

BUILDINGTODAY

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



VOLUME 31 NUMBER 5

JUNE 2021

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Constructive 2021: Restructuring New Zealand

INSIDE:

NZ COMMERCIAL
PROJECT AWARDS:
RESULTS, IMAGES AND
JUDGES' COMMENTS

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BUILDINGTODAY

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FROM THE EDITOR

This month's issue features the New Zealand Commercial Project Awards, where readers will find a full run-down on all this year's exceptional entries, and all the details of the Supreme and Category award winners.

One of the most important events on the industry calendar this year is Constructive 2021, to be held in Wellington in August. Important, because it will bring Government Ministers and industry together to discuss and, hopefully, solve some of the vital issues of the day in the commercial and residential sectors. Read more about this event in RMBA chief executive David Kelly's column on page 4.

Also in this issue we've collated all the information you need to know on a range of framing nailers in this month's Tools feature.

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Constructive 2021: Restructuring New Zealand

Chief's Chat

By CEO David Kelly

New Zealand has a problem. As a sector, how do we step up to the huge challenge of delivering the homes and buildings our country needs?

This year's Constructive Forum is tackling the big issues facing commercial and residential construction.

For the first time, the Forum is being held over two days, with the first day centred on continuing our focus on commercial construction, and day two turning to New Zealand's housing crisis.

Our sector continues to face a number of complex issues for which there are no easy answers.

Constructive brings together leaders from across the private and public sectors to find practical solutions.

It is a format that works. Over the past five years our sector has come a long way, and Constructive has had a role to play.

Maybe our highest profile achievement has been the role Constructive played in the development of the Construction Sector Accord, which was first discussed at Constructive in 2018.

This provided a platform for Government and industry to work together.

As a result, we really are seeing progress on a number of issues that have affected the sector for decades, including procurement, fairness in contracts, value models and business performance.

We can be proud of our progress, but I think we can all agree there is still work to do.

Across two days, this year's Constructive will continue these discussions, and look at what's next for our sector.

Our most pressing issue is housing. Why are we unable to consistently deliver the homes New Zealanders need?

Constructive 2021 will look at how we can work better together to address our housing crisis.



A continued focus on commercial construction

Our Annual State of the Sector Survey provides a progress report on what we have achieved over the past few years, while also raising new issues and opportunities we need to be aware of.

We'll talk to leaders from across the sector to understand what's keeping them awake at night — and what they're doing about it.

We'll also take the opportunity to hear more from the Construction Sector Accord, understanding what has been achieved to date and, more importantly, what's next.

Unfair procurement models have been discussed at each Constructive since we began in 2016, and we are now seeing improvements.

We look forward to sharing new positive examples — across Government and the private sector.

The afternoon will be focused on global challenges facing the sector, including climate change.

While there has been a lot of discussion about what the problems are, and what is at stake, Constructive will focus on what the sector actually needs to do, and share examples of good practice.

Transforming our approach to housing

On day two we turn to housing. How can the sector consistently deliver affordable, quality housing?

New Zealand's housing crisis is not unique, with similar issues being felt in many Western societies.

We'll be asking if there's anything we can learn from others, and how can we transform our approach to housing and social housing in order to improve delivery for all New Zealanders.

We also know there are some great initiatives already happening. We'll bring public and private sector leaders together to discuss the new solutions being delivered.

A key part of these projects is partnerships between developers, Government, communities and iwi.

We'll talk through the opportunities and challenges these projects have faced.

As a sector we are also facing major regulatory reform. We'll look at what you need to know and what these changes will practically mean for what and how we build.

Consenting is the biggest pain point for many. Constructive will address what we can do differently today, and the reforms we need to solve this for tomorrow.

To the future

The future success of our industry relies heavily on effective collaboration. We need to work effectively as a sector and with Government.

Constructive 2021 is your opportunity to play your part, and we're looking forward to seeing you there.

Constructive 2021 is to be held in Wellington on August 12-13. Register now at constructive.org.nz.

AGAINST THE CLOCK, OVERCOMING TIME PRESSURE TO SUCCEED



KEN ROWE

AUCKLAND REGIONAL WINNER
NATIONAL FINALIST REGISTERED MASTER BUILDERS
CARTERS 2020 APPRENTICE OF THE YEAR

Ken was employed by Neal McKendrick Builders, and was trained through the Building and Construction Industry Training Organisation (BCITO).



SUCCESSSES

Ken was very proud to be representing Auckland and competing in a competition that really put him to the test.

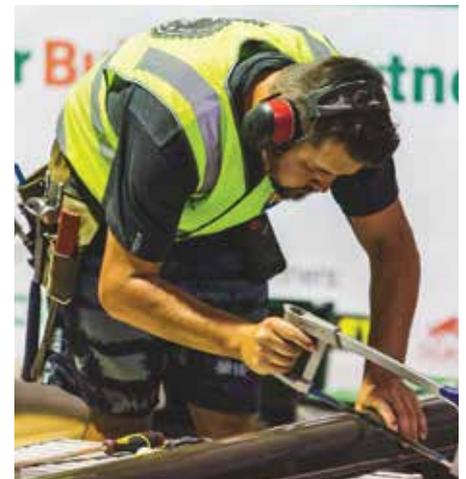
"I was pretty stoked and excited to have the opportunity to represent Auckland in the National competition. I found the National Practical Challenge was a big step up from the regionals as the task was challenging to complete in the time frame. However, I managed my time wisely and was one of the only apprentices to finish the project, which was a big achievement for me."



CHALLENGES

The biggest challenges for Ken were the time pressure and meeting all the required deadlines throughout the process. However, he liked challenging himself and really testing his project and practical skills.

"I enjoyed stepping outside of my comfort zone and testing my ability against other finalists from the different regions. Putting myself to the test helps me to learn."



EMPLOYER COMMENTS

Ken's employer Neal McKendrick was extremely supportive when Ken came to him and asked if he could enter Apprentice of the Year.

"Ken performed in a really professional manner when competing. Apprentices are great to have on a team — they are the future of our business as they pass on skills to the next generation."

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EVENT PARTNER



Off the grid in North Canterbury

LM Built

National Category Winner
New Home \$600,000 - \$750,000



Successes

Leo Meredith of LM Built was beyond ecstatic when they won.

“I was not expecting to win, so it came as a real surprise! I love the exterior colour, the curved walls, and the simple container-like form of the house. The bright orange kitchen joinery is also a personal favourite of mine.

“This win puts our company on the map along with a small pool of the country’s finest builders who are also National winners. It shows our clients how passionate and committed to superior quality and delivery of an architectural home we are.”

Challenges

The steep hillside was a real challenge.

“We struggled with the remote location, a very irregular weather climate, and craftsmanship of the plywood interior linings.”

Judges’ comments

The kowhai tree was the inspiration behind this bespoke house sitting in the hills of North Canterbury. This permeated throughout the home, from the simple yellow container-like form through to the bathroom tiles and individually-shaded colours of the internal doors. Colour is also the defining accent in this very well-crafted home. With all the walls and ceilings finished in plywood, colour in finishes and furnishings complement the excellent workmanship and craftsmanship of this distinctive home. A credit to Leo and the team at LM Built.

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Where the sky meets the light

Totara Construction

National Category Winner
CARTERS New Home \$1 - \$1.5 Million



Successes

This award win for Totara Construction is a great example of the quality work they consistently produce. Matt Saathof, owner and director of Totara Construction, was ecstatic when his team won the award.

“When we won the award we were surprised, elated and excited that all our hard work had paid off. This build is a stand-out due to the detail involved in the home, as well as the unique design.”

Challenges

Matt’s favourite aspect of the build is the double storey void which creates space between the hallways, stairs and rooms, with large skylights providing light to the area. This was also one of the most challenging aspects of the build.

“We centred the space around ensuring we were making the most of the critical light, which pours throughout the entire home from all angles.”

Judges’ comments

This family has returned to their ancestral roots, with a home designed to connect them back to the landscape, while reflecting the silhouette of Mt Maunganui in the background.

Each external element has a meaning and, together, they create this stunning peaceful home. The construction methodology and detailed design during construction truly shows the builder’s commitment and passion for this project.

This home has been built with outstanding craftsmanship, and was an absolute joy to judge. We look forward to watching the builder’s career evolve and see where it takes them.

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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021 SUPREME AWARD WINNER

RICH HISTORY COMBINES WITH A MODERN LEARNING ENVIRONMENT

The construction team worked closely with the school community, consultant team, and residential neighbours to achieve a fantastic result.



**REGISTERED MASTER BUILDERS SUPREME WINNER,
COMMERCIAL PROJECT OVER \$15 MILLION VALUE AWARD
WINNER, AND CONSTRUCTION MARKETING SERVICES
EDUCATION PROJECT AWARD WINNER**

Project: Te Raekura Redcliffs School, Christchurch
Owner: Te Raekura Redcliffs School
Entrant: Naylor Love Canterbury (Construction Company)
Project Partners: Canopy Landscape Architects (Architect/Designer),
Powell Fenwick (Engineer), Ruamoko Solutions (Engineer),
Tennent Brown Architects (Architect/Designer),
The Building Intelligence Group (Project Manager),
Tonkin + Taylor (Engineer), Underground Overground (Archaeologist)

Judges' comments:

The construction team behind this project worked creatively alongside a group of archaeologists to ensure that the rich history of this important location was not lost.

There was an impressive community effort in achieving this project. The school community displayed true tenacity and never lost sight of their end goal, even as they camped at alternative premises over many years.

Te Raekura Redcliffs School obtained maximum value from their earthquake insurance pay-out to achieve facilities well beyond what otherwise would have been possible. The construction team worked very closely with the school community, consultant team and residential neighbours to achieve a fantastic result.

The school community is now making the most out of their wonderful modern learning environment.



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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021 SPECIAL AND VALUE AWARD WINNERS

SPECIAL AWARD

Project: Shore Junction, Auckland
Owner: YES Disability Centre, Shore Junction
Entrant: Brosnan Construction (Construction Company)
Project Partners: Consult QS (Engineer), Godward Designspace (Architect/Designer)

Judges' comments:

After a community building was left vacant due to the closure of a local RSA branch, it was acquired by a group that supports the activities and aspirations of young people – so it was important to involve young people throughout the building process. Volunteers raised millions of dollars to turn dreams into reality. The result is an inspirational building that provides free activities in art, music, computers and robotics. It is a safe place for young people on the North Shore to hang out, and the service is already making a difference to help young people set and achieve their goals.



COMMERCIAL PROJECT UNDER \$2 MILLION VALUE AWARD

Project: Clark Cottage, Hobsonville, Auckland
Entrant: Summerset (Architect/Designer, Client)
Owner: Summerset Group Holdings
Project Partner: DPA Architects (Architect/Designer), Wishbone (Construction Company)

Judges' comments:

This project required meticulous restoration of the exterior in accordance with a conservation plan and sympathetic re-creation of period detailing in the interior. Substantial portal frames were inserted for seismic support, without being visible. The client was focused on preserving and enhancing the character of the building while making it fit for purpose. The result is an inviting building that is strengthened and restored for a long and useful life.



