

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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November 2022

Volume 32 Number 10

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Details, page 35



Inside:

BIOPHILIC DESIGN REDUCING STRESS IN THE WORKPLACE

Living terrariums are the new go-to concepts to enhance well-being in the commercial work space

TOP APPRENTICES ANNOUNCED

RMB CARTERS 2022
Apprentice of the
Year winner revealed

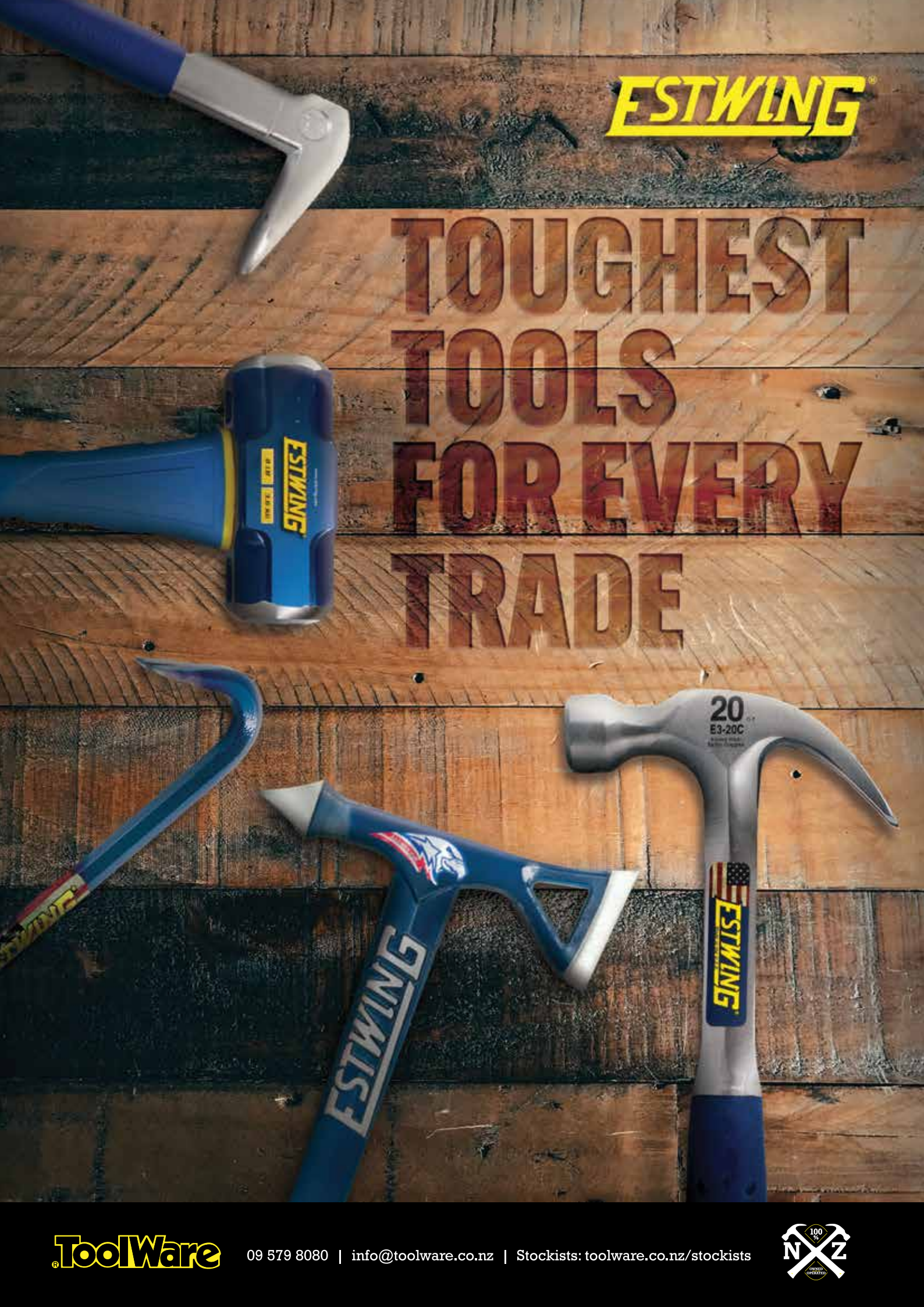
RMB HOUSE OF THE YEAR FINALISTS CONFIRMED

NZ's top 100 houses will contest
the country's most prestigious
building competition

ALSO INSIDE: RMBA WELCOMES PRODUCTIVITY COMMISSION INQUIRY



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BUILDING TODAY

November 2022

Volume 32 Number 10

From the editor

Climate change is a topical subject that is never far from the headlines these days.

In this edition we highlight some of the innovations that are surfacing in the New Zealand cement industry that address emissions issues.

Most in the industry will be aware that cement, although it's the world's most used building material, has a high carbon footprint.

But giant strides are being taken in producing concrete with significantly reduced embodied carbon — and, in some cases, through using alternative fuels in the production process. All good promising stuff.

Business columnist Andy Burrows examines a BRANZ house owners survey and finds that, in a surprisingly high number of cases, people don't always choose builders based solely on price.

Also in this issue we celebrate the success of New Zealand's top apprentices in the annual RMB CARTERS Apprentice of the Year competition.

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1-year subscription (11 issues): **\$57.50**

2023 — a busy year looms but conditions are improving

RMBA chief executive David Kelly says despite the ongoing challenges of the past few years, there have been some positive wins in 2022, and that most importantly, the sector is continuing to deliver the high-quality homes, workplaces and communities that New Zealand needs.

As we near the end of 2022, the sector is facing some challenges, with a slowdown in residential new build enquiries.

This will test the resilience of the sector, and it will be critical that businesses plan to navigate the year ahead.

Many are already doing so, and we are working on information and advice in the new year to help business owners think about the critical areas they should focus on.

Despite the ongoing challenges, there have been some positive wins this year. It was pleasing to see that the Ministry of Business Innovation and Employment was prepared to listen to the concerns that Master Builders and others raised about the timing of the introduction of new insulation standards.

The delay of the H1/AS1 code changes has provided some much-needed breathing space.

The relaunch of the Vertical Construction Leadership Group (VCLG) will help tackle ongoing issues in the commercial sector, and the Constructive Forum held in Rotorua once again provided valuable insights about how to navigate the current environment.

But most importantly, we are continuing to deliver the high-quality homes, workplaces and communities that New Zealand needs.

Officially launching the Vertical Construction Leadership Group

Earlier this month, 72 representatives from New Zealand's leading commercial construction companies officially launched the VCLG.

Led by Master Builders and launched by Minister of Building and Construction Dr Megan Woods, the Group brings commercial contractors together to focus on the crucial issues impacting productivity, and the sector's ability to deliver critical infrastructure.

It is set to tackle:

- supply chain disruption,
- labour market shortages,
- sector sustainability,
- procurement,
- contracting, and
- risk allocation.

We surveyed leaders within the VCLG to



illustrate the scale of the issues facing the sector.

All are experiencing cost increases for labour and materials, with 37% facing on-site delays of more than six weeks, and nearly half saying that procurement has become more complicated in the past 12 months.

And with 42% managing projects costing more than \$100 million, delivering these complex projects comes with significant risks.

Over the next few years, the VCLG will work to mitigate these risks, and deliver a stronger and more sustainable sector that meets the current and future needs of New Zealand.

Swift, nationwide action needed on building consents

We know that consenting is an ongoing pain point for most of our members.

In our latest State of the Sector survey, 83% of respondents reported experiencing consenting delays, with 58% facing delays of five weeks or more. This leads to substantial risk and cost increases for builders and home owners.

In September, Master Builders submitted on the Government's Building Consent System Review.

The review is an opportunity to address a broken system hampered by a risk-averse approach, inefficiencies, inconsistencies, and under-investment in technology.

We called for a substantial reduction in the number of consenting authorities in order to improve consistency and speed up consent decision-making.

Our other recommendations included:

- consolidating resource, building and subdivision consents to avoid duplication,
- making better use of available technologies,
- creating a consistent standards framework with clear KPIs for local authorities, and

- streamlining the consenting processes to recognise lower-risk projects and builders' own levels of expertise.

While we support the review, we think there is an opportunity for the Government to implement some quick wins, now.

The MBIE could exercise its regulatory powers more to provide greater direction to consenting authorities on how they must interpret regulations.

This could include allowing less scope for discretion and applying sanctions, or even removing consenting accreditation status if statutory time frames are exceeded or other performance measures are not met.

Another area is the use of technology for remote inspections, which could significantly reduce the frustrating delays that hold up projects unnecessarily.

While some consent authorities are using the available technology, it is inconsistent and not universally available.

Christmas is coming

Despite the trials of this year and the two before it, conditions are starting to improve.

We are no longer hampered by lockdowns and border restrictions, and the sector is confident of its own success.

Over the summer break, take the time to relax and recharge. We have a busy 2023 year ahead, which will be tough for some in our sector, and which also includes an election.



