enclosing a total area of more than 52,000 square feet. The ground floor will contain reception areas and plant rooms, floors one to six will contain offices and the seventh floor, cafeteria and kitchen. All floors will be serviced by two high speed lifts. The entire building will be air conditioned. 'Muzak' (a system of music specifically designed for use in business situations) will be provided in all office areas.

The construction programme has been geared for steady, rather than spectacular progress and the building should be ready for occupation in the early part of 1969. Not only will the new building provide badly needed extra accommodation, but the centralisation of managerial activities should provide many opportunities for economies and improved liaison in the operations of the Group.

The building has been designed by Fletcher Group Services (Chief Design Engineer C. W. Hall, Architect H. R. Phillips, Project Engineer A. H. Wright). It is being built by Fletcher Construction (Area Manager, G. A. Bourke, Project Manager, R. Smith, Foreman, P. Fowler.)

The building which has been demolished to make way for the new block has had a chequered history — glue factory, garage, electrical goods factory, hardware store, offices, mechanical services plant.

About 12 months after the Penrose plywood factory began operations the Americans entered the war and there was a sudden demand for very substantial quantities of marine plywood. This was to be used primarily for hutments and other military buildings in New Zealand and later in the Pacific.

The plywood factory, however, was dependent on the importation of glues in impregnated paper form, mainly Tego glue film which had a shelf life of only a few months.

The company, therefore, entered into negotiation with I. F. Laucks at Lockport, New York, to manufacture phenolic resin glues in New Zealand. Laucks provided the design of the necessary kettle and other main units and a completely new plant was built on the Great South Road frontage immediately opposite the plywood factory.

The original installation initially comprised two bulk stores on the Great South Road furnished with a

laboratory and resin mill building on the Penrose Road side at the rear. Two large tanks were mounted beside the laboratory building as containers for phenol and formaldehyde which were imported in drums from Australia and America. The manufacture of these glues continued until well after the war.

The war years resulted in a tremendous development of techniques in resin glue manufacture and very many new types were introduced. It was decided it was more economic to purchase glues from specialist manufacturers than for the company to continue making its own. At that time the store was then converted into a garage and workshop for Fletcher Construction.

Later on a section was cut off for the establishment of an electrical manufacturing business and the Fletcher Construction garage was removed to the other side of the road and gradually reduced in size and scope to an area south of the Lumbermart. The store was remodelled and the nucleus of a builders' hardware business established under L. Northmore and Residential Construction (R.C.C.). Subsequently these premises were enlarged by the building of the new hardware showroom and when the gantry building was added the Purchasing Division (since disbanded) took over the front portion as office space. Next tenant was Fletcher Construction until their present office building on the corner of Great South and Penrose Roads was completed. Then Fletcher Trust occupied the office area and later Fletcher Group Services joined them there.

After the operations of the hardware store and showroom were dispersed between the extended Lumbermart and Cain Road, Fletcher Mechanical Services took over the vacated area until their new offices and factory were built in Penrose Road.

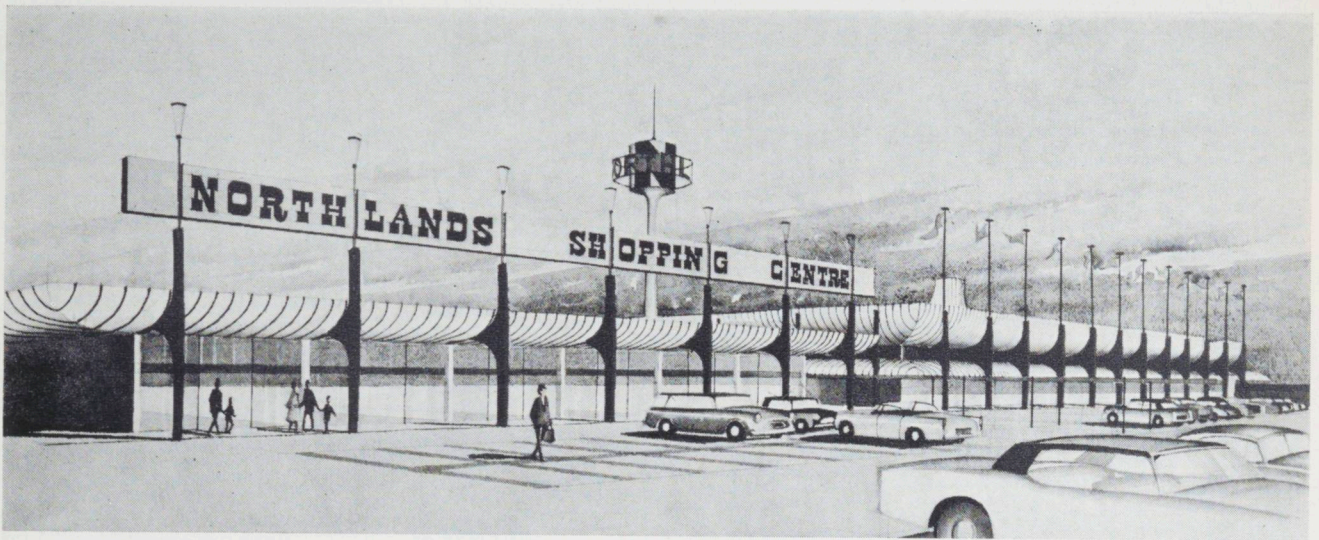
Towards the end of last year Fletcher Trust moved into Finance House in Albert Street and Fletcher Group Services to two pre-built houses near the plywood factory.

Demolition of the building began immediately afterwards.





## CHRISTCHURCH PROJECT WELL ADVANCED



**T**HE building of Northlands Shopping Centre on the Main North Road at Papanui, Christchurch, is now well advanced and the Centre will open on 1 November. It will be the largest shopping centre in the South Island.