SPECIAL AWARD

Project: Tuvalu Christian Church, Auckland
Owner: Tuvalu Christian Church
Entrant: Jacobson Projects (Construction Company)
Project Partners: Christian Savings (Funder), Structure Design (Engineer)

Judges' comments:

This church for the Tuvalu community is based on a traditional Tuvalu manaeapa, or meeting house. It took 17 long years to transition from dream to reality, with sufficient funds being raised to develop a design that the community could afford. The curved roof shape added some complexity, but the building was still completed in time for the long-anticipated opening, with congregation members joining the construction crew to finish the work.



COMMERCIAL PROJECT \$2 - \$5 MILLION VALUE AWARD

Project: Hanmer Springs Thermal Pools & Spa – Cascade Pools & New Slide
Owner: Hanmer Springs Thermal Pools & Spa
Entrant: O'Brien Construction (Construction Company)
Project Partners: Quoin Structural Consultants (Engineer), Rough & Milne Landscape Architects (Architect/Designer)

Judges' comments:

This impressive project included upgrading parts of the existing pool complex and installing a large hydro slide imported from Canada. The pool foundations were replaced so they would not disturb the roots of the protected redwood trees that grace the main road in Hanmer Springs. A local builder took on this complex build that was quite unlike his usual work, which was even more complicated in challenging winter conditions.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021 CATEGORY WINNERS

CARTERS COMMERCIAL PROJECT AWARD

Project: Te Ao Nui, Palmerston North
Owner: MWRC Holdings
Entrant: WSP New Zealand (Architect/Designer, Design Manager)
Project Partners: Kaitiaki Property (Development and Project Manager), McMillan Lockwood Central (Construction Company), WT Partnership (Quantity Surveyor)

Judges' comments:

Te Ao Nui was built to bring "support to the region". Its innovative low displacement concrete structural system allows it to remain operational following a 1 in 500-year seismic event, providing the Emergency Operations Centre response for the lower middle North Island. This is an exemplar project for what a modern, resilient, civic office development can achieve through a holistic and integrated design, matched with sound contract management and an innovative and collaborative construction team.



ALTUS WINDOW SYSTEMS HEALTH PROJECT AWARD

Project: Tiaho Mai Acute Mental Health Unit (Stage 2), Middlemore Hospital
Owner: Counties Manukau Health
Entrant: Hawkins (Construction Company)
Project Partners: Aurecon (Engineering Designer), Klein (Architect/Designer), Precon (Engineer)

Judges' comments:

This building reflects the importance of changes in mental health treatment in New Zealand, with positive results in patient behaviour observed since completion. It is based on recent international innovations and tailored to the unit's specific needs. The judges were impressed by the collaboration of everyone in the project, in particular the client for allowing staff involvement, which helped deliver a world-leading mental health facility. The Hawkins team delivered the project two weeks ahead of schedule and achieved an exceptional level of quality, which included several sustainability features.



RESENE COMMERCIAL FIT OUT PROJECT AWARD AND COMMERCIAL PROJECT \$5 - \$15 MILLION VALUE AWARD

Project: ANZ Raranga, Auckland
Owner: ANZ
Entrant: Black Interiors (Construction Company)
Project Partners: The Building Intelligence Group (Client Project Manager), Warren & Mahoney (Architect/Designer), Barnes Beagley Doherr (BBD) (Client Quantity Surveyor)

Judges' comments:

When the building first opened, ANZ staff were overwhelmed that anyone would create such a beautiful space for them to work. The project included the technically challenging removal of part of the existing eighth floor structure to accommodate the feature grandstand communication stair which forms the social heart of the work-space. Through effective management, the challenging construction time frame of six floors in 12 weeks was met.



HERITAGE AND RESTORATION PROJECT AWARD

Project: Old St Paul's Seismic Upgrade, Wellington
Owner: Heritage New Zealand Pouhere Taonga
Entrant: Maycroft Construction (Construction Company)
Project Partners: Dunning Thornton Consultants (Architect/Designer), Octa Associates (Senior Project Manager), The Architects (Conservation Architect), Urban Outcomes (Project Quantity Surveyor)

Judges' comments:

Old St Paul's, an iconic 150-year-old Category 1 heritage building, was damaged in the 2016 Kaikōura earthquake which moved the walls out by up to 100mm in places. The judges were very impressed with the collaborative approach taken in the contract procurement which was a contributing factor to the project's success. The structured approach to the repair by the structural engineer was another key factor in its success.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021

CATEGORY WINNERS

INDUSTRIAL PROJECT AWARD

Project: Mainfreight Tauranga
Owner: Mainfreight
Entrant: Dominion Constructors (Construction Company)
Project Partner: BSW Architects (Architect/Designer)

Judges' comments:
 This build seamlessly integrates the recognition of local iwi into the final design and successfully enables future-proofing for potential expansions and the integration of electric truck movements. It includes a large clear-span freight building alongside attached amenities and office space. Several logistical challenges had to be considered as part of the design and delivery because of heavy operations and significant truck movements. The experience brought to the project by the design and construction team ensured valuable lessons learnt from developing previous facilities were incorporated. The use of local subcontractors and suppliers was critical.



RETAIL PROJECT AWARD

Project: Ballantynes Redevelopment, Christchurch
Owner: J Ballantynes & Co
Entrant: Naylor Love Canterbury (Construction Company)
Project Partners: AECOM New Zealand (Project Manager, Project Quantity Surveyor), Peddlethorp (Architect/Designer), Ruamoko Solutions (Engineer)

Judges' comments:
 The Ballantynes redevelopment was a challenging and complex two-storey build to replace the 2,600m² space lost in the 2011 Canterbury earthquake. The judges were very impressed with the way the team designed the exquisitely built exterior of the new infill, which pays homage to the more serious design of the older existing Ballantynes facades. There are many new introductions to the interior, such as natural light and voids, which lift the building into a new level of retail ambiance. This is a well-designed and integrated expansion of an iconic Christchurch department complex.



WINSTONE WALLBOARDS RESIDENTIAL PROJECT AWARD

Project: Paragon Apartments, Christchurch
Owner: Emerald Development
Entrant: Naylor Love Canterbury (Construction Company)
Project Partners: Cequent Projects (Client Representative/Project Manager), Earthwork Landscape Architects (Architect/Designer), Geotech Consulting (Engineer), Holmes Consulting (Engineer), Powell Fenwick (Engineer), Rawlinsons (Cost Consultant), Sheppard + Rout Architects (Architect/Designer), TM Consultants (Engineer)

Judges' comments:
 Being the only high-rise apartment build in Christchurch post-earthquake was a bold move. The judges felt the whole team's approach – including the client who put quality before cost and time – displayed a high level of collaboration. They were impressed by the workmanship in the country's first base isolation apartment building designed to IL3 (140% Seismic rating).



TOURISM & LEISURE PROJECT AWARD

Project: Aldersgate, Christchurch
Owner: Christchurch Central Methodist Parish
Entrant: Contract Construction (Construction Company)
Project Partners: Barnes Beagley Doherr (BBD) (Quantity Surveyor), Cosgroves (Electrical Engineer, Mechanical Engineer), GHD Fire (Fire Engineers), Quoin Structural Consultants (Engineer), Tracey Ower Landscape Architects (Landscape Designer), Tripro (Project Manager), Wilkie + Bruce Architects (Architect/Designer)

Judges' comments:
 Rebuilt after a long wait post-earthquake, the congregation's vision for their church was to create a home for a range of community organisations, while honouring three people who lost their lives in the collapse of the old church. There are also new meeting spaces, office facilities and a contemplative garden – it is a functional church that is sensitively designed and beautifully crafted.





NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021 WINNERS

INNOVATION AWARD

Project: Eyes and Eyelids, Auckland
Owner: Eyes and Eyelids
Entrant: ASC Architects (Architect/Designer)
Project Partners: BGT Structures (Engineer), Scarbo Construction (Construction Company)

Judges' comments:

Establishing a new specialist Ophthalmic Care Cataract Surgery Practice when all vacant land and premises were occupied was a real challenge. A site was found, but it is a ground lease only. The judges were very impressed by the owner's decision to create a relocatable building that could have another life once the lease expired. They felt this was a very innovative solution from all involved, in particular the contractor who added some practicalities to ensure the end vision could be achieved.



CONGRATULATIONS TO ALL OUR 2021 WINNERS

The quality and variety of projects entered in this year's Commercial Project Awards is a true reflection of the collaboration and innovation that is happening in our sector every day.

Registered Master Builders Supreme Winner for the 2021 New Zealand Commercial Project

Te Raekura Redcliffs School, Christchurch
 - Naylor Love Canterbury

Special Award

Shore Junction, Auckland
 - Brosnan Construction
 Tuvalu Christian Church, Auckland
 - Jacobson Projects

Innovation Award

Eyes and Eyelids, Auckland - ASC Architects

Value Awards

Commercial Project Under \$2 million Award

Clark Cottage, Hobsonville, Auckland
 - Summerset

Commercial Project \$2 - \$5 million Award

Hanmer Springs Thermal Pools & Spa - Cascade Pools & New Slide - O'Brien Construction

Commercial Project \$5 - \$15 million Award

ANZ Raranga, Auckland - Black Interiors

Commercial Project Over \$15 million Award

Te Raekura Redcliffs School, Christchurch
 - Naylor Love Canterbury

National Category Winners

Altus Window Systems Health Project Award

Tiaho Mai Acute Mental Health Unit (Stage 2), Middlemore Hospital, Auckland - Hawkins

CARTERS Commercial Project Award

Te Ao Nui, Palmerston North
 - WSP New Zealand

Resene Commercial Fit Out Award

ANZ Raranga, Auckland - Black Interiors

Construction Marketing Services Education Project Award

Te Raekura Redcliffs School, Christchurch
 - Naylor Love Canterbury

Heritage and Restoration Project Award

Old St Paul's Seismic Upgrade, Wellington
 - Maycroft Construction

Industrial Project Award

Mainfreight Tauranga
 - Dominion Constructors

Winstone Wallboards Residential Project Award

Paragon Apartments, Christchurch
 - Naylor Love Canterbury

Retail Project Award

Ballantynes Redevelopment, Christchurch
 - Naylor Love Canterbury

Tourism & Leisure Project Award

Aldersgate, Christchurch
 - Contract Construction

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NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021

WINNERS

Gold Award Winners

Altus Window Systems Health Project Award

Christchurch Hospital Waipapa Building
- CPB Contractors

Tiaho Mai Acute Mental Health Unit (Stage 2),
Middlemore Hospital, Auckland - Hawkins