An Award-Winning Fit Out

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CATEGORY

Resene Commercial Fit Out

ENTRANT

Hawkins

PROJECT PARTNERS

AECOM (Engineer), Hawkins (Construction Company), Warren & Mahoney (Architect/Designer)



Successes

John Abercrombie, northern regional manager at Hawkins, was extremely proud of the team taking home awards at this year's Commercial Project Awards.

"It was a great result for the team. While the project faced several building challenges at the start, all the teams worked together to resolve the issues. On top of it, we got through the global pandemic and lockdowns to deliver an award-winning office fit out. We knew it was going to be an outstanding project the moment we were engaged. The project, designed by leading architect firm Warren & Mahoney, features a number of outstanding elements.

"These awards are about celebrating the team's success. They recognise our hard work and solidify the quality of our workmanship and ability to work with our partners — the designers, consultants and the client — to deliver a successful outcome. In this case, it's MediaWorks who now have a leading radio broadcast centre."



Challenges

This award-winning fit out was not without challenges, which John and the team had to work through.

"When construction commenced onsite, the Hawkins team quickly realised that the model did not accurately represent the onsite dimensions. This meant that fitting the fit out into the existing building was not going to work as the model had suggested. However, through a collaborative, cross-business co-operation, the project team managed to land on an approach which received the client's approval."



Judges' comments

This was a complex fit out of a 1970s warehouse that aimed to bring together separate parts of the company into a single building. Due to the history of the building, there were structural and acoustic challenges. The separate studios were spaced out around the perimeter of the building, enabling the individual radio brands to be celebrated with a different aesthetic. Linking these studios on the ground floor are collaborative and socialising areas, with workspaces occupying a skilfully-designed mezzanine floor. Early constructor involvement enabled a strong collaborative approach by all team members to ensure this project was delivered to a standard of quality beyond expectations.



2022 Apprentice of the Year winner, Dane Schnell from the Auckland Region.



BUILDING HIS WAY TO THE TOP!

DANE SCHNELL WINS NATIONAL APPRENTICE OF THE YEAR TITLE

Dane Schnell from Auckland has nailed the 2022 competition and taken out the title as this year's Registered Master Builders CARTERS 2022 Apprentice of the Year.

The top eight carpentry apprentices from all around New Zealand came together in Auckland to compete in the final stages of the competition — the apprentices completed a practical skills test and interview. This year's six-hour practical component challenged the apprentices to each create a rocket ship to donate to early learning centres through Evolve Education Group.

Following the practical challenge, the apprentices completed a 45-minute face-to-face interview with the national judging panel, made up of leading building experts. In the interview the apprentices were asked to discuss a recent building project which they submitted in the weeks leading up to the national competition.

The national competition was celebrated with the finalists and their employers, family and friends at a gala awards dinner in Auckland.

Proudly winning the title of New Zealand's 2022 Apprentice of the Year is Dane Schnell, 23, from Auckland, who is currently employed by Coastal Concepts and completed his training through BCITO, a business division of Te Pūkenga.

Judges were most impressed by Dane's ambition and ability to perform in the practical challenge.

"Dane is a well-rounded and ambitious apprentice. He excels both on the tools and on the field — representing Birkenhead in the National Football League. Dane has clear plans for his future, and knows what he needs to do in order to get there.

"His practical challenge was very impressive. Despite a turbulent start he was the first one to finish the rocket ship, completing it to an extremely high standard. The same could be said for the other areas of the competition. He excelled in his interview, answering technical questions very competently.

"Well done, Dane. The standard amongst our national finalists this year was very high, you have done an excellent job in taking out first place. We look forward to watching your future closely," the judging panel said.

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2022 National Apprentice of the Year finalists at the awards evening.

Runner-up went to Paulo Oliveira, 29, from the Northern Region, with Chris Foy, 21, from Waikato being awarded third place.

“Both of these apprentices were very strong contenders. Paulo only arrived in New Zealand five years ago with no English, he communicated effectively throughout the competition, and he has done exceptionally well to get where he is today. Chris was the youngest competitor in this year’s competition at 21 years old. However, that didn’t stop him, taking out a well-deserved third place,” said competition judges.

Before qualifying for the national competition, each of the top eight apprentices competed against other apprentices in their region. This involved a written project submission, a two-hour regional practical challenge, and an interview and site visit.

Registered Master Builders Chief Executive, David Kelly was impressed with the group’s talent and their commitment to being the best in their field, especially during our current environment.

“Learning new skills and applying oneself is challenging at the best of times, but doing so under the conditions of the past two years is a testament to their dedication and commitment.

“Leadership in our industry matters. We look at our up-and-coming apprentices and assess their aspirations to see how we can provide fulfilling career pathways, within the sector,” Kelly says.

Every year the high level of talent in the competition grows, and at the same time diversity in the sector continues to improve. The Master Builders State of the Sector survey reported that nearly 60% of builders found that diversity in their businesses improved during the past year. This was supported

by a recent MBIE report that showed increased diversity is being driven at the apprenticeship level, with the Government’s Apprenticeship Boost Scheme reporting that 19% of the over 50,000 apprentices in the scheme identifying as Maori and 8% identify as Pacifica.

“It is promising to see a steady increase in diversity in the Apprentice of the Year competition. Year-on-year the competition has seen an increase in diverse entrants. This year, we saw 20% of regional finalists from non-European backgrounds, as well as a quarter of our finalists. While we have more to do, it is encouraging to see good progress being made,” Kelly says.

The sector has also seen an increase in females, with the recent MBIE report stating that the number of female workers employed in the sector has nearly doubled in the past decade.

“Although there is still work to do in this area, the number of females increasing across the sector is very promising to see. It was also fantastic to see more females enter the competition this year and even place in the regional competition,” Kelly says.

Committed to standing behind all apprentices as they start their careers, CARTERS chief executive Mike Guy is impressed with the talent the competition brings together year-on-year.

“We have been sponsoring the Apprentice of the Year competition for 19 years now, and that’s something we are incredibly proud of. It’s great to be able to watch these talented apprentices giving their all in the competition, and then going on to have successful careers.

“CARTERS remains committed to supporting apprentices from across the country as they build their future in the construction industry. Partnering with the competition is a great way to celebrate emerging talent and our future industry leaders.”



2022 National Apprentice of the Year finalists at the practical competition

New Zealand's Top 100 homes announced

The Top 100 Homes of the Registered Master Builders House of the Year Competition were announced last month.

Registered Master Builders chief executive David Kelly says the awards have been recognising the very best houses, quality builders and craftsmen across New Zealand since 1991.

“Every year we are blown away by the levels of skill, workmanship and innovation displayed by Master Builders across Aotearoa. The awards are a great opportunity to celebrate building excellence and recognise our builders’ ability to build quality homes for New Zealanders.”

This year the regional competition had over 295 entries across eight regions.

Representing the top entrants in this year’s regional competitions held in September and October, the Top 100 Homes will now go through a strict judging process to determine the winners of the 2022 competition.

The national awards will recognise the Supreme Renovation of the Year, Supreme House of the Year Over \$1 million and the Supreme House of the Year Under \$1 million, which is a new award introduced this year to recognise the outstanding builds within a lower price bracket.

Kelly continues: “We are very pleased to introduce the new Supreme House of the Year Under \$1 million Award this year. The introduction of this award reflects the range of high-quality homes across different prices brackets that we see throughout the country.”

There are also 15 other award categories. These include the Pink Batts Craftsmanship Award, two Feature Home Awards and four Lifestyle Awards, including the APL Sustainable and Environmental Excellence Award, Plumbing World Bathroom Excellence Award, Kitchen Excellence Award and Outdoor Living Excellence Award.

House of the Year judge Faye Pearson was impressed by the calibre of homes she saw while judging the regional entrants this year. There were a few interesting trends that she picked up on, such as more consideration to the footprint of the home.

“We are starting to see entries, whether they are a permanent place of residence or a weekend retreat, where owners have considered the size of the footprint of the home. Cleverly designed compact layouts, multi-use spaces and well-crafted fit outs are a just a few of the greatly designed spaces we are seeing.

“Every year we are blown away by the levels of skill, workmanship and innovation displayed by Master Builders across Aotearoa. The awards are a great opportunity to celebrate building excellence and recognise our builders’ ability to build quality homes for New Zealanders”

David Kelly, Chief Executive RMBA

“Every year I am impressed with the creativity and standard of building. Builders are always extremely proud of their entries, and the effort their team puts in. It is great to see their passion for this industry as they present to us for judging.”

The awards also recognise the building and construction sector’s contribution to the New Zealand economy.

The awards are made possible through the support of Altus Window Systems, Bunnings Trade, CARTERS, GIB, Master Build 10-Year Guarantee, Pink Batts, Plumbing World, Resene and APL Window Solutions.

