

Hospice to enjoy bright, remodeled facilities

For 25 years, Hospice Waikato has been offering comfort, care and dignity to adults and children at an end stage of their illness. The hospice began with eight patients, and today cares for more than 470 a year. But with the number of patients continuing to increase, it became clear that a new centre was needed to meet the community's future palliative care needs.

The existing buildings on the new site secured by Hospice Waikato — a tranquil piece of land in Hamilton — are being reshaped to provide facilities for inpatients, daycare patients, activities and resources, along with dedicated spaces for families and whanau.

The hospice has already raised \$5.5 million towards making this vision a reality, thanks to fundraising projects big and small throughout the Waikato region.

Mike Livingstone from Livingstone Building Company, which has donated project management services for the redevelopment of Hospice Waikato, is also on the fundraising team. He says the support from the local subcontracting fraternity, from supply merchants to electricians and plumbers who are donating time, products and materials, is phenomenal.

'We've only been on the site for two months and we've already had 80 different groups lending their support — the Registered Master Builders have teamed up to do the work, so have the electricians, and there's been support from the Roofing Federation,' says Mike. 'It's a real feel-good community project we've had pleasure being involved with.'

The site has three existing 1970s buildings, which will be extended and upgraded inside and out, including a re-clad using a combination of James Hardie Linea™ Weatherboard and Titan® Facade Panel.

Stage one of the project, the three-level 140m2 admin block is due for completion in February 2008. It contains nurses offices, a workshop, the hospice's reception area, staff rooms, board rooms, offices and consultation rooms. Stage two, Rainbow Place, a facility for the support and care of children will start immediately, with a construction period of around five months. The final part of the project is the respite care block.

'From day one we talked about updating the exterior using a combination of Linea Weatherboard and Titan Facade Panel,' says Mike. 'We were looking for a good long-term solution with regard to the look of the product as well as features such as durability and low maintenance.'

Mike Livingstone says they were also keen to work with Noel Shaw, James Hardie Territory Sales Manager for Waikato and the Coromandel.

'We'd worked with Noel on our other sites and we wanted to get the support he always provides to make sure the re-clad is done consistently and properly, according to the technical manuals.' Noel Shaw also has a good relationship with the project's architects, Hamilton-based practice Chibnall Swann Team Architecture.

Principal Martin Swann says Linea Weatherboard and Titan Facade Panel were specified to provide the necessary longevity and practicality to minimise maintenance requirements for the hospice.

'This is a big project for the hospice and we don't want to put up products that need to be constantly maintained,' he says.

'In terms of the design, we wanted to create a mixture of a commercial and residential feel. There are three distinct buildings on site with three different functions, and while we wanted them to have their own independence and style, we needed to tie them visually.'

This will be achieved by using Linea Weatherboard painted Resene Fuscous Grey, and offset by elements of Titan Facade Panel painted in a contrasting random checker pattern of Resene Hawaiian Tan and Resene Desperado. These bold red-orange tones will give the facade a vibrant lift, says Martin.

'While the administration block will have a distinctive commercial look, each block will be linked by the material selection, the architecture and the colours,' he says. 'We've used James Hardie products on a variety of projects before, so we're very familiar with Linea Weatherboard and Titan Facade Panel — they provide good options in terms of the architectural forms.'



Project Manager Mike Livingstone says the hospice was happy to go with the architect's recommendations and experience. He feels the design and material selection will make Hospice Waikato an appealing and accessible place with a real focus on the people who use it. ■

Stimulating New Environment for Silverdale Primary

Just under 12 months ago, Silverdale School moved into its new premises in Longmore Lane, Silverdale, 20 minutes' drive north of Auckland. This \$9 million complex, officially opened by Prime Minister Helen Clark, is a state-of-the-art facility with an infrastructure to service in excess of 600 students.

It's a vast improvement on the schools previous location in an industrial area of the town, where delivery trucks coming into the area made it an increasingly unsuitable place for a school. Plus, the old circa-1940s pre-fab building up on blocks was in great need of replacement.

Now Silverdale School has a spacious new two-storey classroom block with 10 classrooms for the 260 existing students and further space to accommodate new pupils as the roll increases. Adjacent is a library and IT centre, a school hall and gymnasium and an administration block with a staffroom and offices, all set in carefully landscaped grounds.

Architectural practice Adams De La Mare designed the project with the aim of creating a new school that was relevant to the environment, encompassed the school's 100-year history, and provided a modern and flexible learning environment for the future.