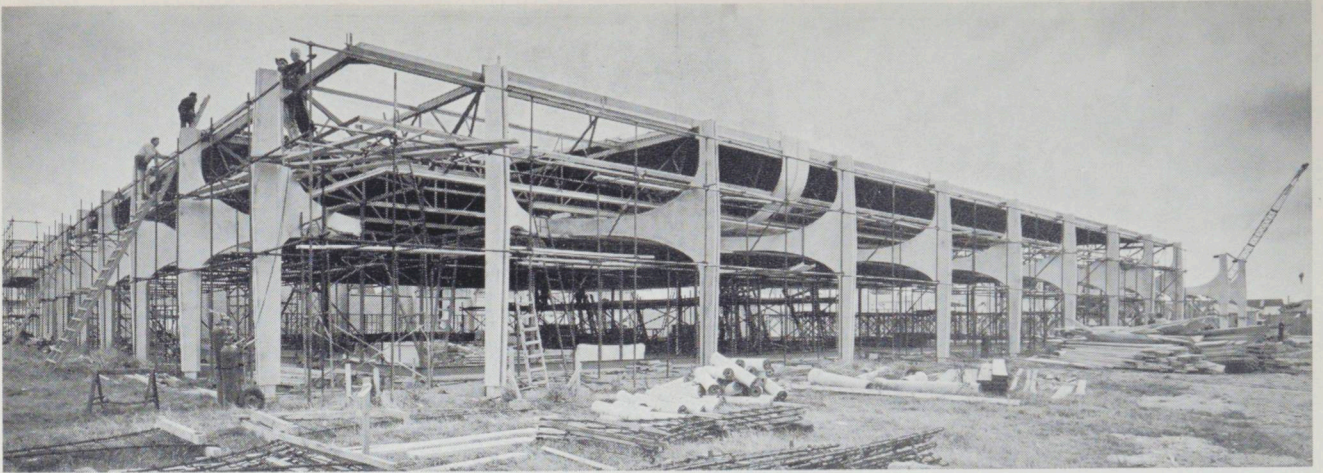
Developed by Fletcher Trust this integrated regional shopping centre with nearly 100,000 sq. ft. of retail shopping and covered malls will be the first of its kind in the South Island and will offer a full range of merchandise under ideal shopping conditions. There will be off-street parking areas for over 500 cars.

Building operations for this project are being carried out in two stages. Stage I — the departmental store/supermarket for Hays Limited, began in September 1966. Stage II, consisting of 30 variety, specialty and food shops, began in February 1967. Warren and Mahoney are the architects and the centre is being built by Fletcher Construction.

The population in the residential areas surrounding Northlands has increased very substantially between national censuses. To cater for the anticipated demand for shopping facilities the specialty, variety and food shops will have a lettable area of over 42,000 sq. ft. Hays' store will be the largest suburban department store in New Zealand with an area of over 50,000 sq. ft.

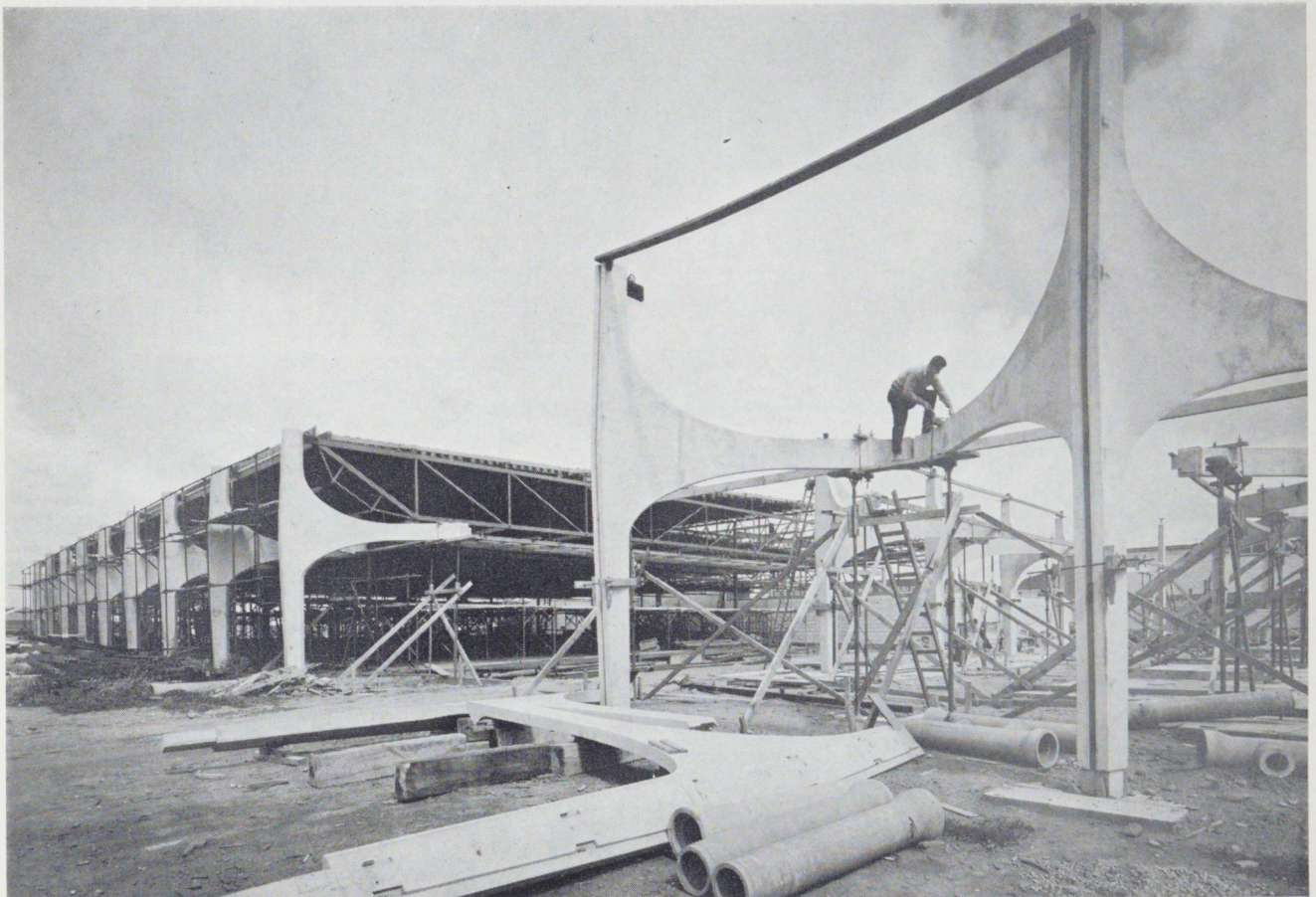
A large number of applications for shop space have been received by Fletcher Trust since the first announcement and arrangements for letting are in train.