For more information about the competition, visit houseoftheyear.co.nz

National Sponsors





100 homes have been named as Top 100 National Finalists

Award Categories	No. of Entries
Renovation up to \$750,000	3
Bunnings Renovation \$750,000 – \$1.5 million	5
Renovation over \$1.5 million	4
Volume/Group Housing New Home up to \$500K	3
Volume/Group Housing New Home \$500K – \$750K	3
Master Build 10 Year Guarantee Multi Unit (Apartments/Duplexes/Terrace Housing)	3
New Home up to \$500,000	4
New Home \$500,000 – \$750,000	10
Altus Window Systems New Home \$750,000 – \$1 million	7
CARTERS New Home \$1 million – \$1.5 million	8
New Home \$1.5 – \$2 million	13
Resene New Home \$2 million – \$4 million	19
New Home over \$4 million	4
Builder's Own Home	10
GIB Show Home	4



Take a closer look at our virtual map

RMBA welcomes Productivity Commission inquiry

The Registered Master Builders Association has welcomed the Productivity Commission's inquiry into New Zealand's economic resilience to supply chain disruption.

"This is a positive step in exploring how New Zealand can improve its future resilience to supply chain disruption," RMBA chief executive David Kelly says.

"We currently have a short-term and reactionary approach to such issues, but need to employ long-term, counter-cyclical thinking to avoid the same situation that we face today."

In Master Builders' recent State of the Sector survey of more than 1200 industry participants, 96% said supply chain disruption, in concert with product availability and increasing product substitution, was one of the most critical issues they faced.

"The pandemic showed that the



RMBA chief executive David Kelly.

construction sector, like other areas of the economy, is vulnerable to these unpredictable disruptions," Kelly says.

"We are likely to face more of these situations in the future.

"Climate change is one area which has the potential to create further disruption,

alongside other economic issues or further pandemics.

"The disruption faced over the past few years was exacerbated by organisations panic buying and hoarding product. The sector is still working through this issue.

"Ensuring security of supply through such disruptions is a critical issue for New Zealand, and we are pleased to see the Productivity Commission working through the different possible scenarios.

"While there are other similar-sized economies to look to, many of these are in Europe so do not face the additional challenge of distance.

"As a price taker which is separated from other countries, New Zealand needs to think differently.

"Master Builders looks forward to engaging with the Commission and the sector on this issue, to ensure it moves quickly."

Mix-and-match modules help individualise homes

Well-known design-and-build company Box has launched an offshoot business with a focus on smaller houses and a simplified, more affordable architectural design process.

Artis takes the key learnings from the 14-year Box experience and distills it into crafting beautiful, compact homes.

The concept allows clients to receive the guidance of an architectural designer, but uses a set of semi-designed room templates which become the building blocks of the dwelling, and cuts the cost of design fees and construction.

Artis is targeted at home owners who appreciate beautiful design and who understand the merits of building smaller.

The building blocks have been developed using the expertise of a designer, builder, quantity surveyor and project manager.

"This has enabled us to create pragmatic designs that tackle affordability without compromising on quality," design lead Laura McLeod explains.

The Artis blocks can be configured like a mix-and-match set of modules to suit the orientation of the site and the project requirements.

McLeod believes the special design touches held within each building block elevate the Artis experience.

"A house is full of everyday moments



Artis homes range from \$250,000 for a 45sq m studio to \$600,000 for a three-bedroom 110sq m home (some site works costs may be additional).

worth celebrating. Artis focuses on capturing the moments that are important to each individual.

"For example, we've put a lot of thought into the moment of arrival and features that make a space more flexible, such as the use of window seats," she says.

Artis clients are still offered an end-to-end service, from design to build, but the process is pared-back.

"A lot of the hard decisions have been made for you, but you'll still have your say on the fun ones," McLeod says.

For a set fee, an Artis designer will arrange a site workshop to meet the client,

set an initial budget, and produce a block layout of the proposed dwelling.

If they choose to continue to the next design stage, a 3D model and floor plan will be created. This stage includes selecting fixtures and fittings from a curated selection of interior "canvases".

Once a contract is signed, the Artis team will organise all consents, following which construction will commence.

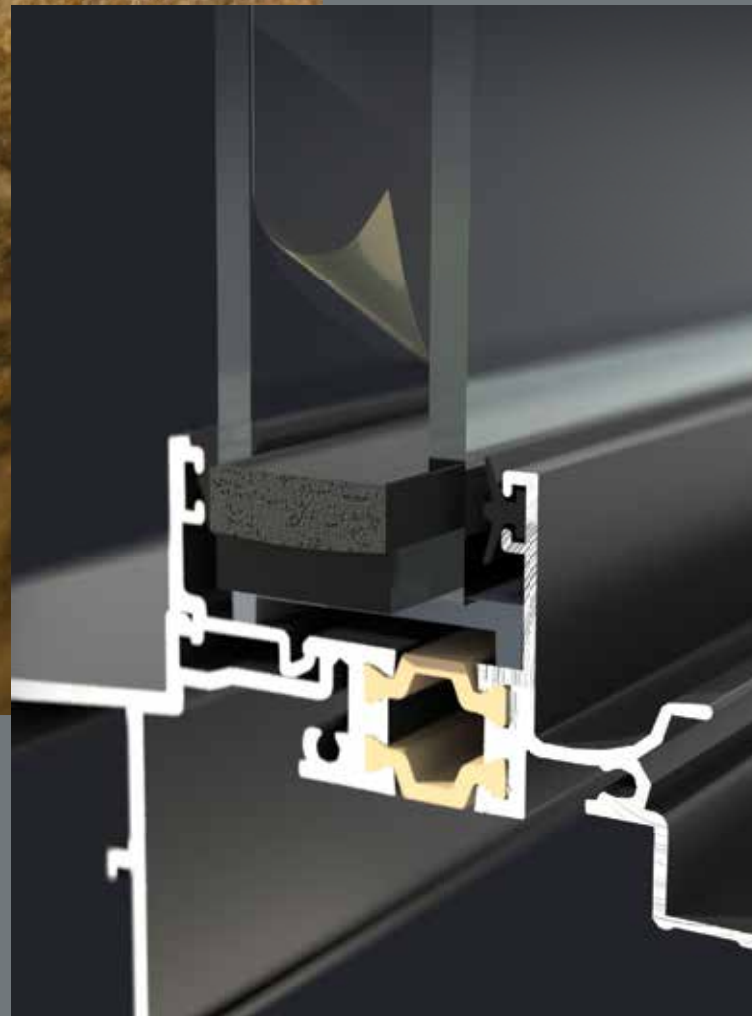
"We're excited about the element of play in the design-and-build process, and can't wait to see how each client will transform their canvas with their unique style and story," McLeod says.

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Kiwi plantscaping business wins Biophilic design award

Biophilic design principles reflect humankind's fundamental connection to the natural world — and they're being used in commercial work spaces to reduce stress and enhance well-being.

Hot on the tail of a Diamond Award win at the recent International Plantscaping Awards, Outside In has again won big on a global stage, this time alongside leading architecture practice Jasmx.

The duo has been awarded the prestigious Diamond Award at the International Biophilic Design Awards in Tampa, Florida, for their one-of-a-kind Waitakere Ranges-inspired project for New Zealand's largest litigation firm, MC.

Accommodating more than 230 staff, MC's workspace in Auckland City is the first of its kind in New Zealand to reflect the firm's bold and holistic commitment to staff well-being by including a living terrarium — featuring an abundance of plants carefully arranged to simulate a bush walking experience.

Located at the heart of the work space, the 700sq m terrarium provides staff with a space for contemplation, meeting for informal conversation, and to experience the calming and restorative effects of being immersed in nature throughout the working day.

Biophilic design principles have been used throughout the terrarium and workplace with the aim of reducing stress, enhancing well-being, and increasing motivation and creativity through connection to the natural environment.

Biophilic design principles reflect humankind's fundamental connection to the natural world, and the Biophilic Design Awards are presented to those who embrace the patterns of nature to create spaces that provide a strong connection to the outdoors.

Outside In creative director Ryan McQuerry says the organisation is humbled to receive the award alongside Jasmx.

"We love being a part of creating spaces that will improve the way people work, the way they interact with others, and the way they feel physically, mentally and emotionally," McQuerry says.

"We hope that more and more businesses see the benefits of biophilic design, and adopt it for the welfare of their employees and clients."

Waitakere Ranges provides inspiration

Drawing on holistic biophilic design principles, Jasmx's unique concept was inspired by the Waitakere Ranges, which Outside In brought to life through the creation of a completely bespoke growing medium called Forest Floo, the first of its kind in New Zealand.

Made up of a combination of materials created offsite and pieced together on-site, Forest Floor met the strict weight loading requirements of the building, and

was modular in order to be easily moved into place.

Sensory experience

The sensory experience within the terrarium has been enhanced by a change in environmental conditions — specifically, the ratio of oxygen in the air is artificially increased, the air is cooler, the lighting is subdued to replicate being beneath a tree canopy, and sounds of the forest and New Zealand birdsong is played to replicate the natural world.

The project was commended for its balance of direct and indirect connections to nature. In presenting the award to Outside In and Jasmx, the Biophilic Design Awards jury stated that the project epitomised the idea of Biophilic Design while standing head and shoulders above the rest, and how it incorporated the concept into the build environment.