'The site planning was based on an initial environmental analysis study that displayed the strengths and weaknesses of the site and building configurations,' says architect Carmel Coombe. 'The building's basic layout was a direct response to these environmental factors and conditions, and features a strong emphasis on sustainable design.'

The front and rear facades of the main classroom complex are clad in Titan® Facade Panel, with negative-detail Villaboard® Soffit Lining used on the eaves.

Carmel says Titan Facade Panel was chosen for both aesthetic and practical reasons. 'It gives a nice contrast to the other building elements and provides a strong, durable cladding material that will stand up to the day-to-day wear and tear of kids racing around and playing,' she says.

'Using Titan Facade Panel meant that architecturally we were able to control the finish and the aesthetic. We had the ability to paint it fresh, bright primary colours that the kids can identify with. And we also made use of the exposed negative detailing.'

Graham Chote, construction manager for Arrow International, who project managed the construction for the Ministry of Education, says the overall result is very impressive.

'It doesn't look like a traditional school building, and everyone's really pleased with the design,' he says.

He believes that the choice of Titan Facade Panel was a good one, visually, in practical terms, and also for ease of installation.



'Maddren Construction, who installed the cladding, were very familiar with putting up Titan Facade Panel so it all went up quickly and easily,' says Graham. 'James Hardies' Installer Development Manager, Rob Mellor, provided technical support and guidance throughout the project. It was really good service and backup from James Hardie. The fact that someone was there to help and assist us all the way gave us great peace of mind.'

However, Graham says the initial stages of the project weren't as straightforward as the cladding installation. 'When we began, this site was in the middle of a brand new subdivision. It was ex-farmland with no infrastructure, so we had no power supply or piped water services. We had to run generators and bring in tanks of water. Fortunately, though, there was a shared line for phone and data.'

For its work on the Silverdale Primary School complex, Arrow International was named Runner-up out of nine entries in the 'Schools and Halls' category at the 2007 NZ Building Awards. ■

In the know

GOOD DESIGN BEGINS WITH THE RIGHT MATERIALS!

Welcome to this final issue of Building Insite for 2007. It's hard to believe another year has gone by but as the year draws to a close it's timely to look back at highlights from 2007. James Hardie saw the launch of CLD® Structural Cavity Battens which are for installation with Titan® Facade Panel and as you'll see in this edition of Building Insite now with Axon™ Panel. Feedback from builders has been excellent and they're certainly finding installation quicker and easier which

also saves them time and money. We also launched our Top Hat system which is for use when installing ExoTec Facade Panel. This system creates a 35mm deep cavity behind the panels which manages moisture more effectively. We're committed to bringing you innovative products to enable well designed homes and commercial spaces and we've got a number of very exciting products lined up for 2008 so watch this space! We've seen a number of new faces across

James Hardie. Two of these are included in this issue as we continue to strengthen our sales team. In our operations department we've also celebrated successes with new faces and increased manufacturing capacities. Enjoy this issue of Building Insite and enjoy what I'm sure is a well deserved break over the Christmas and New Year period.

I'd like to take this opportunity to thank you for your support this year and wish you all a very Merry Christmas and have a safe and happy New Year. We'll be in touch again in February with our Autumn edition.

Regards

 Rob Kidd
 GENERAL MANAGER

CLD® Structural Cavity Battens team up with Axon™ Panel

A year ago, James Hardie introduced a new product, CLD® Structural Cavity Battens, for fixing cladding. Those who've embraced the fixing technique of CLD Structural Cavity Batten with Titan® Facade Panel will be pleased to hear that its use has now been extended to Axon™ Panel installation as well.

Singh Kamboj, James Hardie Technical Support Manager, says the use of CLD Structural Cavity Battens with Axon Panel offers three major benefits. 'Compared to the old timber cavity batten specification, there are significant cost savings on timber framing when using CLD Structural Cavity Battens,' he says. 'Rather than requiring double studs behind the vertical joints, with CLD Structural Cavity Battens, only single stud is needed.'

The other major advantage lies in the strength of CLD Structural Cavity Batten, which means it can support the weight of the cladding on its own without the need to attach the cladding to the timber framing. As a result, Axon Panel can be fixed to the CLD Structural Cavity Batten using a normal 25mm-long brad nail, instead of the previously specified 65mm x 3.15mm nail. 'And because these nail heads are so small, there's no need to spend extra time filling the nail heads,' says Singh. 'Two coats of paint will suffice.'