CARTERS Commercial Project Award

Fisher & Paykel Healthcare : Daniell Building,
Auckland - Leighs Construction

Spark HQ Building, Christchurch
- Naylor Love Canterbury

Te Ao Nui, Palmerston North - WSP New Zealand
Zespri International Head Office, Tauranga
- Hawkins

Resene Commercial Fit Out Project Award

Air New Zealand Pier A - Ground and
Engineering Staff Fit-Out, Auckland
- Accent Construction Interiors

ANZ Raranga, Auckland - Black Interiors

MERW, Auckland - Black Interiors

Unispace, Auckland - Unispace

Construction Marketing Services Education Project Award

Shirley Boys' & Avonside Girls' High School,
Christchurch - ASC Architects

Te Raekura Redcliffs School, Christchurch
- Naylor Love Canterbury

Wellington East Girls' College Main Block
- Naylor Love Wellington

Heritage and Restoration Project Award

Clark Cottage, Hobsonville, Auckland
- Summerset

Hawke's Bay Opera House, Hastings
- DPA Architects

Old St Paul's Seismic Upgrade, Wellington
- Maycroft Construction

Industrial Project Award

Mainfreight Tauranga
- Dominion Constructors

Sorted Logistics Stage 4, Christchurch
- Apollo Projects

Winstone Wallboards Residential Project Award

Kotuitui Development (Stage 1), Auckland
- Chancellor Construction

Paragon Apartments, Christchurch
- Naylor Love Canterbury

Retail Project Award

Ballantynes Redevelopment, Christchurch
- Naylor Love Canterbury

Naylor Love Galleria Sylvia Park, Auckland
- Naylor Love

New World Three Parks, Wanaka
- Naylor Love Central Otago

Tourism and Leisure Project Award

Aldersgate, Christchurch - Contract Construction

Hanmer Springs Thermal Pools & Spa - Cascade
Pools & New Slide - O'Brien Construction

He Puna Taimoana, Christchurch
- Apollo Projects

SwimTastic, Auckland - Apollo Projects

Silver Award Winners

Altus Window Systems Health Project

Eyes and Eyelids, Auckland
- ASC Architects

Resene Commercial Fit Out Project

Building Refurbishment / Loan Market Fit
Out, Lower Hutt, Wellington - DC Design
Construction

Objective Corporation Solutions NZ,
Palmerston North - W & W Construction

RocketWerkz, Auckland - Unispace

Construction Marketing Services Education Project Award

St John's College Hamilton -
Waikato Construction Management

Heritage and Restoration Project Award

Basin Reserve Museum Stand, Wellington
- Armstrong Downes Commercial

Ridgway Chambers Building, Whanganui
- Shane Stone Builders

Industrial Project Award

Bragato Research Institute Research Winery,
Blenheim - Scott Construction Marlborough

Golden Bay Fruit Apple Packhouse, Motueka
- Apollo Projects

Meadow Mushrooms, Christchurch
- Contract Construction

Oak Road, Auckland
- Calder Stewart Construction

South Island Dairy - Dry Store and Canning
Facility, Invercargill - Archer Construction

Talley's Coldstore, Ashburton - Apollo Projects

The Landing, Auckland

- Macrennie Commercial Construction

Winstone Wallboards Residential Project Award

Fourteen Tamariki Ave, Auckland
- Woodview Construction

Salt, Tauranga - iLine Construction

Tiwaiwaka Place, Christchurch
- Consortium Construction

Retail Project Award

ANZ Newmarket, Auckland - ASC Architects
International Departures Aelia Duty Free Store
and Retail Redevelopment, Christchurch

- Accent Construction

Spotlight, Christchurch

- Calder Stewart Construction

Tauranga Crossing (Stage 2) - Hawkins

Wang Supermarket Development, Auckland
- The Designfire Architects and Engineers

Tourism and Leisure Project Award

All Blacks Experience, Auckland
- Naylor Love Auckland

Majestic Church, Christchurch
- Calder Stewart Construction

Olive Estate Lakehouse, Nelson
- Scott Construction

Shore Junction, Auckland
- Brosnan Construction

Te Matapihi Bulls Community Centre
- W & W Construction

Tuvalu Christian Church, Auckland
- Jacobson Projects

Platinum Award Winner 2020

Calder Stewart Construction

National Category winning projects:

2007: Winner Tourism and Leisure Project
Award for ILT Velodrome, Invercargill

2018: Winner Industrial Award for Project
Viking, Christchurch

2018: Winner Value Award over \$15 million
for Project Viking, Christchurch

2018: Winner Supreme Award for Project
Viking, Christchurch

2019: Winner Retail Project Award for
Hoyts entX, Christchurch

commercialprojectawards.co.nz

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LBP scheme to be 'strengthened'

The Ministry of Business, Innovation and Employment (MBIE) has announced changes to the Licensed Building Practitioners (LBP) scheme to improve accountability, efficiency and fairness.

"We are strengthening our occupational regulation of Licensed Building Practitioners so that New Zealanders can remain confident in LBPs and their work," MBIE building policy manager Amy Moorhead says.

The Government has agreed to strengthen the LBP scheme to introduce a code of ethics, improve the structure of the complaints and discipline model to introduce independent

investigators, and enhance the efficiency of the licensing administration process, such as including a grace period for late licensing renewals.

"The changes will help the MBIE and the Building Practitioners Board ensure that LBPs are trained, skilled and accountable," Moorhead says.

Building law reforms

The review of the scheme is part of a series of building law reforms to lift the efficiency and quality of building work in New Zealand.

The reforms will see a more efficient building system, a lift in the quality of building work, and fairer outcomes if things go wrong.

Changes to the LBP scheme are part of a second phase of reforms which aim to lift the performance of building professionals and tradespeople, and hold accountable those who do not meet the standards that are being set for them.

The MBIE will develop the code of ethics for Cabinet to consider in the coming months. Licensed Building Practitioners will have time before the launch of the code of ethics to understand what it will mean for them.

Innovative timber pack covers replace single-use plastic

Funding from Auckland Council's Waste Minimisation and Innovation Fund has allowed construction company Naylor Love and Mitre 10 MEGA to trial an initiative that could transform the way timber is delivered and stored on construction sites all over the country.

Construction and demolition waste contributes at least 10,000 tonnes to the amount of plastic landfilled in Auckland annually.

But since construction waste is usually not sorted by material, there is limited data on the potential to divert materials from landfill.

A joint project by Unitec, Mitre 10 MEGA Glenfield and Naylor Love has been working to identify where and what types of plastic appear in building projects to design out waste where possible.

No re-use stream available

Construction timber is typically delivered to building sites in packs up to six metres long, and covered in a plastic wrap to protect from weather elements while stored on site.

The plastic wrap is discarded into the general waste bin and taken to landfill as there is no re-use stream available.

Naylor Love and Mitre 10 have rolled out purpose-made Timber Pack Covers to replace the single-use plastic. The covers are heavy duty tarps, and can be used many times over.

Naylor Love project manager Annie Day



describes the Timber Pack Covers as "an ideal solution, eliminating single-use plastic while ensuring that the timber is protected from knocks and weather in transit and on site."

Auckland Council general manager for waste solutions Parul Sood says waste from construction and demolition is more than double the total waste from all household collections in Auckland, so industry leadership is needed.

Incubation funding

"Auckland Council is keen to provide the incubation funding and bring partners together to identify the best opportunities to reduce waste," Sood says.

Associate Professor Dr Terri-Ann Berry, director of Environmental Solutions Research Centre at Unitec, says their research is most useful if it can be successfully applied to achieve the best outcomes.

"This involves working closely with industry, industry providers and regulators. It is great to see new solutions emerging from our research insights," Berry says.

The Timber Pack Cover trial is one of several waste reduction initiatives being trialled as part of Mitre 10's sustainability plan, according to the company's sustainability manager Julie Roberts.

"We're working with trade and industry partners to address problematic waste streams and provide solutions for customers," Roberts says.

"Post-consumer solutions like this trial and the Expol polystyrene recycling programme, alongside work we're doing to reduce and improve packaging that comes into our business, are important steps on our sustainability journey.

"These innovations support the government's focus on transitioning New Zealand to a circular economy."

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Paving way for mental well-being in construction

Site Safe has partnered with St John to develop the Mental Health First Aid in Construction course, designed specifically to suit the needs of the construction industry.

In 2019, Site Safe commissioned a report, in partnership with BRANZ, into suicide in construction as a high-risk industry for mental well-being.

Following the release of the report, Site Safe began looking at ways to offer practical assistance to the industry to understand and deal with mental health issues in its workforce.

Site Safe chief executive Brett Murray says highlighting issues relating to mental health in the construction industry is a step in the right direction.

"After the release of the report into suicide in construction, there was a real 'what next?' question, in us figuring out how to help our industry deal with the mental health issues that the report had clearly highlighted.

"We have partnered with St John to develop this course to tackle some of these issues head on. It complements the work Site Safe is currently doing with organisations such as Mates in Construction in the mental health arena."

The course has a particular focus on the construction industry and highlights scenarios that workers may face on any given day on-site.

Combining the experience of St John trainers in delivering their existing mental health course, and applying the real-world context of the construction industry has provided outcomes intended to have benefits outside of just those who sit the course.

St John Head of First Aid Training Julian Price says the partnership represents a valuable opportunity for the two organisations to further spread the message of the importance of mental health, and to specifically target workers in construction who are at risk of mental health issues.

"We have been delivering the Mental Health First Aid course since August 2018. It is invaluable, and is part of St John's continued commitment to improving the health outcomes of all New Zealanders," Price says.

With a focus on construction workplaces, the newly released course takes a step towards addressing the prevalent mental health issues that are often swept under the carpet by the predominantly male workforce.

The course will equip attendees with the skills and knowledge to support their own mental health, and to assist others to do the same.

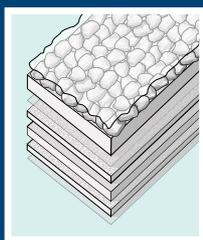
The Mental Health First Aid in Construction course is scheduled for release to the wider industry this month.

One course is planned for Auckland, Wellington and Christchurch, with further courses to be added subject to industry demand.

For more information visit www.sitesafe.org.nz/training/our-training-courses/mental-health-first-aid-in-construction.