Below: The sensory experience within the terrarium has also been enhanced by a change in environmental conditions — specifically, the ratio of oxygen in the air is artificially increased, the air is cooler, the lighting is subdued to replicate being beneath a tree canopy, and sounds of the forest and New Zealand birdsong are played to replicate the natural world.



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Digitally-focused conference to improve productivity

Beca Technical Director – Digital Engineering Advisory Glenn Jowett says attendees at the upcoming “Building our Digital Community” conference will learn how digital processes reduce risk, improve productivity, and deliver value from cradle-to-grave on capital projects.

Representing an industry partnership between the NZ Institute of Building (NZIOB) and the BIMinNZ Steering Group, the one-day Building our Digital Community conference will take place on March 23, 2023, at Te Papa in Wellington.

The programme has been carefully curated by the BIMinNZ Steering Group, which has taken on furthering the legacy of the now defunct BIM Acceleration Committee (BAC) which, itself, was created out of the government-sponsored 2011 Building and Construction Productivity Partnership.

The view is that use of digital technology is a leading charge to enhance productivity levels in the sector.

The inaugural BIMinNZ Conference in 2019 drew an impressive audience of 270 digitally-minded attendees, and was considered a great success.

This is the second in the digitally-focused series, and will deliver a programme that is envisaged and delivered by industry – for all those in the industry.

Conference theme

The overarching theme of Building our Digital Community encompasses the full construction supply chain.

This theme is underpinned by showcasing New Zealand construction projects that will be presented by the clients, contractors and consultants who designed and delivered them.

The common thread amongst these projects is the use of digital tools and

techniques plus other construction technologies to build project and industry teams that deliver better built outcomes.

The conference will not only provide relevant and awe-inspiring examples of where digital community building sits within the project environment, but also a forum where a wide range of digital users can meet, discuss and engage with some of the world's and our country's most dazzling digital innovators.

The emphasis is on creating a culture where we are not individual leaders, but collective supporters for everyone's project, and ultimately responsible for each other.

The programme includes:

- KiwiRail's pioneering “machine control and avoidance” system
- Christ Church Cathedral
- Wellington City Council, Digital Twin
- Foodstuffs Distribution Centre, Auckland Airport
- Wellington Convention Centre
- University of Auckland's B201 Building
- Helensville Wastewater Treatment
- Design for Manufacture and Assembly (DfMA)
- Delivery Net-Zero BIM-enabled Carbon Calculation

These topics show how digital techniques enhanced a wide variety of projects, and also look to the future as we pursue more sustainable ways to create the built environment.

Registrations are now open. Find out more at www.nzio.org.nz/digicomnz2023.

Engineers welcome revised seismic hazard model

Engineering NZ chief executive Dr Richard Templer has welcomed the release of the revised National Seismic Hazard Model, saying it provides much deeper scientific knowledge about the shaking hazard presented by earthquakes in New Zealand.

The model, which has had its first update since 2010, calculates the likelihood and strength of earthquake shaking that may occur in different parts of New Zealand over specified periods.

It was released by GNS Science, the Ministry of Business, Innovation and Employment (MBIE) and Toka Tu Ake EQC.

“Engineering New Zealand acknowledges the significance of this collaboration in delivering important seismic data for New Zealand,” Templer says.

No changes to regulatory settings have been made as a result of the model's release.

However, Engineering NZ and its technical societies are working with the MBIE to understand how the new information may be applied and incorporated into future Building Code updates for new designs, and whether the seismic hazard used for seismic assessments for buildings not covered by the earthquake-prone building system should be reviewed.

“Engineers and clients should continue to use existing design standards, and refer to the Interim Advice on the National Seismic Hazard Model,” Templer says.

This can be downloaded from www.gns.cri.nz/research-projects/national-seismic-hazard-model.



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Southern builder joins growing ranks of female tradies

Dress shoes are being swapped for work boots as more women take up growing opportunities to become tradies. South Island builder Becky Stenson recently joined the increasing number of women taking the leap into the construction world.

British-born builder Becky Stenson was feeling unfulfilled by her previous job of cleaning caravans, so turned to the internet to find her feet in the working world.

It was there that she stumbled across a job advertisement for a hammer hand at Hector Egger.

Wanting to give a new career a go she applied for the role and got it, starting as a hammer hand at Hector Egger in the Cromwell-based, on-site team.

The 29-year-old went from being apprehensive about starting a career in a male-dominated industry, to loving her job and claiming it was “the best decision I ever made”.

A bit apprehensive

“When I got the job I was a bit apprehensive because I was starting a trade where there were loads of men and I didn’t know how they were going to react,” Stenson says.

“But everyone at Hector Egger has been

so lovely and supportive. It’s like a big family,” she says.

“Even when there are other men on site from other companies, they are always lovely to me. There’s not really any prejudice.

“Some females might think, ‘oh no, I’m going into the trades and the men won’t accept me’, but it’s not like that.”

Stenson is now well into her building apprenticeship and is “absolutely loving” working on high-end boutique projects, such as the McKenzies Shute property development at Jack’s Point in Queenstown.

“It’s great fun — you get to tick things off and do things you’ve never done before.

“I just love being on site, in the fresh air, learning new things every day. Especially building these beautiful houses.

“Once you put them together you just feel so proud,” she says.

Developing the McKenzies Shute project is Black Robin Equity. Director Jasmine Yao

says she is excited to see more women in the industry.

“I was just really stoked to see a female on site — it was the first thing I noticed when I got there. She was right there in the thick of it, doing great work on the houses,” Yao says.

“I think it’s fantastic that Hector Egger is willing to take on a woman who didn’t have a prior background in the industry, educate her and give her the tools and support to get the certificates and qualifications she needs.

“We definitely need to see more women in the property industry, whether that’s on the ground or behind the scenes. It’s great to see it already happening more and more.”

Even distribution of men and women

Hector Egger directors Tristan Franklin and Stephan Mausli said one of their key objectives when setting up the New Zealand business was to have an even distribution of men and women working across all of the roles.

“This has been harder to achieve than first thought, but we are hoping this will change in the future,” Franklin says.

“A business like Hector Egger that combines the latest factory-based construction technology with on-site installation and delivery, offers great opportunities for men and women of all ages and experience to enter the construction industry.

“It has been fantastic to watch Becky thrive in her new career, and she, along with our other talented female team members, make us a much better business for their involvement.

Inspirational and positive role model

“We have no doubt that inspirational and positive role models like Becky will only help to increase the number of women entering the construction industry.”

Stenson has some words of advice for women interested in joining the tradie lifestyle.

“Don’t be scared to try new things. Don’t be afraid that just because it’s a male-dominated industry you can’t enter it, because of course you can.

“Anyone can do it — you just need the can-do attitude,” she says.



Builder Becky Stenson, left, and Black Robin Equity director Jasmine Yao are both women taking big steps forward in their male-dominated industries.



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HIKOKI



Mental Health First Aid in Construction course working to raise mental health awareness

By Site Safe communications advisor Jonathan Guildford

Mental health issues are rampant in the construction industry, with the sector losing one person a week on average to suicide — the highest rate of any industry in New Zealand.

As custodians of health and safety for the industry, Site Safe NZ is dedicated to doing all it can to influence and create a positive change in the health and safety culture of New Zealand's construction sector.

Mental Health Awareness Week 2022 marks a successful 18-month partnership with Hato Hone St John delivering Mental Health First Aid in Construction courses to the industry.

The course, which is run in Auckland, Wellington and Christchurch, helps learners build mental fitness as well as enabling them to provide initial support to others in construction-specific situations.

When construction site manager Joe



Hodgson was booked into the St John Mental Health First Aid in Construction course, he did not expect it to have such an impact on his personal life.

For several months, Joe's wife was fluctuating between being happy and bursting into tears, and verbal outbursts were frequent, he said.

"When she's lashing out at you it's hard not to bite back. I think I did it a few times not realising that there are other underlying issues."

It turned out that she, like 1 in 5 adults

aged 15 years and over in New Zealand, was diagnosed with a mood or anxiety disorder — in this case, depression.

"She got diagnosed with depression the day I was doing the course. From about February onwards we've been dealing with things at home and not really knowing that much about it."

But doing the mental health and first aid course changed all that, he says.

"It really opened my eyes up and I could totally relate — and now I fully understand what people go through."

He said it was important more people in the construction industry improved their knowledge of mental health, especially those like himself who have been in the industry for several decades.

If you'd like to be an advocate for mental health awareness you can sign up for Site Safe's MHFAC course at www.sitesafe.org.nz/training/our-training-courses/mental-health-first-aid-in-construction.





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Proactive communication key to improving client- builder relationships

Several recent studies undertaken by BRANZ suggest that better client-builder communication and better client understanding of the build process could help to improve residential build quality.

Improving the quality of Kiwi houses is easier said than done. New Zealand's building system is complex, with many actors, interdependencies, and unknowns — such as Covid-related materials shortages.

BRANZ research looked at key knowledge gaps for new build clients. It found gaps around how the build process works, who does what during the build, key communication channels, and client rights and responsibilities during the build.