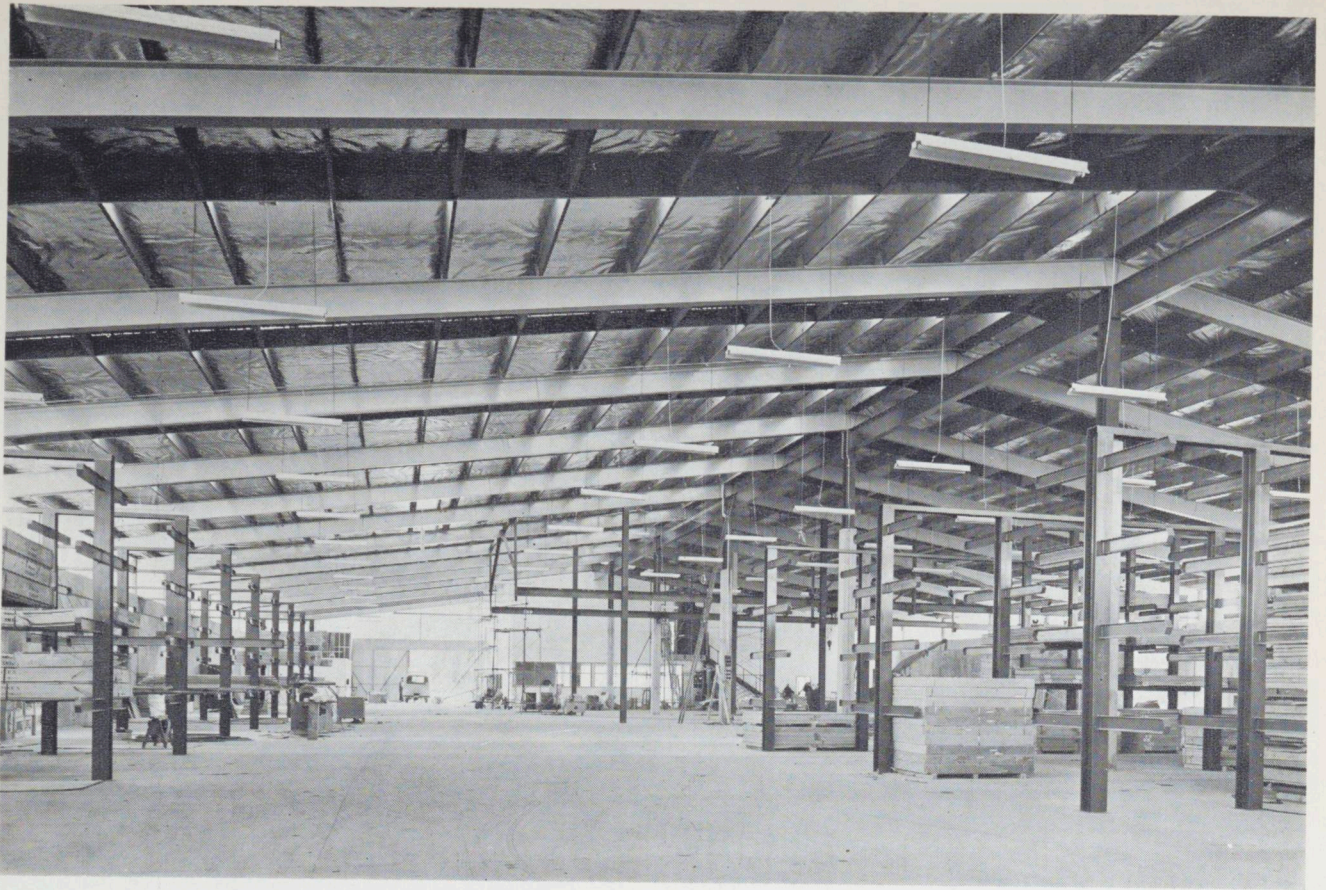
The project will cost £1 million and is Fletcher Trust's fourth shopping centre project. The others are Pakuranga (150,000 sq. ft. of shopping) and two smaller centres in Southdown (Auckland) and Nelson. Another centre is planned for Johnsonville (Wellington).