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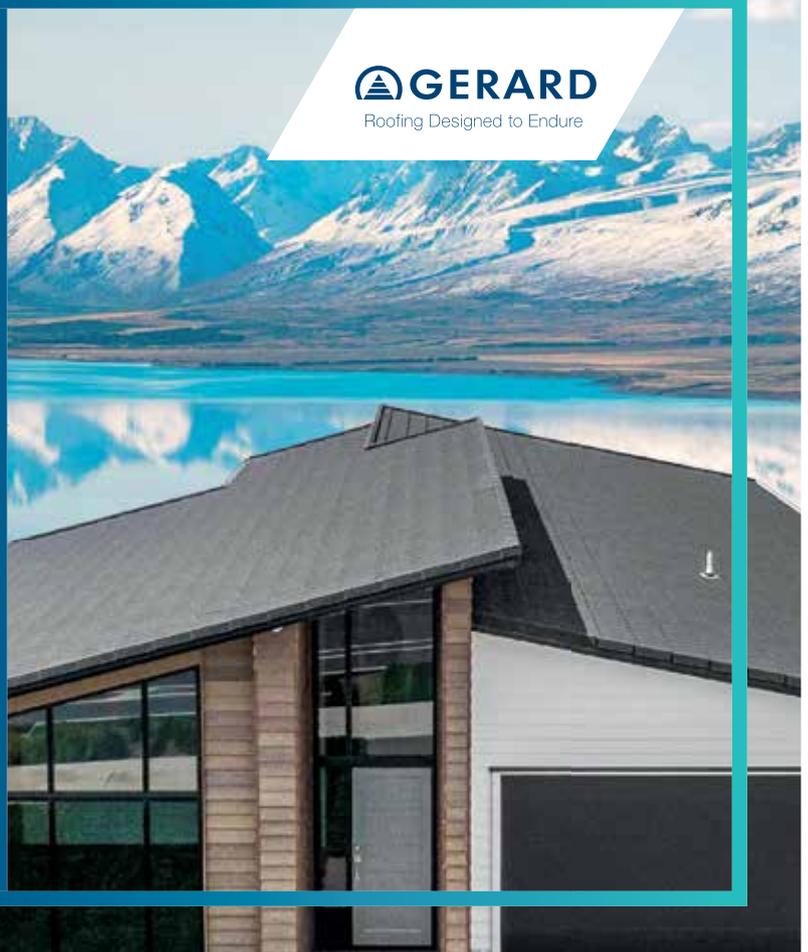
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Consultation on major changes to infrastructure planning and delivery

The New Zealand Infrastructure Commission, Te Waihanga, is proposing an overhaul of the way New Zealand's infrastructure is planned, prioritised and built, in a recently released consultation document.

Te Waihanga chief executive Ross Copland says the document, He Tuapapa ki te Ora, Infrastructure for a Better Future, sets a proposed direction for a 30-year infrastructure strategy, which is being developed.

"New Zealand is facing some huge challenges. As our cities age, many of the infrastructure networks that support them are nearing end of life, often at the same time," Copland says.

"Add to that the need to redesign our fossil-fuelled energy system, improve water quality, relieve our congested towns and cities, and build the new houses we need for a growing population, there is a lot to do. This is going to require bold, decisive action, starting now.

"New Zealand is world leading in so many ways but our infrastructure is holding us back. We have been speaking to infrastructure providers, central and local government, business leaders and communities about the issues and opportunities they experience, and what they suggest needs to change in order to provide world-class infrastructure here in Aotearoa."

Infrastructure for a Better Future also draws on research and the priorities people shared through the Aotearoa 2050 engagement campaign, and sets out options for how better

infrastructure can enhance the well-being of New Zealanders.

Copland is appealing to New Zealanders to have their say. "This is an amazing opportunity for New Zealanders to tell Te Waihanga, the Infrastructure Commission, what you want to see in your 30-year strategy."

The consultation document sets out goals for a New Zealand with a productive, carbon-neutral economy, affordable homes, reliable travel, and safe and healthy communities.

Infrastructure decisions would be guided by the Treaty of Waitangi and in partnership with Maori.

Specific proposals include:

- Rigorous and transparent cost-benefit analyses on all major public infrastructure projects to ensure value for money.
- A more responsive planning system to meet housing needs, by accelerating and enhancing the National Policy Statement on Urban Development, national standardisation of planning rule books, and a consistent process to speed up rezoning for residential density.
- A major projects leadership academy to raise capability in government and industry.
- Better pricing of existing and new infrastructure services, including for urban development, water and transport, and to support the transition to Net Zero Carbon 2050.
- Congestion charging in Auckland to improve urban accessibility, and beginning to plan for congestion charging in cities other than Auckland.
- Empower cities to approve congestion charging by removing legislative barriers.
- Reviewing local government's role in infrastructure, including local authority boundaries.
- Greater use of open data in infrastructure, to enable the development of "digital twins" in public sector infrastructure, and the use of artificial intelligence for activities such as consenting.
- The potential for an Asset Management Team to take on infrastructure responsibilities from government agencies that are not well equipped.
- Investigating the potential for offshore renewable power generation.

The 30-year strategy must be provided to the Minister for Infrastructure, and will be tabled in the House by April 2022.

Public consultation runs from May 12 to June 24 2021. Submissions can be made through the Te Waihanga web site at www.infrastructure.govt.nz/have-your-say.

Natural Habitats appoints new CEO



Natural Habitats chief executive Gavin Riddle

Gavin Riddle has been appointed Natural Habitats chief executive officer, and will lead the company's next phase of growth.

Starting his tenure on July 1, Riddle is charged with leading the business and continuing to deliver high quality outcomes and innovative solutions for Natural Habitats' clients.

Natural Habitats is New Zealand's most awarded landscape design, build, care and green technology innovation company.

His focus will be on creating the direction and vision for this next phase for the business, and he will be responsible for leading the team that will implement the company's strategic plan.

Riddle has experience in establishing effective structures, and aligning people and business activities that lead to efficient processes and better outcomes for staff and clients.

As an effective role model, his leadership skills of inspiring and motivating will add significant weight to an already well-performing executive team.

Originally from South Africa, Riddle emigrated to New Zealand with his family in 2007. He brings more than 30 years' construction industry experience in senior leadership roles to the business.

He is also a voluntary board member of Mates in Construction New Zealand, whose purpose is to prevent suicide in the construction industry.

The company has offices in Auckland, Hamilton, Wellington and Christchurch, and has a nationwide client base.

Sick Leave Bill passes

The Government has passed a Bill increasing employees' minimum entitlement to sick leave from five days to 10 days per year.

Under the Holidays Act 2003, employees are entitled to sick leave once they have worked with the same employer for six months.

The new legislation will come into effect two months after the Bill receives Royal assent. This means that the legislation will come into effect around mid-July.

The Government has also begun work to implement the recommendations of the Holidays Act Taskforce, which includes giving employees access to sick leave from day one of employment, as opposed to only being eligible after six months.

For more information on the Bill, visit www.beehive.govt.nz/release/more-sick-leave-support-employees-way.

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Unitec lecturer calls for improved Auckland housing design

Unitec School of Architecture senior lecturer Dr David Turner wants to ensure developments improve housing supply while maintaining privacy and social amenities.

In a recent article published in architectural journal *Asylum*, Dr Turner says regulations under the 2016 Auckland Unitary Plan (AUP) have permitted housing developments that don't meet the standard needed for higher density urban housing.

The AUP's goals are to intensify housing within the city, with the new rules reducing earlier minimum site sizes, set-backs and external space, and increasing allowable building heights.

Turner says the standard of medium density housing design is now being set by three generic models — a three-storey walk-up apartment block, terraced housing in two and three-storey versions, and stand-alone houses.

The three-storey apartment design is widely used, often replacing two or three detached houses with up to 20 apartments. This ratio achieves the AUP's density goals of increasing

density from nine or 10 dwellings per hectare (DPH) to between 70 to 100 DPH.

These apartments meet the demands of smaller households, and require lower capital costs and less maintenance, he says.

As well, apartment blocks and terraced housing usually include practical ratios of parking on the site, good standards of privacy between units, adequate outlook from habitable rooms, and a reasonable provision of public external space for residents.

However, the multi-storey detached house model often involves an extreme reduction of private external space because of the relaxing of requirements under the new rules.

This approach has seen side yards in the new layouts built with no more than the minimum space needed for building access.

There are no gardens, and the private open space was often reduced to less than a metre of land between house and fence.

"The stand-alone house type has its origins in a preference for separate buildings among

New Zealanders," Turner says.

"Unfortunately, at these higher densities, the layouts sacrifice privacy, with distances between buildings reduced to the point of extreme discomfort, windows close to boundaries, and exposure to windows in the adjoining property."

The infill model has also seen Auckland's traditionally wooded suburbs and mature backyard planting steadily disappear, with more of the city's suburban surface becoming impermeable, he says. Private enclosed gardens for children, the washing, pets and fruit trees no longer exist.

He says at 25 DPH, these developments weren't making intensive use of land or contributing to the housing numbers needed for the supply of housing to increase as intended.

As many intensification developments have been completed in the four years since the AUP was adopted, and numerous others in progress, Turner believes it is time to ask policy makers what their intentions were when they abandoned density constraints.



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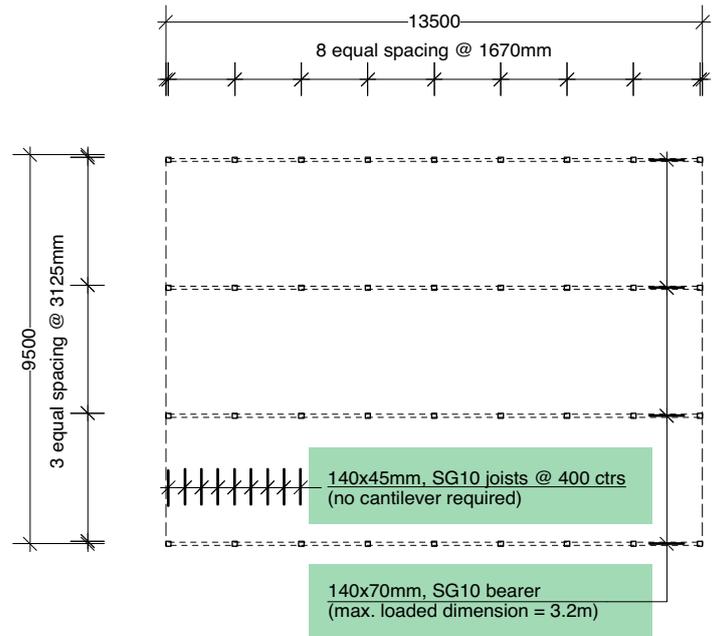
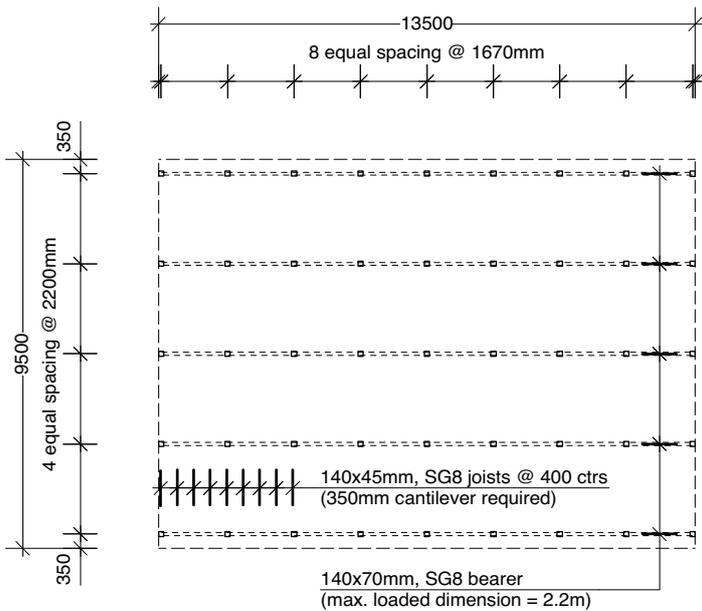
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*Cowan, McConchie and Young (1991), FRI Bulletin 50

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Budget: Warmer homes and reduced emissions

There has been plenty of discussion around the recent Budget that the Government says provides further support to ensure more Kiwi homes are warmer and energy efficient, with transport and business also getting a boost to reduce emissions.