What's more, where the timber framing has a high moisture content, any associated movement and shrinkage is less likely to have an affect on the cladding because the cladding fixings no longer penetrate the framing.

In addition to this, no flashing tapes are required when fixing Axon Panel with CLD Structural Cavity Battens — the adhesive used for fixing the panels provides the necessary weathertightness and adhesion.

'We're confident that CLD Structural Cavity Batten is a great product for installers,' says Singh. 'The feedback we've received has been very positive. The builders just love it as it's so easy to install. CLD Structural Cavity Batten helps increase productivity by making the installation of



Youth Camp grateful for assistance

Established 50 years ago by the Far North Church as a base for its camps gatherings and summer-holiday beach missions, the Coopers Beach Christian Youth Camp is now widely used by school groups, clubs and families.

The camp aims to provide quality accommodation at low costs so that the larger community can enjoy the facilities, which include around 130 beds and a large dining room with a modern kitchen.

In 2006, the ablution block adjacent to the girls' dormitory was totally rebuilt, with the boys' ablution block redone in September 2007. A small meeting room and a new adult shower/toilet unit was also added. As a non-profit, voluntary organisation, the camp didn't have a huge budget for the building work, but fortunately the local community and organisations stepped in to assist.

The construction was managed by a church member and volunteers provided much of the labour. The costs have been met by donations from the church and by materials given by a number of companies, including James Hardie.

Noel Shaw, Territory Manager for Waikato/Coromandel, arranged the donation of HardiGlaze® Lining for the ceilings of the boys' ablution block to provide an easy-clean, ceramic-look surface.

Margaret Foster from the Coopers Beach Christian Youth Camp says the Committee is grateful for the contribution from James Hardie and from all the other volunteers and organisations that helped make this building project an achievable goal for the youth camp. ■



View from the Youth Camp to the beach.

Inreview

CERTIFIED BUILDERS GIVE AIR AMBULANCE A LIFT

James Hardie recently got behind another worthy cause, the CBANZ Waikato promotion in support of the Waikato Air Ambulance at the 39th New Zealand National Agricultural Fieldays in June. In order to promote the association and local builders, Waikato Certified Builders decided to build a transportable 69sqm dwelling and put it up for tender at Fieldays, with the proceeds going to the Waikato Air Ambulance. Over the space of three months, CBANZ Waikato organised plans, artistic impressions, applied for consents and permits, arranged an advertising programme, and drummed up the support of local suppliers and subcontractors. Then in May building began over a period of six weeks, with the CBANZ Waikato site and house opening to the public at Fieldays on the morning of June 13. By the end of the exhibition, 200 tender forms and information packs had been distributed, the house was sold and a substantial donation given to the Waikato Air Ambulance. Along with many other generous organisations that gave their time and materials, James Hardie played its part by donating James Hardie Smooth Weatherboards for the exterior cladding and HardiSoffit® Lining for the eaves. Across the four days of the event, 125,878 visitors attended Fieldays.

NEW FACES AT JAMES HARDIE

We've been lucky enough to welcome two new members to our customer services team. Janita Matai and Bree Matthews have joined the team making it a vibrant team of 6! They have both had previous experience in customer services and are excited about having a career with James Hardie.

The sales team have also had two new staff members join them in two newly created positions. Jason Wickliffe who previously worked for Nylex for 5 years joins sales as the Northland Territory Sales Manager and Graeme Zimmerman joins James Hardie as the Auckland Sales Manager and Group Home Builder Key Account Manager. Having worked at Mapei and Nuplex for over 12 years combined, Graeme brings an established building industry background.

RECENT LITERATURE UPDATES

Manual	Previous	Current
HardiGlaze® Lining Installation Manual	May 2006	July 2007
Villaboard® Lining Installation Manual	May 2006	August 2007
RAB™ Board Installation Manual	February 2007	July 2007
Linea™ Weatherboard Technical Specification	April 2006	August 2007

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2007 ADNZ Conference a sustainable event

In October the ADNZ conference was held in Couran Cove and was a huge success. The ADNZ / Resene 2007 National Design Awards were announced including the winner of the James Hardie distinctive design award. Phil Stanfield of Emergent Architectural Design in Palmerston North was presented with this prestigious award. Phil's design caught the judges attention for two reasons. Firstly for its inventive design that blends in with its rural surrounds, and secondly for its innovative use of materials says James Hardie Marketing Communications Manager Michelle Cherrington. "The judges were particularly drawn to the combination of Linea™ Weatherboards and Titan® Facade Panel, which they said combined modern elements to create a contemporary look". "The specification of Titan Facade Panel and Linea Weatherboards — with their low maintenance and fire resistant properties — allowed the design to dominate, while giving the family peace of mind", says Michelle. This home embraces the kiwi lifestyle with plenty of room for on-the-go children and all year-round outdoor living. Phil has earned himself a prize worth over \$15,000 including a trip to the states on an architectural study tour in 2008.