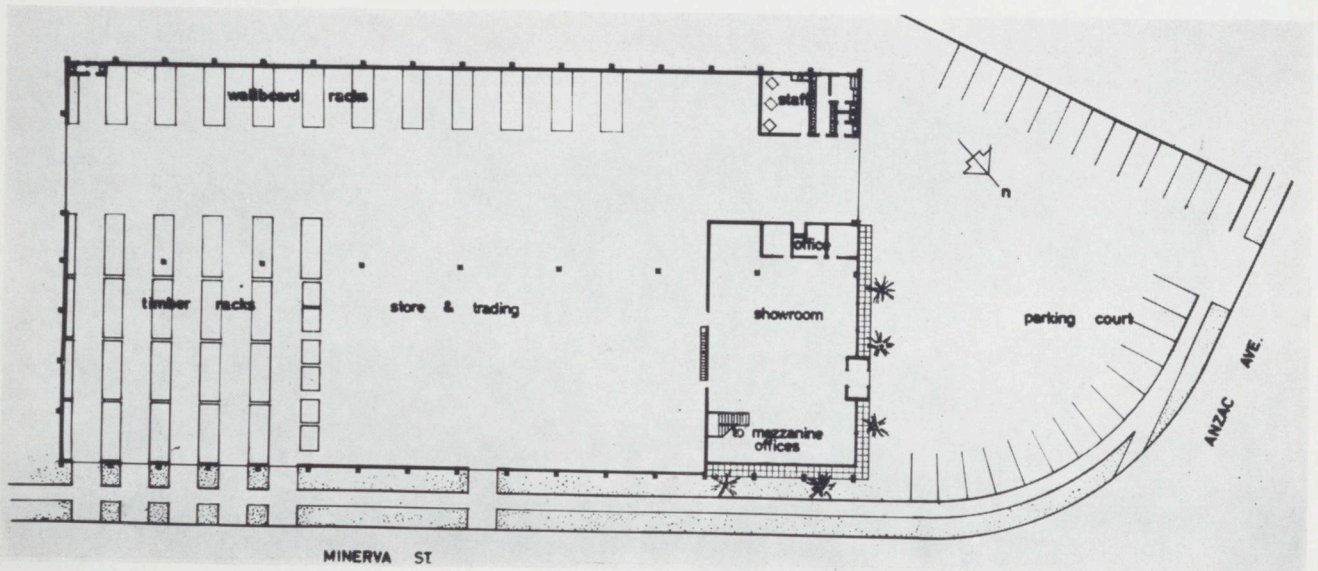
# NORTHLANDS

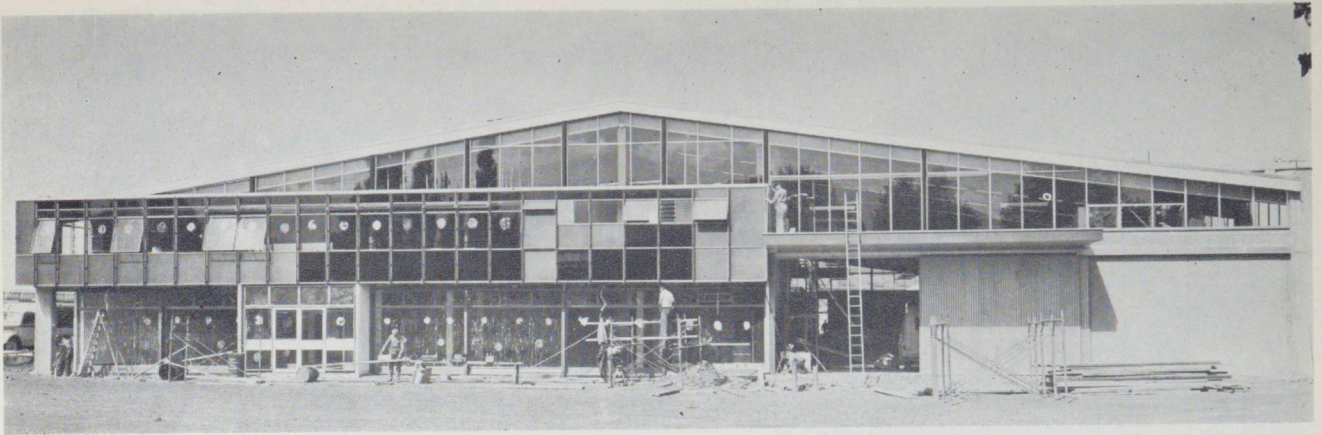
Two views showing construction of Hays' department store/supermarket at Northlands Shopping Centre.





# A NEW ZEALAND FIRST SUPERMARKET FOR BUILDERS





## EXCITING DUNEDIN DEVELOPMENT

**B**UTLER BROS. are building a hardware, timber and building materials supermarket at Dunedin at a cost of more than £100,000. It will be the first of its kind in New Zealand and with parking facilities and drive-through access it will cover most of a 2½ acre site. Massed display of merchandise and quick efficient service have been emphasised in the planning of the project.

The drive-through principle has been employed effectively in the building supplies field overseas, and also in Fletcher Merchants' Lumbermart at Penrose. Based on this experience, and with advice from W. A. Bourke (Chairman of Fletcher Merchants), preliminary drawings of a structure planned on sequence loading of building materials were prepared and discussed with G. F. White of Miller, White and Dunn, architects of Dunedin.

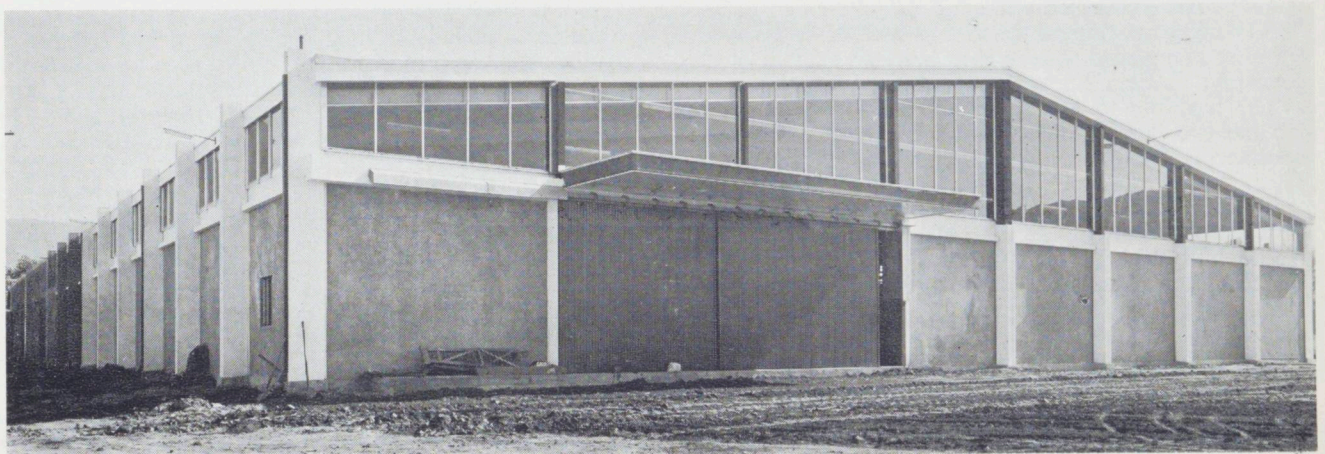
Plywood and wallboard storage is provided by steel trees based on those designed by Fletcher Group Services for Fletcher Industries' Penrose plywood store. The design was also adapted to the storage in packet form of processed timber. This system and the layout of the re-