It says low-income home owners can look forward to warmer homes thanks to Budget 2021 investment into the Warmer Kiwi Homes programme.

“Extending Warmer Kiwi Homes ensures more low-income home owners will benefit from an extra 47,700 insulation and heating retrofits,” Energy Minister Megan Woods says.

“Every year an estimated 28,000 children are hospitalised for potentially avoidable hospitalisations linked to cold, damp and mouldy houses.

“This move will improve health, reduce energy use, emissions and costs, and support jobs in the energy service sector. That’s a win for people’s health and pockets, as well as the planet.



Energy Minister Megan Woods.

“Insulating homes is a core part of this Government’s plan to address the climate emergency. Budget 2021 means we can do even more to help those who need it the most to reduce their energy bills and cut emissions,” Climate Change Minister James Shaw says.

The transport and business sectors are also

being given more support to lower emissions, across a broader range of activities.

More businesses will be able to make the transition to low-emissions energy, with Government funding for the Energy Efficiency and Conservation Authority’s support services for business increasing to \$8.1 million a year.

EECA helps businesses identify and implement lowest-cost carbon abatement projects, optimise energy use, and switch to low-emissions energy sources.

“A big part of decarbonising our economy means understanding what options there are to transition, developing plans to get there, and support for bringing on new technology,” Woods says.

“This all makes it easier for businesses to move towards clean and clever energy use.”

In addition to the emissions reduction initiatives announced by Woods, Shaw has also unveiled a suite of measures in Budget 2021 to help New Zealand on its path to carbon neutrality by 2050.

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Westpac: Buoyant construction sector will help economy grow

The Westpac Bank's latest quarterly overview anticipates the economy perking up this year on the back of strong commodity prices and a busy construction sector.

But it will feel the pinch from reduced migration, and cooling in the housing market.

The overview notes that the residential construction sector has been a major contributor to economic activity and employment in recent years, with activity in the sector continuing to boom in the face of last year's Covid-19 outbreak.

The bank expects home building levels to remain strong over the next few years, with a significant amount of work already in the pipeline.

However, approaching the middle of the decade, it expects that the current period of very strong residential building will give way to a period of more moderate activity, in large part due to the changes to migration and housing market policies.

With the borders closed, home building levels are now well above what's needed to keep up with population growth.

Shortages that developed over the past decade are being rapidly eroded, and even when the borders eventually reopen, slower population growth means we'll need to build fewer houses than would otherwise have been the case.

The weaker outlook for house prices will also have a dampening impact on residential construction, although this drag is likely to be more modest.

New builds remain exempt from the extension to the bright-line test, and may have other tax advantages over purchasing an existing property (for instance, the Government may allow interest costs on new builds to be tax deductible for a limited period).

The weaker outlook for house prices also signals downward pressure on land prices, which are a key hurdle for many housing developments.

New proposal to boost voluntary climate action

Researchers at Motu Economic and Public Policy Research have released a policy proposal for boosting voluntary climate action by New Zealand organisations.

The work was commissioned by the Energy Efficiency and Conservation Authority (EECA).

Catherine Leining, a Motu Research Policy Fellow who co-authored the study, said many organisations want to go the extra distance to support Aotearoa's low-emission transition.

"But past approaches to voluntary offsetting and carbon-neutral claims won't continue to work under the United Nations Paris Agreement and Aotearoa's domestic climate change policies," Leining says.

"We need a framework that will incentivise voluntary climate action and better enable organisations to make credible, transparent and marketable claims."

The proposal begins with ambitious targets for reducing organisations' own emissions, in line with the temperature goal of the Paris Agreement.

To gain recognition for reducing emissions externally, organisations could choose between the:

- Carbon Horizon track (helping Aotearoa meet its nationally determined contribution to lowering emissions — known as an NDC), or

- Carbon Frontier track (increasing global mitigation beyond Aotearoa's NDC).

Motu Research proposes both tracks would operate in a way that ensures environmental integrity.

Leining says Aotearoa would still have the conventional option of offsetting emissions through the voluntary carbon market. And the proposed system expands the scope of eligible ways to do voluntary mitigation.

The proposal recognises more diverse forms of cooperation, shared gains and broader co-benefits of reducing emissions. The proposed system is scalable for the global transition toward net-zero emissions.

"This proposal needs to be tested in domestic and international markets," Leining says.

"This is an international challenge. No consensus has been reached on solutions. But Aotearoa could be a leader in enabling credible voluntary mitigation that fits our national circumstances and speeds up progress in tackling climate change."

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Greater role for a public forestry service

A greater role for a public forestry service has been outlined by Forestry Minister Stuart Nash to drive the focus on regional economic development, skills training, and a low-emissions future.

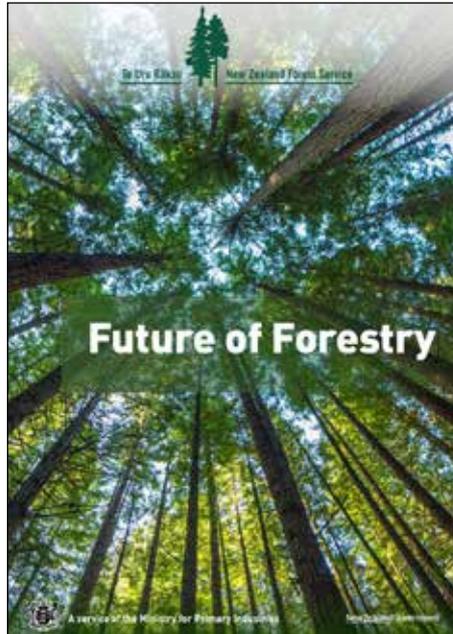
It has the potential to fix vital bottlenecks in the initial stages of the forest industry supply chain, and drive further timber processing downstream as well.

Nash announced that Te Uru Rakau (Forestry New Zealand) will be renamed Te Uru Rakau - New Zealand Forest Service, and will shift its operational headquarters from Wellington to Rotorua.

"The name change is small but significant. It signals a more hands-on role for a public forestry service, with specialists and advisors working alongside the sector," Nash says.

"We will lift planning and advisory capabilities within Te Uru Rākau - New Zealand Forest Service so it can offer a professional advisory service and share its forestry management expertise.

"It will provide more on-the-ground support to iwi, private land owners, farm foresters, local councils, timber processors, training institutes,



and other forestry organisations.

"The Forest Service will maximise opportunities for the forestry and wood processing sector.

"Forestry will be a key part of our climate

change response. In areas like biofuels, forestry can support our move away from fossil fuels.

"Innovative building products made from local wood will replace products such as concrete and steel.

"By retaining more wood processing onshore, we create local jobs and further support rural communities. Wood processing plants offer the opportunity to create high-tech, high-value products and by-products to diversify the income streams of foresters.

"Farmers, foresters and conservationists share an objective to plant more trees in the right places, whether to diversify farm incomes, stabilise erosion-prone hills, increase wood supply for processing, or create more permanent indigenous forests for biodiversity or recreational use.

"More than 258 million trees have been planted towards the goal of one billion trees by 2028.

"The dedicated fund to kick-start the public-private sector programme was time-limited, and last year it stopped accepting new applications for funding."

Budget 2021: Investment in people needs vision and consistency

New Zealand's civil construction industry applauds investment in people in the government's 2021 Budget, but sees a worrying lack of certainty in the forward infrastructure work programme for New Zealand's transport and water networks.

Civil Contractors New Zealand chief executive Peter Silcock says it was important to recognise the Government's investment in people through funding for training, housing and other support.

But more certainty and consistency was needed in a work programme that seemed to be eternally reassessed.

Mr Silcock says this certainty is needed to provide long-term opportunities for people.

Longer-term vision was needed about when projects were brought to market, or by the time people had finished training in civil infrastructure apprenticeships, the money might run out.

"Increased infrastructure investment is good, but the budget brings with it a bulge of early investment, followed by uncertainty

and potential underinvestment further down the track," Silcock says.

"For the people currently training, more certainty of the work ahead is needed."

He said it was hard to believe the New Zealand Upgrade Programme projects announced in January 2020 would be put back to the drawing board once again.

More money spent on re-scoping

The main concern was how long the projects would be on hold for, and how much more money would be spent on re-scoping and re-budgeting projects that had been announced as ready to go.

The proposed increase in water investment of \$296m was also "a drop in the ocean" when considered against increasing demands on the ageing water network, and was targeted to remodelling the way water was administered rather than work on the ground.

Despite this, he says it was great the uncertainty created by combining rail

investment with the existing National Land Transport Fund had been resolved in the short term to help offset decades of underinvestment in rail.

"Putting this additional rail funding into the National Land Transport Fund recognises the move to "multi-modal" projects now funded from this fund, and the impact this has on our investment in roading and road maintenance."

Silcock says there were long-term concerns about the sustainability of this approach and, while it was positive news there was more investment in infrastructure, there was a massive amount of pressure in the system.

"Adding short-term funding to the National Land Transport Fund risks creating a short-term boom at the cost of long-term stability.

"Rather than a sugar hit, what we need is ongoing certainty and consistency about the level of funding so we can plan for the years ahead."

Waitomo Group to open flagship service centre at Ruakura Superhub



An artist's impression of the fully developed Ruakura Superhub in Hamilton.

Tainui Group Holdings (TGH) has announced the first service and retail offering for the Ruakura Superhub currently under development on the eastern boundary of Hamilton.

TGH has signed an agreement with Waikato-based fuel distributor Waitomo Group to develop a full-service, flagship site accessible off the Waikato Expressway via the Ruakura interchange.

"We are delighted to welcome Waitomo Group to Ruakura Superhub. With almost 75 years on the clock, we are confident they know and understand locals and visitors to our region," TGH chief executive Chris Joblin says.

"It is great to see a locally-founded company take advantage of the opportunities provided by Ruakura, and to deliver the kind of excellent experiences we aspire to provide."

The 1.6 hectare site will incorporate a Waitomo Fuel Stop with alternative energy options, including hydrogen refuelling and EV charging stations, as well as commercial truck refuelling lanes.

A touch-free carwash, two quick-service restaurants, a cafe and a convenience store will round out the offerings.

The new site is planned to be open by mid-2022.