The research found that positive client experiences relied on builders managing expectations early on in the process — starting out on the right foot was key.

This is particularly significant because negative experiences can seriously affect the health and well-being of clients and builders.

This was most pronounced for builders, more than half of whom experienced moderate to significant symptoms of depression and anxiety as a result.

A big issue for new build clients is knowing enough about the building process to ask informed questions. The research found that most clients desired a greater depth of information as the process progressed, and that builders could maintain the relationship by responding to this need.

The research found clients generally required clearer information regarding the build progress, and also that more information was needed in respect to their rights and responsibilities as a consumer.

Research into the perspective of builders, and separate research into the perspective of clients during the build process, recommended applying structure to the journey to help both groups.

This could reduce the likelihood of negative experiences putting strains on builders and their clients, and encourage proactive communication, which could help keep relations on a positive footing.

Recent additional construction industry issues, such as Covid-related labour and materials shortages, mean it is more important than ever to proactively manage builder-client relations.

The studies suggested the development of a workbook to guide clients through the process to help them navigate various issues.

These include when and how clients should contact their builder, the process for clients to identify and report defects, and managing health and safety during site visits.

It was found that most clients cannot access impartial, expert knowledge. If access was improved, this could help clients feel more confident about asking questions of their builder during the build.

Serious injuries prompt call to 'follow the code'

The construction industry is being urged to follow the code for electrical safe distances after recent serious power line and cable-related worker injuries.

Electricity lines company Powerco is concerned lives are at risk by working and building too close to power lines.

"From design through to construction, you must follow the minimum safe distances set out in the Code of Practice for electricity safe distances to help avoid electrocution or serious injury, and any costs of correcting the work," general manager electricity Karen Frew says.

To follow the code visit <https://www.powerco.co.nz/safety/electricity-safety/building-near-lines>.



Building near power lines? Follow the code.

Not knowing what's a safe distance can come at a price. Help avoid electrocution or serious injury – and any costs of correcting the work – by following NZ Electrical Code of Practice NZECP34 - Electrical Safe Distances.

Think twice. Think safety.

Know what's safe at [powerco.co.nz/building](https://www.powerco.co.nz/building)



Architect: Insulation trumps building structure

At the start of November I could design a new office or a sports club or a church extension in Wellington using walls built of 90 x 45 framing, and insulated with R2.4 Batts.

The week after, for the same building, I have to use 140 x 45 framing with R3.6 Batts.

Similar for a skillion roof. Previously this would have been 140 x 45 rafters and R3.2 Batts. Now it is 290 x 45 rafters and R7.0 Batts — all due to the introduction of new energy efficiency standards for the commercial building industry.

From May next year, similar standards will apply to the residential construction industry.

For the commercial buildings described above, the new standards represent a 34% increase in material costs for walls, and a 150% increase for roof construction.

The new H1 insulation standard in the Building Code, introduced with the intention of reducing the energy use of buildings, is having an unintended consequence of increasing the building structure not for strength but to hold the insulation.

At a time when building materials and labour costs are continuously rising



Registered Architect Bruce Welsh says changes to H1 insulation standards in the Building Code and the focus on energy efficiency over structure or buildability means that builders are now required to use materials less efficiently.

alongside the general costs of living, these changes will just add to that.

The goal of producing affordable housing for first-home buyers keeps moving further and further away.

It has been estimated that the payback period for this increase in insulation is between 20 and 100 years, depending on where in the country you are situated.

The focus on energy efficiency over structure or buildability means that we are now required to use materials less efficiently.

That means more and more timber, and more and more insulation, with both materials currently in limited supply.

Can our manufacturers keep up with the demand, or will more delays be experienced again?

We need to move away from the narrow "carbon-driven" focus on energy efficiency to an overall efficiency in the use of all materials.

Bruce Welsh
Registered Architect

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Larsen: Any number of obstacles could trip up forestry industry transformation process

Northpine Ltd general manager Bruce Larsen wonders if the draft Forestry and Wood Processing Industry Transformation Plan will see forestry, timber manufacturing and the associated construction and bio-industries heading towards their day in the sun — or will this 'vision' be just another dream that will fade into history?

The recently released draft Forestry and Wood Processing Industry Transformation Plan (ITP) is a consultative document that proposes a vision and actions to transform our sector.

The stated aim of this transformation is to maximise the value that the sector generates for New Zealand.

Forests are New Zealand's largest renewable resource and are, therefore, vital in our move towards a more circular, low emissions economy.

The sector is already very important to the national economy and our society. In 2021, the industry contributed \$6.7 billion in export earnings, and employed some 40,000 people.

A major issue for New Zealand is that over the past decade the volume of logs harvested has doubled, while the capacity for processing timber in New Zealand has not increased.

Therefore, the key aim for the ITP is for New Zealand to process more wood on-shore and to use the woody residues to grow the forest-based bio-economy.

The ITP suggests that this will require us to upscale and modernise our wood processing capacity — and it is envisaged that this can only happen through co-investment from industry and Government.

Suggested goals

Suggested goals for the industry transformation include:

- Wood processing to increase by 25% by 2030.
- Export earnings from value-added wood products to grow by \$600 million by 2040.

To achieve these goals the ITP calls for specific outcomes, including:

- Growing investment to increase manufacturing of advanced wood-based products for building, biotech and fuels.
- Supporting sector co-location, collaboration and sustainability.
- Improving trading and transparency of markets for logs and woody biomass.
- Growing domestic demand for New Zealand's wood products.
- Growing and diversifying export markets.
- Growing and attracting the future workforce.

New technologies are changing what we can produce from wood fibre.

Wood can be turned into engineered wood products to build tomorrow's high-rise buildings (the so-called "mass timber" market), replacing higher emission materials.

Biofuels can replace coal, and can fuel planes, ships and cars, and advanced biochemicals and bioplastics can produce low-carbon materials and chemicals.

Forestry, timber manufacturing and the associated construction and bio-industries certainly seem to be heading towards their day in the sun — or is this just another dream that will fade into history, and the humble "4x2" will continue to dominate our building industry?

Slowing market

There are currently any number of obstacles that could trip up this process before we have any chance of "transformation".



The New Zealand forestry industry contributed \$6.7 billion in export earnings, and employed some 40,000 people in 2021.

The suddenly slowing structural timber market over the past few months has brought many wood processors back to earth as demand has evaporated.

Confidence has fallen dramatically. Finding staff to operate at current levels of production is almost impossible, so where will the workforce of the future come from — especially when the timber industry is not generally seen as a "desirable occupation", let alone a career?

Funding expansion is a real challenge for small-to-medium-sized privately-owned wood manufacturing plants.

Banks and other traditional lending institutions see the industry as very high risk, and will generally make it very difficult to borrow to invest in meaningful or large-scale development.

Hard to justify

It is incredibly hard to justify borrowing several million dollars when interest rates are relatively high (because the bank costs in their perceived level of risk), the loan period is only three or four years, even though the machinery has an expected lifespan of at least 10-15 years, and depreciation is low.

Will the Government be offering low or no-interest loans, for example, to encourage transformational change?

There is a lot of work to be done just to keep the current level of manufacturing operating before we consider what could only be termed an explosion of growth.

Only time and the combined efforts of Government and business will determine how successful this "vision" will be.

• Consultation on the draft Forestry and Wood Processing Industry Transformation Plan closed on September 30, and a final plan is due to be released late this year.



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Appraisal No.986 [2017]

Concrete NZ conference delivers

It was with a sense of relief and excitement that Concrete NZ's 2022 Conference got underway recently at the Energy Events Centre in Rotorua after a three-year pandemic-enforced absence.

More than 400 delegates from Aotearoa New Zealand's concrete industry and wider construction sector, supported by a strong contingent of exhibitors, gathered to knowledge share, network and enjoy a range of social activities at Concrete NZ's 2022 Conference.

Conference Organising Committee Chair Professor Alessandro Palermo got proceedings underway by welcoming delegates and outlining how the broad theme of Sustainability would be reflected throughout the event.

Keynote speaker Professor Santiago Pujol, from the University of Canterbury, led the technical programme by exploring how the concrete of the future must be reused and reusable, robust and combined with other materials.

The 2022 Conference would not have been possible without the assistance of dedicated patrons, sponsors and industry supporters, who embraced the event with enthusiasm.



Professor Alessandro Palermo got proceedings underway as Chair of the Conference Organising Committee.

Concrete NZ hopes everyone caught up with friends old and new, and spent time discussing key developments in concrete materials, design and construction.



Professor Santiago Pujol gave the conference keynote address to an appreciative audience.

Until next time — which will be September 28-30, 2023 at the Claudelands Events Centre in Hamilton. Make sure you save the dates!

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Celebrating concrete success

The inaugural Concrete NZ 2022 Conference Awards saw an array of concrete industry participants celebrated for their customer service, technical expertise, health and safety practices, diversity and inclusion, carbon reduction, and selfless contribution.