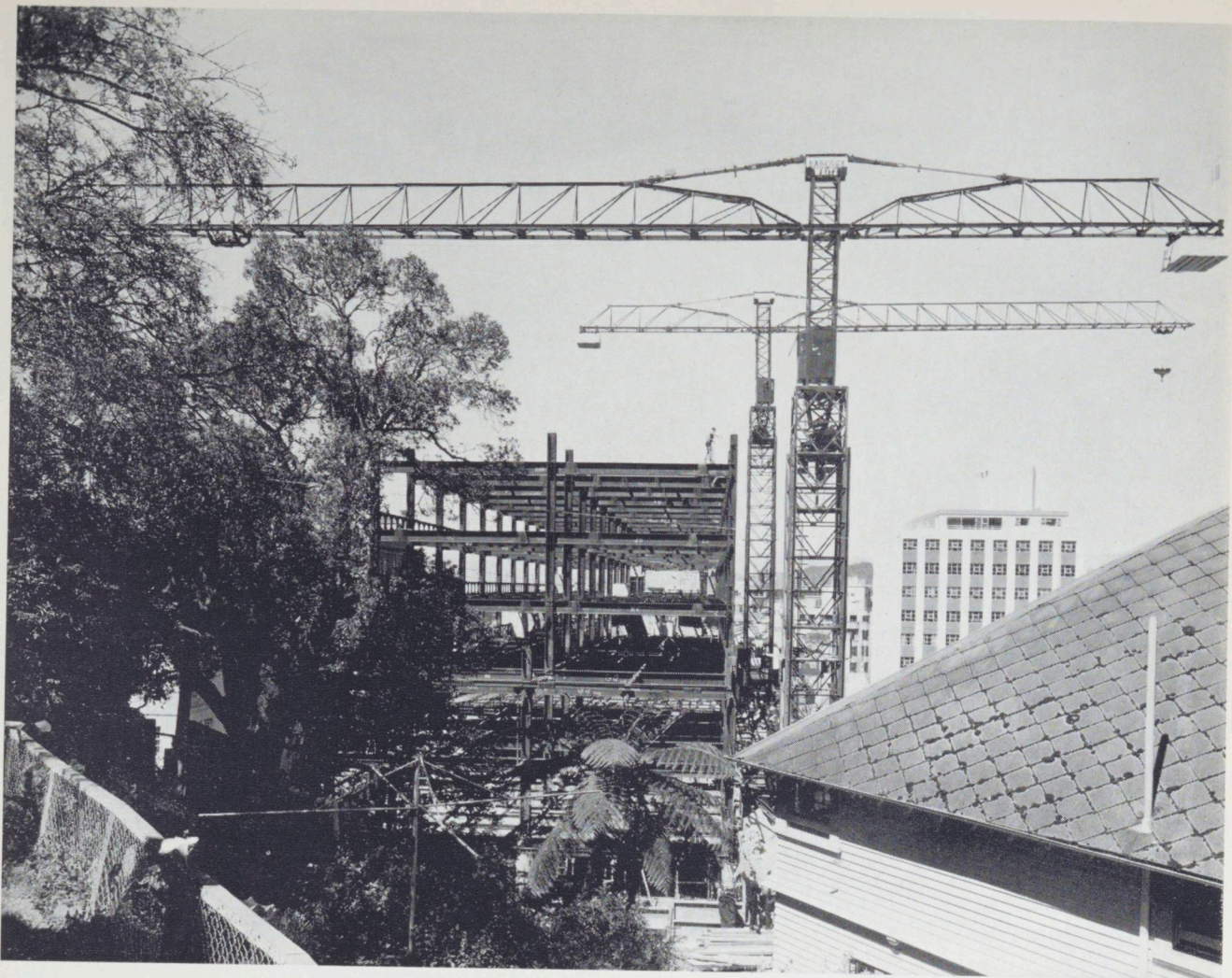
maining area is aimed at using the existing sideloaders for all timber and panel products bulk handling. With the exception of "A" frames for mouldings, there will be no hand stacking of timber. A gantry system could offer increased storage capacity but without the same selectivity. The whole range of processed timber lines will be available on a one lift basis within a comparatively small total inventory.

The 30ft. gantry to be transferred from the existing Otago Timber hardware store will handle the heavier lines in the main warehouse area.

The showroom and display area exceeds 4000 sq. ft., about double the area of the company's showroom in Great King Street.

As there are rigid deadlines for vacating the old premises the builders have had to perform with great speed and in spite of unavoidable set-backs, Fletcher Construction has made such progress that possession was expected while this edition of Arrowhead was with the printers.





## A TOP AND A FIRST IN STEEL

**M**AYFAIR office and parking building on The Terrace, Wellington, represents a top and a first for two Fletcher companies — Fletcher Steel and an associated company, Fletcher Bernard-Smith.

The top goes to Fletcher Steel who provided for the job the two largest horizontal jib construction cranes to operate in New Zealand. Both are Babcock Weitz G80. HV2. models, with a jib length of 115 ft. — height under the hook, on this contract, of 207 ft. These cranes can be supplied with extensions to give a total height under the hook of 371 ft. 8 ins. The rated capacity being 2 tons at 115 ft. to 7.6 tons at 37 ft. 9 ins.

Excluding the Favco crane (used on the current Auckland Hospital Acute Block project) these are the largest construction cranes in New Zealand. Fletcher Steel are the sole New Zealand agents for both Favco and Babcock Weitz cranes.

The first, goes to Fletcher Bernard-Smith, who are

responsible for the fabrication and erection of the steel structure of the Mayfair project. It is the largest all-welded structure incorporating rolled sections to BS. 968, 1962 in Australasia. Approximately 1800 tons of structural steel are being used in the 19 storey building. High yield steel was chosen for the main frame instead of mild steel because of weight saving factors but this steel requires special control of welding materia's and procedures. This resulted in stringent specifications and the need for continued testing of materials and workmanship. These tests have met requirements and it is considered the experience gained in this contract will lead to the wider use of this type of steel in multi-storey buildings in New Zealand.