Waitomo Group managing director Jimmy Ormsby says the business is proud and honoured to be the first retail/service tenant to sign for the Ruakura Superhub.

"This partnership with TGH to develop our flagship Waitomo site at Ruakura cements our commitment to the region we call home, and builds on our rapid growth in the market over the last five years," he says.

"We're proud, and honoured, to work with our partners at TGH to help bring the vision of the Ruakura Superhub to reality. The service centre development will reflect the scale and quality expected from a project of national significance."

Waitomo was founded in Te Kuiti in 1947 by Desmond Ormsby, and is now managed and owned by the third generation of the Ormsby family. The company will mark its 75th anniversary next year.

The company is committed to disrupting the New Zealand fuel market with competitive choice and pricing through its network of more than 80 fuel stops and diesel stops stretching from Paihia to Dunedin.

Joblin says confirmation of the new service centre added to the momentum around the Ruakura Superhub.

Extensive earthworks, construction of local connecting roads and leasing negotiations are

now in progress right across the first 92-hectare first stage of the 480 hectare-site.

Ruakura is amongst New Zealand's largest developments, spanning logistics, industrial, retail and residential development areas.

Located at an emerging "sweet spot" for New Zealand's supply chain, it will be anchored by a 30-hectare inland port, with the first 17-hectare stage now in development by TGH and Port of Tauranga, in a 50/50 joint venture announced earlier this year.

The inland port will be serviced by high-capacity rail and roading infrastructure, with the East Coast main trunk rail line running along the Port's northern boundary, and the new Waikato Expressway on the eastern boundary.

Initially, rail services will be provided by the existing MetroPort trains running between Auckland and Tauranga.

The Ruakura precinct is estimated to accommodate 6000 to 12,000 jobs once it is fully developed, and will have significant social and economic benefits for Waikato iwi, Hamilton, the region and New Zealand as a whole.

The Ruakura Superhub inland port and adjoining logistics hub is on track to open in early-mid 2022.

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Construction industry brings triplets together



From left: Doug Leef, Quincy Tangiau, Jacob, Isiaha and Keani Edwards, Karalee Tangiau.

Triplets Isiaha (Izzy), Keani and Jacob Edwards had an unsettled and, at times, separated upbringing, but were brought together and set on the right track by training in the construction industry.

Born when their parents were young, their mother left for Australia when they were six, and their father became their primary caregiver.

The family moved into their grandparents' home, where up to 15 people often resided. Late night parties and early morning disturbances became the norm for the triplets.

Izzy says growing up in a hard environment taught them about personal character and the different paths available to them.

"Our hard-working grandad was an inspiration to us. He helped us realise that commitment and discipline would help us achieve a great life."

Izzy left school to complete a pre-trade course at UCOL, while Keani completed a similar qualification at the Nelson Marlborough

Institute of Technology. Following graduation, they moved to Auckland together and started working in construction.

"We were going well until our employer went into liquidation. Our boss then said he expected us to work on his house for free for two months.

"At the same time, our landlord removed our kitchen as it wasn't consented. With no job or means of cooking food, we were in a bad place."

The duo reached out to friends and family, with their mentor, and now employer, Quincy Tangiau putting them in contact with Doug Leef, a BCITO Training Advisor.

"Doug helped us work out how to resolve our situation and advance our careers. We decided to sign up for apprenticeships with the BCITO and haven't looked back."

Keani and Izzy completed their apprenticeships in 2017 and 2020 respectively. While Izzy is a builder in Auckland, Keani moved to Australia to work as a carpenter in high-rise buildings,

and is studying for a Double Diploma in Building Construction Management and Project Management.

Their brother Jacob studied for a Diploma in Applied Fitness, and now owns a fire protection business.

Izzy says getting through his apprenticeship is a significant milestone.

"It has set a great foundation for the remainder of my career. My goal is to build a house for my family, who have been essential in helping me and my brothers along this journey."

Keani recommends working hard and finding a career that you enjoy.

"If you love your job, you'll never work a day in your life. Be the one who works late and turns up on the weekend — that is when you learn the most."

The BCITO needs more skilled people to become tradespeople. Find out more about how to start training your team and what support is out there for you at bcito.org.nz/employers.

Framing hammer engineered lighter and stronger

Estwing's no batteries, cords or fuel cells-required Ultra Series Solid Steel Hammers are engineered lighter and stronger.

The sleek new profile makes them lighter and more aerodynamic. Estwing hammers are forged in one piece out of fine tool steel for long life and dependability — devoid of any welds or joints that can fail.

These hammers also feature the company's world-famous and patented Shock Reduction Grip — a sure-fire durable and reliable grip put on any striking tool.

These hammers will work as long and hard as their user. They are lightweight and able to be carried on your favourite apron all day long with no discomfort.

Applications include:

- framing,
- truss building,
- subflooring,
- sheathing,
- panelised construction,
- siding,
- fencing,
- pallet and crate assembly,
- finishing,
- demolition, and
- nail pulling.

Features include:

- Forged one-piece tool steel body.
- Claws for pulling nails.
- Side nail puller for hard-to-reach areas.
- Patented Shock Reduction Grip.
- Magnetic nail starter in head.



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The Level-It is the robust and heavy-duty addition to any tradie's arsenal that enables them to keep ladders level in almost any situation.

The non-slip grips make sure the Level-It stays where it's meant to be, and its easy-to-use design and portability ensure users are only minutes away from a perfectly level ladder, saving time and keeping the user safe.

Developed and tested on the job by top tradesmen, the Level-It is designed to be simple to set up and use, easily meeting the challenge of any levelling job.

The product has undergone rigorous testing to ensure it meets all the quality and

strength standards required in everyday use. It's also recyclable, which makes it good for the planet.

The Level-It does not attach any extensions to the ladder, and requires no specialised tools to use. You use it when needed, saving weight and avoiding the bulkier solutions currently on the market.

Dimensions are:

- Height: 240mm
- Width: 150mm
- Length: 820mm

• Weight: 5kg

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Sutton Tools is a family-owned business that has been manufacturing for 103 years in Australia, and at the local division for 58 years at Kaiapoi, just north of Christchurch.

In New Zealand, more than 50% of the products sold are made either side of the Tasman. Most will be familiar with Evacut drill bits and sets that are made at Kaiapoi.

Up to 70,000 a day are produced when the factory is at full steam — and the company is well supported by local industrial/trade supply, hardware and fastener specialists.

Many tradies in New Zealand have already made a conscious decision to give preference to NZ-made products — and feedback shows that they are willing to shop around to get Evacut drill bits.

Making products in New Zealand and the Australasia/South Pacific area has great benefits for regional economies.

It helps secure supply chains with quality product, employs and trains skilled staff, contributes important export revenue for the country, and has a wide-reaching impact due to the spending with the other trades and services required to keep large factories running.

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Five of the best!

Framing nailers are a must in any self-respecting builder's toolbox. Here we size up five of the most popular brands available from merchants New Zealand-wide.



DeWalt DCN690N 18V XR Li-Ion Brushless Framing Nailer

Features:

Battery chemistry: XR Li-Ion
Voltage: 18 V
Battery Capacity: 4.0 Ah
Nail Diameter: 2.8 - 3.3 mm
Magazine angle: 30° to 34°
Magazine loading: Rear - load
Nail Length: 50mm to 90 mm
Magazine capacity: Up to 55 nails
Trigger Type: Sequential
Length: 345mm
Width: 125mm
Height: 338 mm
Weight: 3.53 kg
Nailer Operating Mode: Selective
Integrated Belt Hook: Yes
Jam Clearing: Yes
Temperature Range: -15°C to 50°C
Fault indicator: Yes

Overview:

- Brushless motor technology offers the power to fire a 90mm Ring Shank nail in Soft Wood and 63mm into Hard Woods.
- The sequential operating mode allows for precision placement and the bump operating mode provides the user with production speed.
- Mechanical rather than gas operation offers consistent performance at temperatures between -15°C and 50°C.
- Class leading vibration and sound figures, offer fantastic user protection.
- Versatile 30° to 34° magazine angle will accept most clipped head, and off-centre round head paper tape-collated framing nails.
- Reversible belt/rafter hook provides increased portability and versatility on the job site.
- Depths can be easily adjusted using the thumb wheel depth adjuster.



Hikoki NR1890DBCL 18V 90mm Gasless Framing Nailer

Features:

Driving Type: Air Drive
Nail Length: 50mm to 90mm
Nail Type: 30° to 34° Degree D-Head Only
Depth Adjustment: Tool-less
Loading Capacity: 47 nails
Firing Mode: Full sequential
Voltage: 18V
Amp hours: 3.0
Standard Accessories: 2 Batteries (BSL36A18), 32min Rapid Charger, Safety Glasses, Carry Case

Overview:

- Air Drive System (doesn't use gas cartridges or nitrogen gas).
- It is compatible with D-Head Nails between 50mm to 90mm and 30° to 34°.
- Toolless Depth Adjustment System.
- Zero ramp-up time.
- Dry-fire lockout.
- Low maintenance, low running cost (no gas cartridges).
- Low recoil.
- Consistent performance at low temperatures or high altitudes.
- 700 nails off a single Multi Volt battery.
- Not classed as dangerous goods (doesn't contain a flammable aerosol or liquefied gas).
- Nailer performs at 120 Joules.

Comments:

HiKOKI's renowned Gasless Nailer technology provides unprecedented power and low running costs.

Discover a new world of driving performance and reliability that will increase your productivity across a wide range of timber nailing applications.



Milwaukee M18FFN-0CNZ

M18 Fuel 30° - 34° Framing Nailer

Features:

Platform: M18 FUEL
 Nail size: 50mm to 90 mm (2in to 3.5in)
 Magazine capacity: 51 nails
 Firing mode: Sequential
 Length: 358mm
 Width: 160mm
 Height: 363mm
 Weight: 4.4kg
 Warranty: 3 years

Overview:

- Power to sink nails in timber framing.
- No gas cartridge required.
- Tool free drive depth adjustment.
- Dry fire lockout.
- On board hex key storage.
- No-mar tip included.
- Zero ramp-up time.
- Sequential firing mode.
- Rafter hook included.
- On/Off power button.

Comments:

By leveraging its nitrogen spring mechanism, Powerstate Brushless Motor, and Redlink Plus Intelligence, this nailer provides the user with pneumatic performance, and the convenience and freedom of cordless power.

Delivering the power to sink full round head nails into dense engineered lumbers, this framing nailer allows the user to tackle even the most demanding framing applications.

To keep the user productive and efficient throughout the day, the framing nailer fires with zero ramp-up time, meaning a nail is fired as soon as the trigger is pulled.