Learned Society Concrete Prizes

Alex Kirby and Tony Wang from the University of Auckland, along with Rosie Pagel and Liam Pledger from the University of Canterbury, were recognised as outstanding final year engineering students whose studies looked to advance concrete construction.

Concrete Industry Apprentice of the Year

Megan Blance, Allied Concrete

Concrete NZ and BCITO - Te Pukenga were proud to acknowledge Megan Blance as the first woman Concrete Industry Apprentice of the Year, and shine a light on her tremendous attitude, leadership skills, enthusiasm for mentoring, and work ethic.

As Allied Concrete's plant supervisor in Blenheim, Megan is a future leader in the making.



Megan Blance, Concrete Industry Apprentice of the Year.

Extra Distance Award

Busck Prestressed Concrete, for the America's Cup 36 Hobson Wharf Extension

Busck and its project partners were saluted for their capability and willingness to innovate, which saw precast concrete components transported via barge from Whangarei to Auckland to ensure the extra mile was taken and delivery made ahead of schedule.

Extra Distance Award — Highly Commended

Higgins Concrete, for KiwiRail's Pile Upgrade in the Hutt Valley

This innovative solution, which involved mounting a concrete bowl on a rail-cart to help pour up to 2000cu m of concrete over 18 months for the steel pole foundations on the Petone to Upper Hutt line north of Wellington was commended by the judges.

Technical Excellence Award

Allied Concrete, for Te Ara a Toa (Bridge 20) on Transmission Gully, Wellington

Allied Concrete's exhaustive commitment to concrete mix design detail, the outcome from which is the showpiece concrete structure on one of the most significant new roads in New Zealand, impressed the judges tremendously.

Health, Safety and Wellbeing Achievement Award

Higgins Concrete and Firth Industries, for their Groov by Mentemia Partnership

Higgins Concrete and Firth Industries' foresight in choosing to work with Mentemia was singled out by the judges as helping health and safety to evolve and include well-being, and normalise mental health care across industry.



From left: Mike Botherway of Higgins Concrete and Krish Armithalingam of Firth Industries receive the Health, Safety and Wellbeing Award from Concrete NZ Chair Dene Cook.

Diversity and Inclusion Award

Firth Industries "Name of the Game" Initiatives

The judges congratulated Firth Industries on the huge strides taken to meet the needs of its staff, suppliers and customers by making everyone feel more connected and, in turn, improve brand reputation while boosting productivity.



Kent Andrews (left) of Firth Industries receives the Diversity and Inclusion Award from Concrete NZ Chair Dene Cook.

Carbon Reduction Award

Golden Bay, for its Waste End-of-Life Tyres Project, Portland, Whangarei

In addition to the 27% substitution of coal for waste end-of-life tyres, Golden Bay's replacement of a further 20% with biofuel wood waste, to achieve an overall alternative fuels substitution of around 50%, was applauded by the judges.



Gian Raffainer (left) of Golden Bay receives the Carbon Reduction Award from Concrete NZ Chair Dene Cook.



Golden Bay won the Carbon Reduction Award for its Waste End-of-Life Tyres Project at Portland near Whangarei.

Continued page 26

Celebrating concrete success

From page 25

Outstanding Contribution Award Angelique Van Schaik

The quintessential “quiet achiever”, there are none more deserving of an Outstanding Contribution Award than Angelique. Ensuring behind the scenes efficiency for 20 years across multiple financial and administrative roles for different industry associations, Angelique’s reserved and unflappable approach has formed part of the bedrock on which Concrete NZ is built.



Angelique Van Schaik of Concrete NZ receives her Outstanding Contribution Award from Concrete NZ Chair Dene Cook.

Honorary Life Member Bob Officer

Bob was recognised as Concrete NZ’s 3rd Honorary Life Member due in no small part to the huge regard with which he is held across industry for his broad experience, technical expertise, and political acumen.

In short, Bob’s passion for the concrete industry and his dedication/loyalty to his employer and associations has endured for close to 30 years, and make him a worthy recipient.



Bob Officer (left) of Allied Concrete receives the Honorary Life Membership from Concrete NZ Chair Dene Cook.

Plant Audit Scheme Excellence Awards

The Plant Audit Scheme, which provides an independent audit of around 200 ready mixed concrete plants’ quality management systems, now operates a

Gold, Silver and Bronze acknowledgement system as a simpler, more transparent way to reward excellence.

The plants that received a Gold status in 2022 were:

- Allied Concrete’s Nelson, Washdyke, Settlers Line, Penrose and Silverdale plants
- Firth Industries’ Aotea Quay
- Terry’s Concrete Te Horo plant
- Atlas Concrete Takapuna.



Lee Skinner (left) of Allied Concrete receives a Gold Award from Maurie Hooper.



The Firth Industries team celebrate their success, including a Gold Plant Audit Scheme Excellence Award.



Sabina Sekerovic of Atlas Concrete receives a Gold Award from Maurie Hooper.



Terry Whiteman of Terry’s Concrete receives his Gold Award from Maurie Hooper.

Max saves workers' backs with new stand-up, battery-powered rebar tier

Contractors should find their workforce is safeguarded from what has been a back-breaking industry thanks to a new stand-up rebar tying tool, the features of which work to reduce instances of back strain and the development of musculoskeletal injuries.

Max is aiming to cut down on back strain for workers tying rebar on concrete slabs with a new stand-up, battery-powered tying tool.

The new Max RB401T-E Stand-up TwinTier is the first tool of its kind that gives ironworkers the ability to tie rebar while standing upright.

Features of the new product include:

- Reduced back strain: The RB401T-E is an ergonomic solution for back-breaking slab work.
- Adjustable handles: Users can adjust the handles to two positions to find the most comfortable fit for their height.
- Triggerless technology: An automatic contact mechanism allows the tool to instantly tie when pushed down over a rebar intersection.
- Shorter tie height: A wire-bending mechanism produces a shorter tie height. Less concrete is needed to fully cover a wire tie.
- Tilt sensor: The tilt sensor prevents the tool from tying when angled upward.
- Enclosed design: Greater protection

against debris and moisture entering the tool.

The tool's ergonomic construction, along with its contact mechanism which requires no pulling of a trigger, lets workers automatically form a tie when pushing the tool down on a rebar intersection.

The long nose attachment allows the tool to glide into rebar intersections with minimal effort from the operator.

'Wire-bending' mechanism

The TwinTier's "wire-bending" mechanism feeds a precise amount of wire to match the thickness of the rebar being tied, therefore reducing the use of unnecessary wire.

This bending mechanism consistently feeds, pulls back, twists and releases the perfect-sized tie for each application.

A low battery power consumption design allows the tool to produce 4000 ties per charge using a 14.4V 4.0 Ah Li-ion battery, which recharges in just 65 minutes.

All of these features work to reduce instances of back strain and the development of musculoskeletal injuries.

This means the significant risk of developing back pain in the long term is reduced by an estimated 55% using the RB401T-E.

The tool can tie from D10 x D10 up to D19 x D19 rebar combinations for a variety of applications, including, but not limited to, road and bridge decks, industrial foundations, commercial floors and water tanks.

Like other tools in the TwinTier family, the RB401T-E's special attributes include its faster tying speed, a reduction in wire consumption, and a short wire tie.

The RB401T-E also uses the same battery and TwinTier tie wire as the RB441T and RB611T hand-held TwinTiers.

When paired with the evolving TwinTier solution, contractors should find their workforce is safeguarded from what has been a back-breaking industry.

For more information visit www.sifco.co.nz.



Stand Up Rebar Tier - Double the Speed - Double the Ties - Reduces Back Strain

The RB401T-E Stand-Up Rebar Tier is an ergonomic solution for backbreaking slab work. An automatic contact mechanism allows the tool to instantly tie when pushed down over a rebar intersection. The tilt-sensor prevents the tool from tying when angled upward, and the enclosed design gives great protection against debris and moisture entering the tool. Users can adjust the handles to 2 positions, to find the most comfortable fit for their height.

Wraps 2 x 1.0mm tie wires, tensions and ties tight, with a 50% shorter tie height than other models. Ties a combined size of 20mm, up to 40mm, approximately 260 ties per coil, 4000 ties per charge, with the MAX® 65 minute fast charger. Made in Japan.

Battery operated re-bar-tying tool for:

- **Precast concrete products**
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- **Water treatment tanks**
- **Road and bridge construction**
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Expol's New Generation solutions guarantee floor and slab compliance

With substantial changes to the Building Code coming into force in 2023, Expol's research and development team has been hard at work to ensure the construction industry will have access to compliant insulation solutions from day one.

Expol technical sales manager Wayne Watson explains that the business was eager to introduce a comprehensive range of solutions well in advance of next May.

"We've invested significantly to ensure Expol has specific solutions that cater for every part of New Zealand. Each product has been developed and tested to perform to the new Code requirements," he says.

Engineered solutions, independently tested to meet H1

With specifiers looking for solutions that meet the 2023 Building Code's Clause H1 requirements, Expol has launched a new range of engineered floor and slab insulation products.