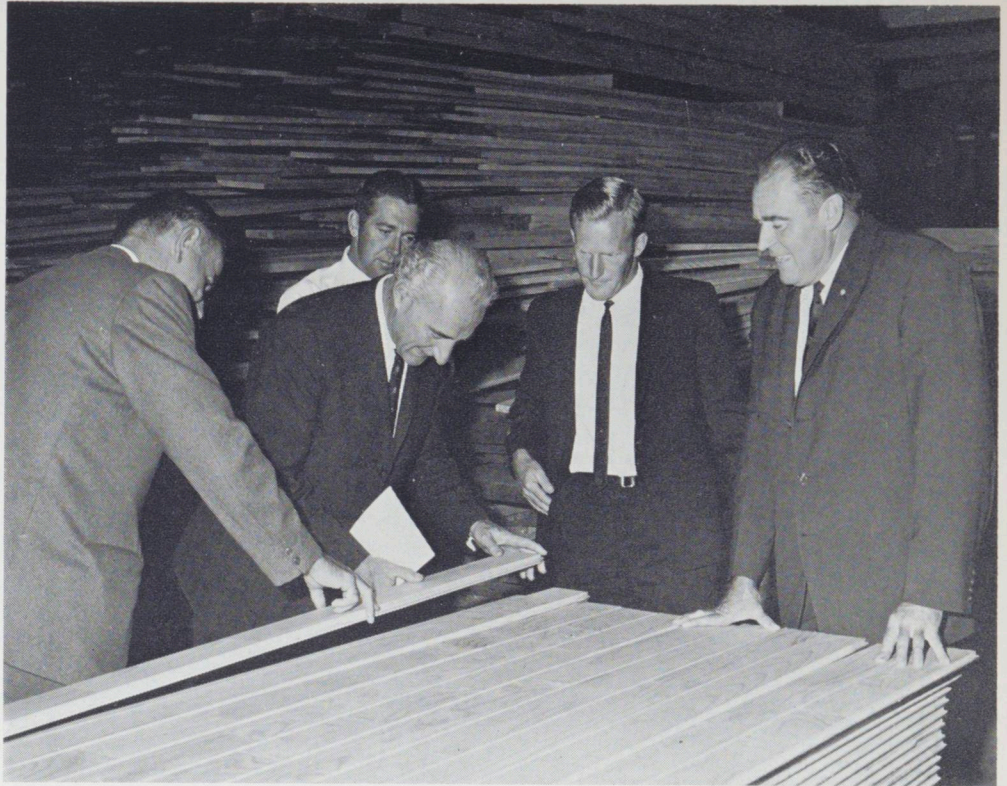
Incidentally, in addition to supplying the cranes for the job, Fletcher Steel also supplied the high yield steel.

Consulting Engineers are W. G. Morrison & Partners of Wellington.

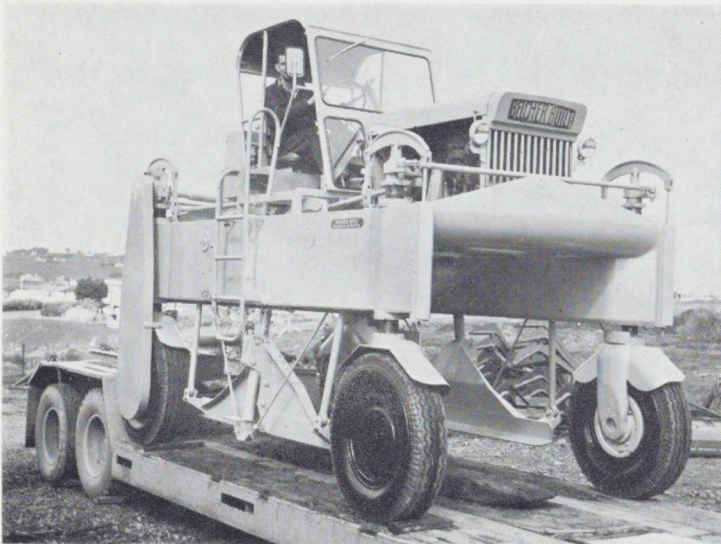
# DEPUTY PRIME MINISTER AT PENROSE

In March the Deputy Prime Minister (Hon. J. R. Marshall) visited Fletcher's Lumbermart at Penrose in the course of a study of timber processing and merchandising operations in Auckland.

This photograph taken at the Lumbermart shows K. G. Fraser (Managing Director, Fletcher Group Services); B. R. Healey (Lumbermart Manager, at rear); the Deputy Prime Minister; A. E. Lawry (Regional Manager, Fletcher Merchants); and C. W. Pollard (President of the Auckland Timber Merchants' Association).



## NEW ZEALAND-MADE STRADDLE TRUCK FOR TAUPO TIMBER MILL



A new straddle truck for Fletcher Timber's Taupo mill seen leaving the Pukekohe factory of Belcher-Built Equipment, who designed and built the truck. The steel for its manufacture was supplied by Fletcher Steel, who service many of the steel requirements of this manufacturing company. Except for engine and automotive parts, the truck was wholly New Zealand designed and manufactured.

The official opening of Taupo mill by the Minister of Forests will be reported upon in the next issue of Arrowhead.



## Beautiful beach site for apartments

ONE of the loveliest parts of Auckland's North Shore — Clifton Road, Takapuna — is the site of Fletcher Trust's latest project in multi-unit apartment blocks.

The three-quarter acre site has a 70ft. cliff frontage with access to Clifton Beach 80ft. below. Clifton is a fine sandy beach, and is virtually private. Clifton Road is about a mile from the motorway or some ten minutes' drive to the city.

Clifton Apartments will be a four-storey block with three 3-bedroom and six 2-bedroom apartments and a penthouse specially designed for the intending purchaser. This will have an area of 1,750 sq. ft. with balconies on three sides.

The 3-bedroom flats will be 1,350 sq. ft. in area. The master bedroom will have its own dressing-room and facilities which will include a hip bath, hand-basin and toilet. Each of these units will have a large balcony looking across the channel to Rangitoto and also fine views of the Hauraki Gulf to Tiri Island and other distant points.

The 2-bedroom apartments will contain 1,060 sq. ft. and also have balconies commanding similar views. The master bedroom will have its own dressing-room and the second bedroom will be sufficiently large to take twin beds.