The other three finalists for this award were Sue Jackson from Jackson and Jackson Architectural Design in Christchurch, Gary Todd from Gary Todd Design in Dunedin and Noel Jessop from Noel Jessop Design in Hamilton. Don't be fooled into thinking that the ADNZ conference was all about awards for the best house design. On the Saturday of the conference the Design a Dunny competition was in full swing. James Hardie products had to be used and a clever dunny name had to be used.

Basically it was a fun event for which anything goes and proved that the ADNZ were a talented bunch of people. Partners were encouraged to participate and they clearly showed they are an inspiration to their partners. The Youngest entrant was Tom Mason (aged 10 years) with his design called "The Beach Bog". Ruth Farr won a prize for her loo that was built for comfort with inclusions such as adjustable lumber support and foot rests. Bruce Walker from Walker Designs won a prize for the Couran Crapper which was designed in the shape of a toilet paper roll. Clever use of James Hardie product and followed the theme of the conference — Sustainability. The innovative "Dunny" by Bill Cloumassle was designed around spending a lot of time in their with items such as bar fridge, magazine rack, pedal to lift the toilet lid up, flat screen TV etc... The grand winner however was Jim Cornes from JC Design Ltd. Beautiful curves and a great use of James Hardie products (old and new innovations). ■



Links Apartments Offer Laid-Back Lifestyle

The soon-to-be-completed Links Apartments at Red Beach on the Hibiscus Coast is being constructed by Hadyn & Rollett. Part of the Hibiscus Coast Village, the four-storey apartment building features 71 high-spec two- and three-bedroom units, most of which overlook the 18-hole Championship Peninsula Golf Course and enjoy views to Gulf Harbour.



The Links Apartments were designed by architectural practice John S Jensen Ltd in conjunction with Jensen Chambers Young Ltd (JCY) to provide additional accommodation options in this popular retirement region. JCY principal Eddie Young says the brief was to create a village-type apartment building that was separate from the existing Hibiscus Coast Village, but linked to it so that the residents could enjoy all the amenities offered there. These include an indoor heated pool, a spa, bowling green, restaurant, billiards room, and library. The Links Apartments is a U-shape building with outside terraces and a

central bridge that connects the two wings, one of which has three floors, the other four. The exterior is clad in Monotek® Sheet, as the client wanted a cost-effective, weatherproof cladding that was easy to build, says Eddie. "We wanted a monolithic cladding with an approved coating system, and Monotek Sheet will give us that weathertight solution with the plaster-finish look," he says. Eddie Young also specified RAB™ Board, as the building is elevated and takes a fair amount of wind loading. As a pre-sealed air barrier RAB Board forms part of a drained and ventilated pressure equalizing cavity system. It creates a drainage plane and is designed to withstand full wind loading and fatigue due to positive and negative wind pumping action. It also acts as a rain screen, preventing moisture from reaching the timber frame. The Links Apartments feature two more James Hardie products — 6mm Villaboard® Soffit Lining on the eaves, and inside, 9mm Villaboard® Lining is used in the wet areas of the apartments. Villaboard Lining is an interior wall lining especially developed for wet areas and wherever high impact resistance is needed. It's also resistant to damage from moisture and will continue to perform even if the product gets wet. If you would like to know further information about Villaboard Lining or any other James Hardie products, just Ask James Hardie™ on 0800 808 868 or our their website www.jameshardie.co.nz. ■



Black and white creates 'wow' factor



Here's another example of James Hardie products being used to enhance the look and durability of some of the best-designed houses in the country. This eye-catching family home built by Landmark Homes was recently judged the BOP and Tauranga Master Builders Showhome of the Year. The Temuka is one of Landmark Homes' standard designs and has made a considerable impression on the thousands who've viewed it over the past 10 months. The 290sqm home has three large bedrooms (including a luxurious master suite upstairs) and a study, as well as spacious open-plan living areas with great flow to the outdoors. A new single-level version called the Tepuna is also available for those who prefer not to have to negotiate stairs.