"Meeting the energy efficiency provisions of the updated Code will be a key focus for specifiers and trade in 2023.

"Our new range provides guaranteed performance for floors and slab insulation, giving peace of mind that the build will be compliant," Watson says.

He adds that one of Expol's strengths is the lengths it goes to to deliver on its promise of guaranteed performance.

"For example, instead of a single product development team, we have experienced technical experts based in the North and South Islands.

"That means the people developing our range know first-hand what it's like to live and work in the climates they're designing for," he says.

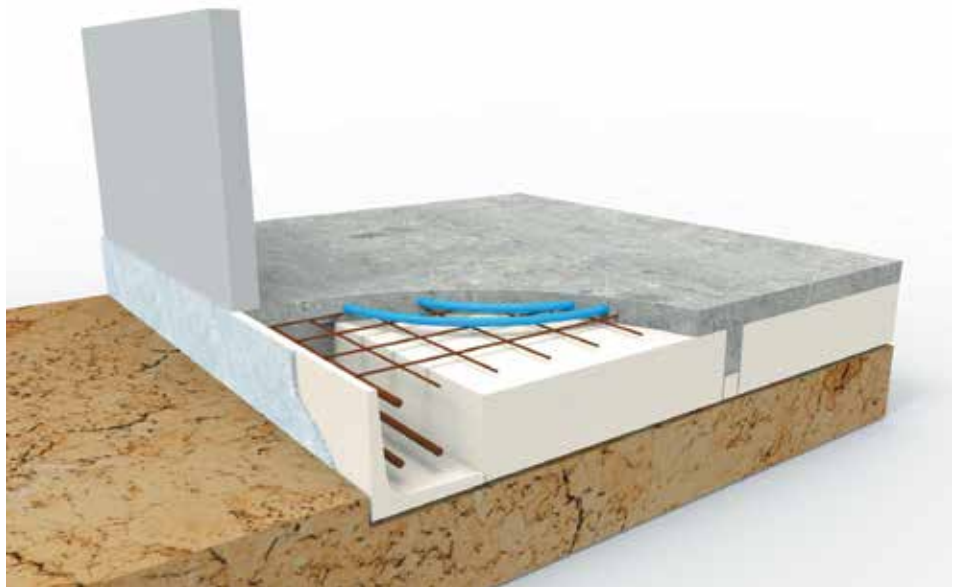
Making the insulation specification process simple

In addition to its updated range, Expol has also launched an online calculator that simplifies the process of specifying floor and slab insulation.

"The online calculator, available on the Expol web site, is a game changer for specifiers and builders," Watson says.

"After entering the required R value, simply add your slab area and perimeter, and the area-to-perimeter ratio, then you can submit the details to our technical team.

"We'll provide a solution with an R value that will suit your region," he says.



Expol's New Generation engineered floor and slab insulation products have been independently tested to meet 2023 Building Code Clause H1 requirements.



Financial commitment to sustainability and recycling

Expol has invested hundreds of thousands of dollars to develop new production facilities that enable the company to recycle polystyrene waste into new products.

"As a manufacturer, we're keenly aware of reducing our impact on the planet. That's why we've taken the major step of adding recycling plant to each of our seven factories around Aotearoa," Watson says.

"Along with our in-house recycling capability, we've made sustainability a core focus of our product development efforts.

"As a result, many Expol products are now made of either partially or fully recycled polystyrene," he says.

Guaranteed to deliver

Proudly Kiwi-owned and operated, Expol is a family business with a 40-year history of consistent performance.

Strong relationships with key trade merchants, along with nationwide manufacturing facilities and a dedicated fleet of delivery vehicles, means that Expol is well-placed to ensure continuous supply.

"We know that certainty means everything to our customers, so we work hard to maintain production levels that meet market demand — even during challenging periods like the lockdowns of 2020 and 2021," Watson says.

• Interested in learning more about Expol's New Generation floor and slab insulation solutions? Visit expol.co.nz.



Designed to meet
1 May, 2023 new
Building Code
changes

EXPOL FLOOR AND SLAB INSULATION SOLUTIONS.

For over 40 years EXPOL have been at the leading edge of delivering Lightweight Polystyrene Construction Solutions.

With the introduction of the Building Code changes in 2023 our technical and engineering team have designed and developed a selection of New Generation floor and slab insulation solutions. These meet the code and address the specific needs of the varying projects and environments throughout New Zealand.

We've taken the hard work out of it.

Check out the EXPOL Concrete Foundation Insulation Calculator which shows you the EXPOL solutions that meet the new code for your project.



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Consciously designed
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**Learn more about EXPOL NEW GENERATION Products
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EXPOL - the product of choice for specifiers and the
construction industry.

The Future is Green

E-Crete, a new range of concrete being launched in February 2023, will contain significantly lower levels of embodied carbon.

There is a lot to understand as we head towards a necessary lower carbon future. One big heavy subject is the use of concrete in construction.

Concrete is the world's most used building material. This is because it is relatively cheap, easy to use, strong, durable, is a useful thermal mass when well designed, has fire resistance, and can be made anywhere from local materials. Do

you feel a “but” coming?

But concrete has a high carbon footprint. This is due to the high carbon cost (embodied carbon) of making cement.

A standard 25MPa everyday residential cubic metre of concrete has around 350kg of embodied CO₂. That's almost all from the cement content. And all concrete is the same, right?

No. And the difference is big. And it makes a meaningful change for good.

NZ's first EPD ahead of its time

Allied Concrete registered New Zealand's first Environmental Product Declaration (EPD) for concrete in 2014. And it was so far ahead of its time, it was the first one for any product in the southern hemisphere.

An EPD is a data-driven, third party-verified measure of global warming potential — which includes an exact measure of embodied CO₂.

Since then, the technical team at Allied Concrete has been reducing carbon in standard concrete using this data.

At present, it's 23% lower than it was in 2014. That's awesome, when you think New Zealand's target is 30% carbon reduction by 2030.

Allied is nearly there. Right now. But wait, it gets much better.

New range of concrete

Around the end of February 2023, Allied Concrete will release a new range of concrete with a choice of 10, 20 or 30% further reduction, called E-Crete.

This will use a proven international technology to replace some existing cement without affecting strength, performance or any other of those great things listed about concrete above.

This means a standard cubic metre of 25MPa from above, with its 350kg of CO₂, will have a much different and radically reduced environmental cost.

From Allied it will have only around 170-190kg of CO₂ (depending on location) per cubic metre.

If you, like a lot of people, don't know if that's a big deal, let's understand the numbers.

Take a standard house slab. It needs on average roughly 35cu m of concrete. Instead of containing 12,250kg of CO₂, it will “cost” (the planet) only 6300kg.

That's about a six-tonne saving — in just one house! Six tonnes is the same as the emissions from your work ute driving 28,000 kilometres.

New Zealand is due to build around 40,000 houses this coming year. That would be 240 million kilograms of CO₂ saved if all were built with Allied E-crete — about the same as taking 56,000 utes off the road.

And we don't have to change anything about how we build. Just call Allied Concrete.

The Future is Green.



THE FUTURE IS GREEN



Millions of waste tyres used in developing new carbon-reduced cement

Golden Bay has significantly reduced the carbon involved in producing cement by using alternative fuels, such as used tyres and wood waste.

Fletcher Building pledged its commitment to reducing carbon emissions in 2019 when it became the first construction firm in Australasia to set a Science-Based Target (SBT) for carbon reduction, promising to reduce its emissions by 30% by 2030.

Fletcher Building chief executive, concrete, Nick Traber says the company is continuing to make solid progress on carbon reduction.

“Our emissions for FY22 reduced by 12% from our baseline year of FY18, while fast scaling our circular and waste management offer,” Traber says.

“Our ability to achieve that reduction level has been led by a holistic approach, from how we deliver our products and solutions to customers to innovating our manufacturing processes at Golden Bay.

“Particularly, we have significantly reduced the carbon involved in producing cement by using alternative fuels, such as



Thinking outside the box, Golden Bay came up with the idea of consuming used tyres and wood waste as alternative fuels — a definite win-win.

used tyres and construction waste, as well as using the latest binder technology,” he says.

“Since commissioning the project, Golden Bay has used more than three million end-of-life tyres. Combined with the co-processing of construction wood waste, this has allowed us to divert more than 80,000 tonnes of waste from landfill, using it instead to fuel our cement kiln.

“Importantly, the use of these alternative fuels also means the cement produced at Golden Bay is now significantly lower in carbon than the ISCA baseline.”

Traber explains how it came about. “The cement we produce locally in New Zealand already has 20% less embodied carbon than imported products.

“However, with Fletcher Building’s commitment to 30% carbon reduction by 2030 we knew that 20% less was simply our starting point.

“We needed to think outside the box,

Continued page 34

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Beveled End Magnesium Hand Floats



300mm x 80mm	MT142D
400mm x 80mm	MT145D
500mm x 80mm	MT146D

- Extruded from very hard, durable, lightweight magnesium.
- Handles are secured with torque pad screws that will not back out.
- Recommended for air entrained concrete.
- Magnesium floats produce a smoother finish than wood.
- Resilient DuraSoft handle provides a soft feel; reduces fatigue and offers excellent durability.