The kitchens will be well equipped with generous cupboard space, eye-level ovens, wastemasters, stainless steel sink benches with double bowl, and individual hot water supply. All bathrooms will have mosaic tiled bath tubs,

and the floors and walls will be similarly tiled. Ceilings in all apartments will be a textured spray finish. There will be ten lock-up garages with storage space plus three carports and provision for parking twelve visitors' cars. Construction of the building will be in reinforced concrete masonry with reinforced concrete floors and the penthouse will be generally of timber construction. All exterior joinery will be in aluminium sections. Architect is F. Iseke.

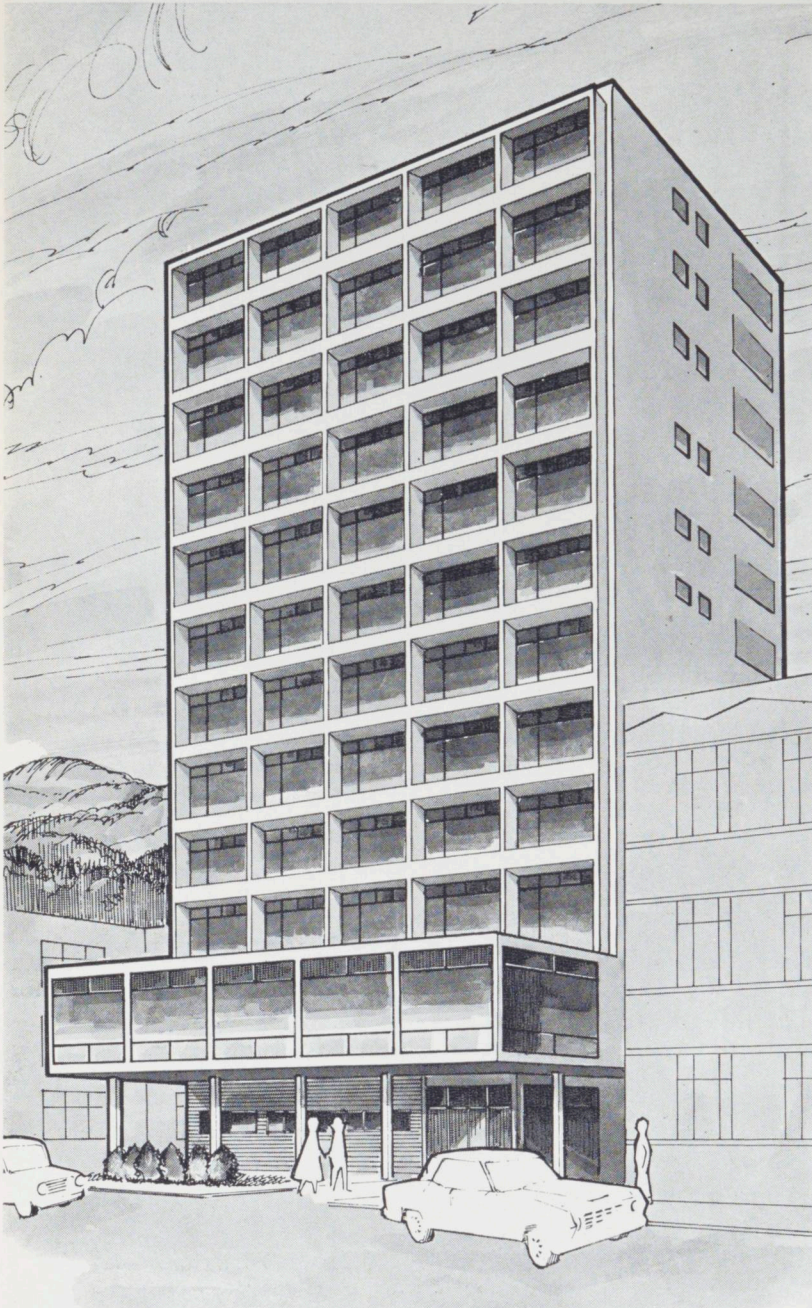
Ownership of the apartments will be under the "Tenancy in Common" method in which each purchaser will obtain an undivided one-tenth share of the whole of the land on which the building will be erected, and will become the owner of a lease for 999 years at a nominal rent of his individual apartment and garage. Separate certificates of title will be issued by the District Land Registrar and also a leasehold title for every individual lease. Both of these titles will provide a good and valid title to the apartment which can be transferred, or mortgaged, and the transaction registered in the Land Transfer Office.

Administration will be by appointees of the apartment owners themselves who will control maintenance, payment of rates, garbage disposal and other requirements, and each owner will contribute proportionally on a monthly basis to cover all these items. The developers have made arrangements to obtain mortgage finance if required.

A sketch of the flats is shown above.



# MOTOR HOTEL FOR WELLINGTON



CONSTRUCTION has begun on a £500,000 multi-storey motor hotel in Oriental Parade, Wellington. The motel will have 80 double bedrooms each with its own bathroom, designed to the best international standard for this type of accommodation which is to provide comfort and convenience for families at moderate tariffs.

The motel is being designed by Fletcher Group Services assisted by Motels of Australia and the contractors are Fletcher Construction.

The motor hotel is a project of a partnership of Fletcher Trust and Motels of Australia, who have recently joined with Trust House Hotels Limited of Great Britain. The motel will thus be one of the Pacific links in an international booking chain.

It is expected to be completed by mid-1968 and will help to fill the gap in the present shortage of hotel accommodation in Wellington.

The motel has been granted a Tourist House licence.

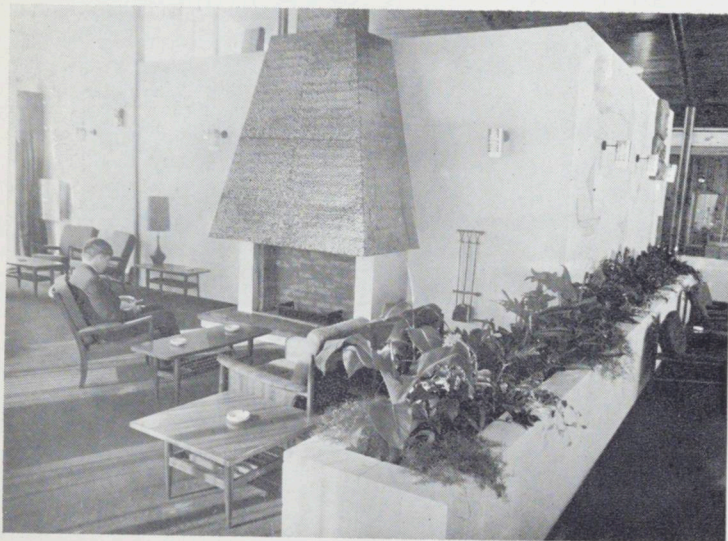
There will be a licensed restaurant to seat 100 diners and this will be open to the general public. No public bars, however, are to be provided as the policy of the operator will be to give every consideration to the privacy of guests.