Paslode

2021 Impulse Framemaster-Li Powervent

Features:

Cycle Rate: 1000/hr (2-3/sec intermittently)
 Length: 310mm
 Height: 386mm
 Weight: 3.3kg
 Fastener Length: 50mm to 90mm
 Fuel Cell Life: 1000 nails approx
 Dimensions (L x H x W): 310 x 386 x 105mm
 Battery Life: 9000 shots per charge
 Magazine Capacity: 52 nails approx

Overview:

- New by-pass follower for quicker and easier loading of nails.
- New longer fan run time for improved cooling when rapid firing and increased performance.
- Redesigned nail lip for easier nail loading.
- New slip-proof grip and flat head allows the tool to be balanced on surfaces.
- Bigger battery notch for easier battery removal.
- PowerVent Technology (15% more power from 2016 previous models).
- Driving 50mm to 90mm nails into timber.
- Impulse gas technology — tried and tested technology giving maximum tool life and performance.
- 2.2Ah Lithium-Ion battery drives 9000 shots per 1 hour charge time.
- On/Off battery positions for improved safety and battery conservation.
- Low actuation pressure reduces operator fatigue.
- Tool-free depth of drive adjustment gives greater flexibility for nail placement and a superior finish.
- Nail lock out bar eliminates blank tool firing to protect timber and tool condition.
- Left and right-hand belt and rafter hook for convenience.



Senco F-35XP

50mm-90mm Cordless Clipped Head Framing Nailer

Features:

Tool Weight: 4.49kg
 Height: 366mm
 Length: 356mm
 Width: 140mm
 Warranty: 2 years
 Technology: Fusion
 Fasteners Per Charge: 600
 Magazine Capacity: 60 nails
 Standard accessories: 2 x 4.0 Ah Li-Ion Extended Life Batteries, Charger, Integrated belt and rafter hook, No Mar Pad, Storage Case

Overview:

- Fusion cordless air-power technology.
- Jam Reduction Intelligence for fewer nail jams.
- Pneumatic-like response with no ramp up time.
- No hose, compressor or fuel cell.
- Dry fire lockout.
- Applications include framing, panelised construction, truss building, subflooring, sheathing, decking, siding, fencing, and pallet and crate assembly.

Comments:

Combining true pneumatic feel, speed and power with cordless convenience, the F-35XP drives up to 90mm collated framing nails into the hardest substrates without the expense and hassle of fuel cells.

With its robust design and durable construction, the F-35XP is ideal for professional framers and contractors.



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M18FFN-0CNZ (TOOL ONLY)

Milwaukee® Tool continues to expand its line of cordless nailer solutions from frame to finish. The M18 FUEL™ 30°-34° Framing Nailer delivers the power to sink nails into hardwood, and boasts a POWERSTATE™ brushless motor. The framing nailer is designed to deliver durability, reliability, reduced downtime and maximised productivity.

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The true cost of losing an employee

Building Recruitment managing director Kevin Everett says losing staff is more costly than you think, and provides 10 tips for retaining valuable talent.

Losing staff is a right pain in so many ways. However, it's more costly than you think.

Research has shown the following stats when replacing someone:

- For entry-level employees, it costs between 30% to 50% of their annual salary to replace them.
- For mid-level employees, it costs upwards of 150% of their annual salary to replace them.
- For high-level or highly specialised employees, you're looking at 400% of their annual salary.

Hopefully I now have your undivided attention. The above shows that your employees are your company's biggest asset.

With massive skills shortages, and being unable to bring skills into New Zealand due to border controls, we are seeing many staff being head hunted or leaving employers because they are unhappy.

This either results in employers having to counter-offer, resulting in increasing costs on already tight margin projects, or having to look for a replacement when options are extremely difficult.

It also places the employer in a very difficult situation and the following questions must be answered:

- Are they staying for the money?
- Will they leave for more?
- What was the real reason they wanted to leave?
- Have I only papered over the cracks for the moment?
- Who else has been approached?
- How can I prevent this happening again?

I have spoken about this regularly, and it feels like a scratched record at times, but it is a massive issue facing all large and small companies in the sector.

Keeping staff happy is vital for the success of your business, and I am pleased to say that we are seeing more of our clients doing things outside the box when it comes to keeping good staff.

Creating the right culture and making your workers feel valued is vital.

Unfortunately, some still do not get it, so I'll share with you the hidden financial and economic costs when you lose a staff member.

- Advertising costs.
- HR costs.
- Recruitment agency — briefing and fees.



- Time for senior management or hiring managers.
- Hiring and screening costs.
- Behavioural and/or skill and psych tests.
- Onboarding.
- Ongoing training.
- Temporary staff hires.
- Moving and hiring costs.
- Time spent placating or reassuring clients.
- Building relationships with suppliers, subcontractors or clients.
- Managing others' workloads.
- Managing more unhappy staff.
- Loss of your trainer's productivity — remember, that could be you!
- Not training or inducting correctly, resulting in that new worker leaving and the process starting again.

For staff making the decision to leave, an employer is often a symptom of the company's perceived employee worth, and their proper value is undermined, or they feel overworked and stressed or lacking opportunity to grow, or have little job satisfaction or security.

The costs associated with losing an employee exceed not only the economic but cultural ramifications for your company too.

I have discussed this in the past, but it's always

good to be reminded that when we interview job seekers, these are the main reasons they are looking to leave:

- Company culture has changed.
- Loss of staff engagement, feelings of inadequacy, they feel let down, may not feel they can accomplish or achieve as much as team member(s) that leave.
- Additional work is put on them — high expectation and lower remuneration equals employee discontent.
- Client "relationships" are compromised, causing concern with job security.
- Loss of productivity and quality of workmanship, resulting in clients becoming unhappy and frustrated.
- Always putting out fires, working long hours and being under stress.

For businesses to succeed, you require:

- A mix of talent.
- Opportunities for growth.
- Valued relationships with internal and external stakeholders.
- Professional leadership.
- Personal development.
- Economic value (salary).
- Individual and collective reward (culture and standards).
- Work/life balance.

And businesses, like any group, workplace or community, should actively demonstrate and achieve a feeling of belonging and understanding, coupled with open and transparent processes and communication.

My top 10 tips for retaining valuable talent are:

- Have strong core company values and discuss with your team.

Continued page 36

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Through the 3D glass, darkly

Feel the irony? Ross Middleton says building is in a boom but reckons the economic worm is turning while costs are heading one way fast, raw materials and products are increasingly hard to source, waste is now a major issue, and the warm moist air of the environment is breathing down our necks . . .

Back in the day, 3D movies were all the rage. You wore a pair of funky glasses that helped give the illusion of a three dimensional perception.

Those glasses were no bloody help swinging a hammer though, and while the illusion is that the building sector in New Zealand is currently riding on a high at the moment, a confluence of issues surrounding the sector mean that adaptation and ongoing change are going to impact like never before — costs, materials, regulatory frameworks and changing environments being chief among them.

Cost of losing an employee

From page 35

- Create personalised benefits to individual employees (everyone has different needs).
- Recognise talent and reward improved work standards, and set clear expectations.
- Promote from within.
- Actively encourage innovation and open discussion.
- Hold social events.
- Perform regular staff performance reviews.
- Help individuals to create a plan to achieve professional development.
- Adjust and adapt to individuals' changing personal circumstances.
- Prioritise healthy workplace processes.

Making sure you have these simple processes will reduce the need to use businesses like mine to replace staff.

We want to find you additional staff due to your growing success, or to replace the ones you have promoted from within.

Businesses like that are a huge attraction to those highlighted above, and those practices create loyalty and encourage staff to share ideas that can improve your business and bottom line.

Remember to talk to us about our special Registered Master Builder members rates, and our monthly instalment terms for our permanent recruitment, or for us to quote you labour from our labour hire division.

You would have to have been living under a rock not to have seen and heard about the costs of climate change, whether it be planetary, personal or business-related. Some of these issues are being encompassed by changes to the Building Act being enacted as we write.

If that new Act is not enough for your business, a ground-breaking law change that comes into effect in less than two years has been introduced at the Hive that will make climate-related disclosures mandatory for most big businesses, and is guaranteed to wash through to us small guys too.

As one legal eagle said recently, "When banks and insurers start looking at the risk they have from their portfolio that they insure or that they lend to, that will encompass not just listed companies but a much wider spectrum of business."

Local bodies are getting paranoid about construction waste, and are eager to put their punitive bureaucratic mindsets to work in exercising the builder's patience.

Take the mob in Auckland for example. As part of its climate plan, it is taking specific actions in areas such as what it euphemistically calls the "built environment".

They say houses once earmarked for demolition are starting to be deconstructed or renovated to reduce waste, increase re-use, and provide training and employment.

Rimu floorboards, copper wiring, vintage textured glass and roofing iron are among the valuable materials that can be re-used and recycled. Such resources are currently the largest source of waste to landfill.

The council says an average new house build after all that "deconstruction" produces 4.5 tonnes of waste, including rather fancifully suggesting, materials worth more than \$31,000 if they were saved rather than sent to landfill.

It is actively working to minimise construction waste, so investing in the skip market may not be a good idea.

As old dwellings are removed to make way for



Kainga Ora housing developments in Auckland, organisations are working with the council to develop hubs where houses, once destined for demolition, will be deconstructed or renovated and on-sold.

Sales of recyclable materials will [they say] generate income to sustain and grow the deconstruction hubs.

All this activity creates jobs apparently. If local bodies are making moves, the writing really must be on the wall.

While reducing wastage and duplication in the consenting process may be all for the better, adapting to and accommodating a variety of new materials and construction techniques will keep us all on our toes.

Bringing the circle back to 3D, in relation to construction it's not just about new technology, and usually revolves around a strategic combination of the technological, the analogue and the chemical.

With timber prices at all-time highs globally, and in New Zealand exacerbated by significant offshore contracts soaking up the raw materials, it makes sense to widen the market base.

Alternative construction techniques and materials as a way to alleviate cost and supply issues are coming to the fore. Steel is one option but comes with its own cost and sustainability issues.

Concrete and brick are the obvious options, but they also use plenty of wood. The answer is

obvious — go for the gunge!

Houses and other buildings being constructed using 3D printed technology are a global rage at the moment.

Even in New Zealand, all those trendy media outlets love to show they have their finger on a pulse by writing about it.

Architecture and design web sites are full of them — from Apis Cor's robotic construction of the world's largest 3D-printed building, a two-storey office in Dubai measuring 9.5 metres high with a floor area of 640 square metres, to the boring modality of a three-bedroom family home on the outskirts of New York, on the market for an all-up cost of US\$299,999 (I am always confronted by where exactly all these one dollar/cent savings come from; boy these guys have some sharp pencils).

SQ4D, the company that built the latter, says it can print full size concrete houses faster, safer and stronger while reducing costs, and produce homes that are affordable, sustainable and eco-friendly.

That's three times faster with a 40% cost reduction, 600+psi compressive strength-tested, and using just three labourers for the entire job.

The house was built using a ruggedised gantry-style ARCS (autonomous robotic construction system) 3D printer made from top quality aircraft grade aluminium and stainless steel.