'It's a very classic design with a certain timeless elegance that will still look great in 20 years,' says Anna Zandstra, manager of Landmark Homes Tauranga. From the first glance, this home is designed to make a statement. The exterior is painted in dramatic contrasting shades, with Dulux Taihape used on the Linea™ Weatherboard and Dulux Titania on the joinery. 'It's got that real wow factor,' says Anna. 'People love the black and white colour scheme. And, of course, using Linea Weatherboard meant we could go for such a dark shade. Linea Weatherboard can take any shade of colour so we were able to get that real depth of colour.' Anna says Linea Weatherboard was an obvious choice, not only in terms of its aesthetic appeal, but also as a low-maintenance product for prospective homeowners. 'We really love the look and have never had any problems with Linea Weatherboard,' she says. Visitors to the home are welcomed by a large portico at the entrance. And inside, too, the emphasis is on quality products and detailing, with a wide hallway and generous skirtings and architraves adding an old-fashioned elegance. Stud heights of 2.7m and 2.2m-high door openings complement the large bedrooms and living spaces, which lead out onto a 50sqm deck with seating via the french and bifold doors. The result is a real sense of luxury and stateliness reminiscent of grand homes of yesteryear. If you're in the area, check out this great home on the corner of 15th Avenue and Devonport Rd, Tauranga. It's open from 8.30am-5pm weekdays, and from 12pm-4pm during the weekend. ■



Carters Cranford Hospice House Challenge

In early August, an extraordinary community project took place in Napier to raise money for the Hawke's Bay's specialist palliative care centre, Cranford House. The Carters Cranford House Challenge was supported by numerous individuals and organisations that donated their products, manpower and services to help build a house that would be auctioned off with the proceeds going to Cranford House. But, of course, it wasn't as straightforward as that. The three-bedroom house was built on a temporary site at Marine Parade, Napier, over the course of just four days and auctioned off on Sunday August 5th in front of a crowd of around 2000. To the obvious delight of Cranford House manager Tina Clough, the house was sold for \$150,000 to Poraiti developer Barry Simmons, a long-time supporter of Cranford House. But this figure was almost doubled when Heretaunga Trust made an extremely generous donation of \$100,000 to the hospice. Peter Edwards from Carters Napier, who helped coordinate the project, says the building effort was a huge success. James Hardie donated Linea™ Weatherboard for the home's exterior, and Peter says the cladding installation, carried out by two gangs of Certified Builders, went really well and was completed in around six or seven hours.



'Brenden Watts Territory Sales Manager and Peter Fogarty Installer Development Manager from James Hardie were both onsite training with the installers beforehand, as some of them hadn't used Linea Weatherboard extensively,' says Peter Edwards. 'It was great to have the guys on site to give tips as the installation progressed — especially when it came to the flashing details around windows and doors. We certainly have to say a big thank-you to James Hardie for contributing the product and training.' The whole construction project was captured by time-lapse photography, and Peter says it was interesting watching the footage afterwards and seeing the Linea Weatherboard gradually working its way up the exterior of the house. Among others who helped sponsor the event were Carters, Life NZ, MoreFM, Certified Builders, HB Longrun, Stewart Electrical Services, Atlas Fibrous Plaster, Master Painters, European Designer Kitchens, Beckett Built, Price Waterhouse Coopers, Tremains Real Estate, and Wills Toomey. Cranford Hospice has cared for Hawke's Bay people with life-limited illnesses since 1982, and at any given time is involved with 130 patients and their families. The Hawkes Bay District Health Board funds Cranford Hospice to provide essential palliative care. The annual total cost of running all the services provided by Cranford Hospice is \$2.6 million, and the hospice needs to raise \$500,000 a year to supplement its government funding. This recent fundraising initiative will go a long way to bridging that gap. ■

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HOSPICE TO ENJOY BRIGHT, REMODELED FACILITIES 01 STIMULATING NEW ENVIRONMENT FOR SILVERDALE PRIMARY 03 IN THE KNOW 03 CLD STRUCTURAL CAVITY BATTENS TEAM UP WITH AXON PANEL 05 YOUTH CAMP GRATEFUL FOR ASSISTANCE 06 INREVIEW 07 2007 ADNZ CONFERENCE A SUSTAINABLE EVENT 08 LINKS APARTMENTS OFFER LAID-BACK LIFESTYLE 08 BLACK AND WHITE CREATES 'WOW' FACTOR 10 CARTERS CRANFORD HOSPICE HOUSE CHALLENGE 11