The rooms will command fine views of the city and harbour, particularly from upper floors which look out over the Maritime Passenger Terminal.

The motel will be managed by Motels of Australia, who will give this service to the partnership based on long and successful experience in all parts of Australia. They are currently building three new motor hotels in Sydney, two of which are at King's Cross and one of these opposite the famous Chevron Hilton.



# FAST WORK AT TE ANAU PRAISED



**T**HE rebuilding of the 120 bedroom, £300,000 Te Anau Hotel in ten months — a month ahead of schedule — earned high praise for Fletcher Construction from the General Manager of the Tourist Hotel Corporation, E. C. Colbeck.

The old hotel was destroyed by fire in October 1965. The rebuilding began in mid-January last year and was completed and the hotel opened in November.

Timing was important with the project to catch the summer tourist trade, for the hotel, which is in the Fiordland country in the "deep South" of New Zealand, closes in the winter.

Architects were W. Pearson (Architect to the Tourist Hotel Corporation of New Zealand) and Fraser Oakley and Pinfold, of Dunedin. Fletcher Construction's General Foreman was A. Scoon.

# **pacific factors**

## **NEW DUNEDIN OFFICE**



**T**HE opening of a new office for Pacific Factors in Dunedin at the end of last year means that this factoring company — a wholly-owned Fletcher subsidiary — now has modern office facilities in all main centres to service its clients.

Factoring, although a service well established in the United States and the United Kingdom, only came to New Zealand with the establishment of Pacific Factors in 1963.

Pafac today has 95 per cent of New Zealand's £13 million factor-

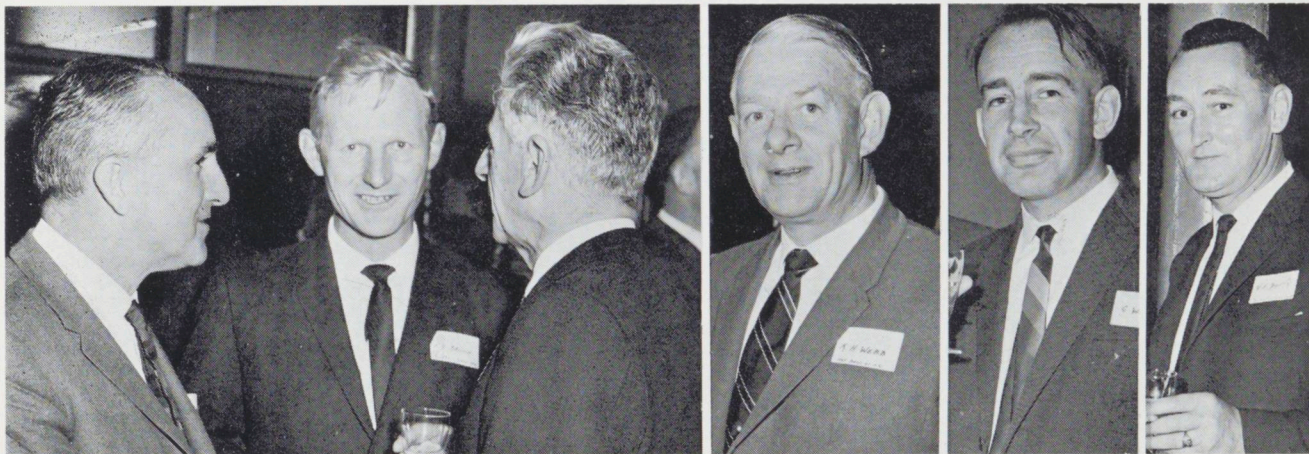
ing business and also has 45% of the New Zealand leasing business — this aspect of its activities was described in the last issue of Arrowhead.

“Factoring” — to quote the definition of the late Minister of Finance when he opened Pafac's Christchurch office in 1965 — “is provision of a 100 per cent credit insurance; complete sales accounting and collection service; and provision of liquidity to finance growing credit sales.”

At present Pafac services four

Fletcher companies and 25 companies outside the Group.

Photographs on this page show a view of the general office in Christchurch, and below some of those at the opening function — From left: J. D. Rose (General Manager, Pafac); R. R. Brown (Manager, Gordon and Gotch); J. Howley (General Manager, J. Howley & Company); K. Webb (National Bank of N.Z.); G. White (Architect); V. F. Dufty (Dunedin Manager, Pafac).





*music by* **Muzak**  *mellows a fine meal*

Gentle music, heightening the mood of intimacy and privacy. Discreet music, encouraging the feeling of goodwill and geniality. Unobtrusive music, to be heard and enjoyed without consciously being listened to. Music that satisfies and helps you to win a permanent clientele.

Music by MUZAK meets all these requirements because it is scientifically orchestrated and programmed to suit the restful atmosphere of a restaurant. To remain as the pleasing background to the enjoyment of a relaxed meal, a business luncheon or a special occasion. To add its melody to the lingering memory of the menu.

MUZAK is music specially orchestrated and

recorded in the New York offices of the Wrather Corporation. From a central studio in Penrose, Auckland, it is relayed by P. and T. lines to the client's premises.

There is no outlay for radios, record players, records, tape recorders, tapes, operating staff — or artists. No problem of selecting the right kind of music — MUZAK does that for you... scientifically. The only equipment needed is an amplifier, volume control switch and speakers. For a free copy of the brochure "How to choose MUSIC for your restaurant or bar" or for further information, write or phone the New Zealand franchise-holders of MUZAK:

**PLANNED MUSIC SERVICES**

A Division of Fletcher Construction, Private Bag, Auckland