A lot of 3D tech advancement these days is in the nozzles, and SQ4D uses a variety of sizes, including an option for tangential control for optimum layer quality — hence less finishing work.

The inside of printed walls can be filled with 3D printed geometry or left empty for insulation, utilities and structural columns. Soffits, inclines



A gantry-mounted 3D system can reportedly print structures at speeds of up to one metre per second.

and overhangs? No problem — if you can programme it and the mix is right, gunge away.

Gaining some media traction in New Zealand has been Waikato-based start-up QOROX (hate those capitals guys), which uses a robotic arm system, and has been busy gung-ing up park benches and such.

It is the local front for a Netherlands operation, CyBe Construction, and has obviously invested to the extent of a machine (from €180,000 ex-works), and testing the technology in local conditions and complying with our building standards. I can see you all doing your sums as I write.

The unit which can be seen on the local web site appears to be the RC 3Dp mobile concrete printer, and can be used in multiple locations.

It is described as ideal for construction

companies and precast factories due to this portability.

The ABB robotic arm sits on a movable crawler, with rubber tracks that make it easy to manoeuvre the printer regardless of terrain.

The hydraulic feet stabilise the machine while it prints, and are extendable, increasing the total printable height of projects.

The mix-pump system moves the proprietary mortar through a concrete pump hose to the robotic arm, which then 3D prints in the programmed location. The robot itself is managed via a control unit that runs the software.

So, for medium-scale building in New Zealand, it could be a shoot-out between robotic arm and gantry-style ARCS for a 3D future.

Several local construction companies already use gantry-style operations — getting them mobile is the issue. Not to say some local geniuses won't come up with something all their own.

With more than 1500 universities in the world, and by my precise calculations undertaken on the lid of a nail box, that gives a minimum of 53%, or some 795 actively working on 3D projects as we speak.

And that's not counting research centres and proactive commercial operators.

Damn, my tongue's stuck in my cheek again but, truthfully, I'm really only just scratching the mere surface of a fascinating and fast-growing subject here.



The local distributor for these robotic arm printers is aiming to develop a concrete mix made from 100% locally-sourced base and incorporating waste materials as aggregate.

• Columns by Mike Fox and Terry Sage take a break this month, and will return in the July issue.

How to make sure you get paid for the building works you provide

Timothy Bates and Bodene Robertson-Wright of Auckland law firm Tim Bates & Co pose a debt collection fact scenario, and put forward the various debt collection options available to the unpaid subcontractor, while noting that the correct approach for a construction creditor will depend upon its own financial circumstances.

This month we set out the debt collection options available to a subcontractor in the situation below.

Facts:

- Subcontractor A carried out painting and decorating work for Developer X on 10 townhouses in the greater Auckland area.
- Developer X fails to pay Subcontractor A.
- Developer X tells Subcontractor A to re-address invoices to Head Contractor B.
- Subcontractor A does what he is told and invoices Head Contractor B.
- Subcontractor A is still not paid.
- Head Contractor B goes into liquidation.
- Subcontractor A seeks payment from Developer X.
- Developer X tells Subcontractor A your contract is with Head Contractor B.
- Developer X continues to refuse to pay Subcontractor A.

Step 1

Convert your invoices into payment claims under the Construction Contracts Act 2002. If you simply sent Developer X GST invoices, convert them into payment claims under the Act (you must use the standard form with notice provision) as then your claim will have the backing of the Act.

Where not paid or responded to, you can action the claim as if it is a debt that is due and owing under the Act.

Step 2

If Developer X does not make payment or respond with a payment schedule, then there are several options available to you:

- Issue a statutory demand under section 289 of the Companies Act 1993. Technically, this regime only works well where the existence of a contract is not disputed.

In this situation we would not advise pursuing



this route as you could be exposed to a negative cost order in the High Court for misuse of the procedure.

- Issue summary judgment proceedings, which is a fast-track route to judgment. For the reasons set out above, again, this course would not be recommended.
- Pursue a fast-track adjudication under the Construction Contracts Act 2002. This course is recommended because if successful, it could mean that Subcontractor A has a determination (with charging order) in its favour within a moderately short period of time (three-month estimate).

The determination would then be capable of being entered as a judgement of the District or High Court. However, because this method of collection comes with a likely \$15,000 deposit in respect of the adjudicator's fees before factoring in legal fees, this option may often not be chosen.

- So, the legal proceeding that typically fits the cashflow constraints of an unpaid subcontractor in the position of Subcontractor A, is an ordinary proceeding in the District Court, which relies upon the contract and unpaid/unresponded to payment claims.

- In addition, these proceedings would include a claim to capture payment for works that Developer X had benefited from but had not paid for — the principle of law being known as “quantum meruit”.

This cause of action works well in this situation because even if Developer X manages to

convince a court that it had not contracted with Subcontractor A, it still has to pay for works completed on its site by Subcontractor A.

- The downside to pursuing the course set out in the last two options is time. This process could take 12 to 24 months to get through. A further drawback is the potential for the financial position of a developer to worsen significantly during this period.
- Where Subcontractor A is concerned that there may not be any assets left in Developer X whereby the contract debt/judgment can be paid, it can seek an order freezing the assets of Developer X. In the case of a developer, this could potentially be exercised over land.

At TM Bates & Co, we have been advising clients in these types of construction contract matters for more than 20 years.

We know that each client requires a legal solution tailored towards its strengths and weaknesses.

Please make contact if you need advice upon the aforementioned issues discussed, or more general construction law advice.

Note: This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by TM Bates & Co or *Building Today* to anyone who relies on the information in this article.



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Building Consents Information

For All Authorisations, April 2021

Dwellings	\$1,638,662,000
Domestic Outbuildings	\$18,768,000
Total Residential	\$1,657,430,000
Non-residential	\$543,926,000
Total All Buildings	\$2,201,356,000
Non-building Construction	\$28,781,000
Total Authorisations	\$2,230,137,000

Number of new dwellings consented

	Apr 2021	Mar 2021	Apr 2020		Apr 2021	Mar 2021	Apr 2020
Far North District	30	29	19	Horowhenua District	27	45	12
Whangarei District	72	114	27	Kapiti Coast District	35	16	9
Kaipara District	25	20	9	Porirua City	34	23	19
Rodney District	112	76	107	Upper Hutt City	13	20	2
North Shore/Albany Wards	528	384	168	Lower Hutt City	101	74	13
Waitakere Ward	185	181	90	Wellington City	72	90	34
Auckland Wards	314	396	161	Masterton District	15	21	11
Manukau/Howick Wards	209	249	150	Carterton District	7	8	9
Manurewa-Papakura Ward	179	220	148	South Wairarapa District	10	6	4
Franklin Ward	96	116	70	Tasman District	42	69	32
Thames-Coromandel District	30	21	20	Nelson City	34	22	14
Hauraki District	11	13	7	Marlborough District	19	16	12
Waikato District	93	104	69	Kaikoura District	2	4	3
Matamata-Piako District	42	34	13	Buller District	4	7	1
Hamilton City	82	135	75	Grey District	3	7	2
Waipa District	41	106	39	Westland District	3	0	3
Otorohanga District	4	11	1	Hurunui District	9	16	4
South Waikato District	7	7	2	Waimakariri District	84	101	44
Waitomo District	0	14	2	Christchurch City	344	323	218
Taupo District	34	29	24	Selwyn District	159	189	104
Western Bay of Plenty District	59	59	18	Ashburton District	17	17	10
Tauranga City	181	141	60	Timaru District	15	22	8
Rotorua District	36	28	4	Mackenzie District	11	7	5
Whakatane District	6	11	3	Waimate District	3	5	0
Kawerau District	0	1	0	Chatham Islands Territory	0	1	0
Opotiki District	2	2	0	Waitaki District	20	14	2
Gisborne District	19	10	11	Central Otago District	32	26	19
Wairoa District	0	0	1	Queenstown-Lakes District	123	84	103
Hastings District	31	60	45	Dunedin City	44	58	19
Napier City	23	24	16	Clutha District	6	9	2
Central Hawke's Bay District	5	10	3	Southland District	12	16	6
New Plymouth District	98	97	8	Gore District	2	5	0
Stratford District	5	7	0	Invercargill City	16	25	8
South Taranaki District	10	9	8	Area Outside TA	0	0	0
Ruapehu District	7	9	5				
Whanganui District	14	10	4	Total	3994	4218	2174
Rangitikei District	11	14	0				
Manawatu District	16	58	14				
Palmerston North City	47	56	37				
Taranaki District	12	7	4				

• Based on 2006 census areas
 • Each dwelling unit in a housing project is counted separately
 • Figures in these tables may differ from published statistics

Source: Statistics New Zealand

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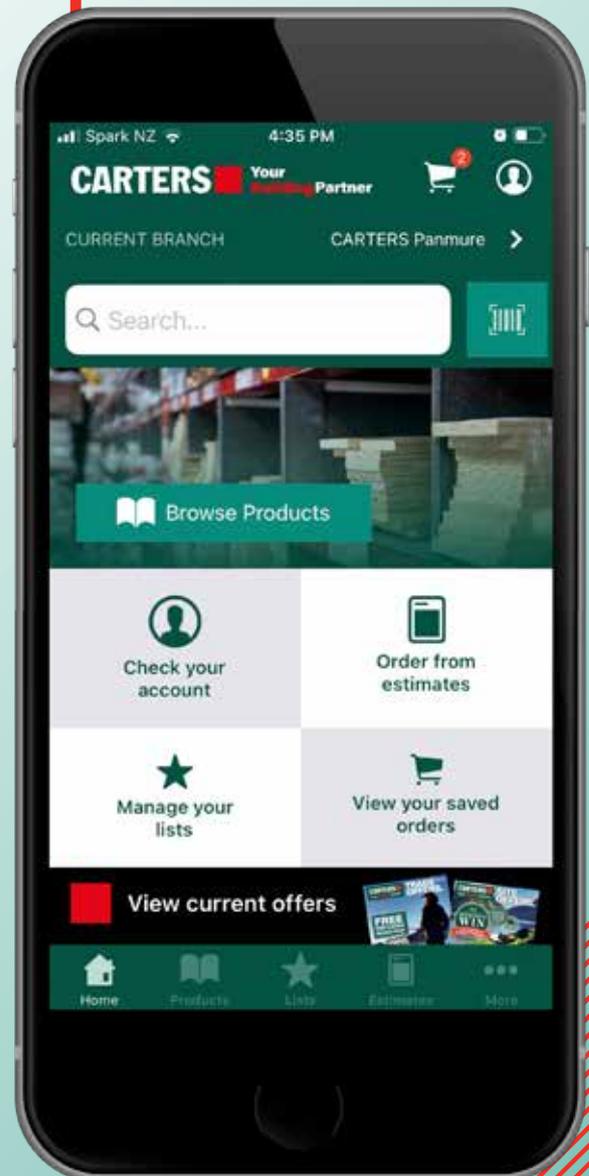
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