Finishing Trowel - Round Front End Curved



400mm x 100mm	MTMXS66RED
450mm x 100mm	MTMXS81RED

- Highest grade hardened and tempered spring steel blade; properly shaped.
- Aluminium alloy Xtralite mounting is lightweight but very strong.
- Resilient DuraSoft handle provides a soft feel; reduces fatigue; and offers excellent durability.
- One end is rounded and the other is squared.

Heavy Magnesium Bull Float Head - Square Ends



1140mm x 200mm	MTB45
1220mm x 200mm	MTB48

- Made from the finest extruded magnesium available.
- Lightweight; long wearing and properly balanced to provide the finish you want.
- No other heavy duty bull float outlasts this one.
- Square ends on each side.

Straight End Hand Edgers



- Sturdy steel mounting welded to the blade.
- Both ends are curved up for use in either direction.
- Resilient DuraSoft handle provides a soft feel; reduces fatigue and offers excellent durability.
- Used to produce a radius at the edge of a concrete slab to prevent the edge from chipping.
- Curved ends prevent edger from digging in to wet concrete.

Tim's mission: to create opportunities for young Maori and Pasifika

Builder Tim Iro started his business in 2019, and since then he has made it his mission to take on as many apprentices as he can.

Originally from the Solomon Islands, Iro wants to help create opportunities for young Pasifika people who want to give building a go.

"I started my Wairarapa-based business, Alite Construction, only a year before the 2020 lockdown. It was a tough time, but it hasn't slowed me down or stopped me from taking on apprentices," Iro says.

"I have just taken on some new trainees, and I'm looking forward to teaching them how to be skilled builders, and good colleagues and employees.

"One thing I have noticed is the lack of Maori and Pasifika representation in the construction industry, which is why my goal is to encourage more young Maori and Pasifika peoples to embark on an apprenticeship.

"I believe in giving everyone a go but, at the end of the day it is about who has the drive and motivation to succeed."

Good life advice

Iro imparts a lot of building knowledge to his apprentices, but he also wants to make sure people who are thinking of starting an apprenticeship are given good life advice too.

"One thing I want to stress to young Pasifika people who are thinking of



Tim Iro (left) and Kyle Rurai.

embarking on an apprenticeship is the importance of communication.

"If there is something you want to discuss with an employer or colleague, have the confidence to speak up and communicate how you feel. This might be challenging at first, but will set you in good stead in the long run."

Kyle Rurai, who is also from the Solomon Islands but born in New Zealand, is one of Iro's apprentices.

He always knew he wanted to be a builder as he has always been creative, has a passion for building, and wanted a job that allowed him to be active.

He is now in the third year of his BCITO apprenticeship, and is loving every minute of it.

"Since starting my apprenticeship with Tim, I have been lucky enough to work on a variety of projects," Rurai says.

New challenge

"At the moment we are working on a retirement village, which is a great new challenge to take on, as I've had less experience in commercial-orientated construction."

Like Iro, he wants to encourage young Maori and Pasifika who are considering an apprenticeship to give it a go.

"I would encourage anyone who has an interest in building to do an apprenticeship. Especially if you are young, there is no harm in just giving it a go.

"If construction isn't your passion, the BCITO offers all sorts of different trade apprenticeships, there are so many options to choose from."

Iro encourages all employers to take on apprentices like Rurai. For him, there is nothing better than seeing someone finish school, kick-start their career in construction, and develop into a successful builder.

New carbon-reduced cement

From page 32

or rather the cement bag, to be more precise. The challenge was around what enhancements could we make to our manufacturing processes at our Golden Bay cement works in Whangarei to improve the plant's sustainability.

Win-win

"We quickly realised that consuming used tyres and wood waste as alternative fuels was a win-win.

"When we started with the idea in 2015, we were aiming to replace 15% of coal with end-of-life tyres.

"Fast forward to 2022, and our rate of coal substitution is now at 50%, which has obviously delivered further reductions in carbon emissions, as well as helping to

offset increased coal costs.

Golden Bay general manager Gian Raffainer says due to the very high temperature in the kiln, no smoke, odour or visible emissions result from the process.

"And because leftover tyre, steel and ashes are incorporated into the final product, there is no waste or by-product," he says.

"The cement, which is called EcoSure, while lower in embodied carbon at just 699 kgs CO₂e/tonne of cement, is still a general-purpose cement and performs as strongly as its predecessor EverSure."

Kiwis who want to use more environmentally-friendly products that meet New Zealand standards in their projects, no matter the size, will be able to buy it off the shelf and not worry about having to preorder a specified lower-carbon product.

Improved project sustainability

"Using EcoSure in their concrete mix will make it easy for customers to improve the sustainability of their projects as we've

already done all the hard work at our Golden Bay plant to reduce the embodied carbon," Raffainer says.

"It's incredibly exciting to launch New Zealand's first low-carbon cement offering at scale, and give kiwis the choice to buy a decarbonised cement option."

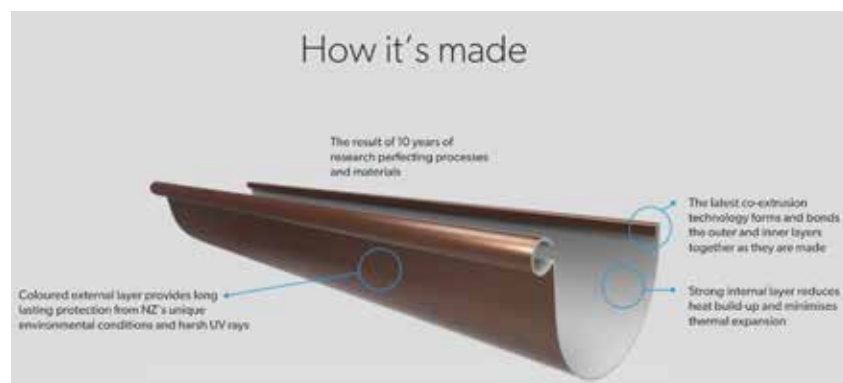
Traber says not only does EcoSure make it easy for environmentally-conscious consumers to use low-carbon concrete on their projects, it's also creating a sustainable circular economy — make, use, reuse and recycle.

"Here we're not only safely disposing of waste and redirecting it from landfill, but we also thermally and materially valorise waste and create ways to reuse the materials.

"Fletcher Building firmly believes we can play a significant part in a carbon-zero and circular future through sustainable innovation.

"We will be holding ourselves accountable to continue taking positive action to improve the world around us."

Spouting systems created with style and durability



With a 15-year guarantee, Marley Stratus Design Series spouting and downpipes systems are created with style and durability.

Designed for New Zealand's salt-laden coastal air, these products are UV-resistant to handle New Zealand's harsh summer sun and high UV levels.

The range is co-extruded so the colour is part of the product — not a painted surface — and all components are AS/NZS 4020-compliant, meaning they are drinking water-safe.

Marley spouting and downpipes systems have protected homes from New Zealand's weather elements for more than 50 years. And now, used spouting and downpipes can be returned to Marley for recycling.

www.marley.co.nz/rainwater/stratus-design-series

Durable, comfortable tools

Since 1923, the Estwing family and its employees have taken pride in designing and manufacturing the world's most durable, comfortable, and attractive striking and struck tools.

All claw hammers, axes, specialty tools and pry bars are manufactured to the highest possible standards, and offer a true value to tradesmen and craftsmen alike.

In 2001, Estwing introduced the new shock reduction grip that provides customers with the best available grip for reducing vibrations caused by impact.

This grip technology also offers the utmost in comfort and durability. An Estwing patented innovation, it is sure to be the standard for ergonomically-correct hammers for decades to come.

• www.estwing.com



WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a range of Estwing Tools, courtesy of Toolware Sales, worth

\$630

Visit www.buildingtoday.co.nz, hit the Competitions link and correctly answer the Building Today Trivia Question to go into the draw to win this fantastic prize!

WITH
BUILDING TODAY

Congratulations go to Manja Brinkman, who won last month's Showerdome prize, worth \$339.

People always buy on price, right?



Andy Burrows – The Trades Coach – examines a BRANZ house owners satisfaction survey and finds that, for first-home buyers, lowest price was ranked fourth when choosing one builder over another – and even lower for other buyers.

“People always go for the lowest price” is a comment I hear too often in the building trade. Is this true or just the perception of some builders? What do the facts say?

In the BRANZ New House Owners Satisfaction Survey 2021, the factors that lead someone choosing one builder over another were researched.

Lowest price was ranked number 4 for first-time customers, and even lower for those who had built previously.

“Obviously they were lying” would be the response from many who believe price is the number one motivator. While I can’t guarantee that they weren’t lying, the facts just don’t support that stance.

Several other factors were ranked ahead of lowest price, most of which could be loosely grouped as “risk reduction criteria”.

While the results were for new home buyers selecting a builder, I would expect the renovation space to produce a similar result.

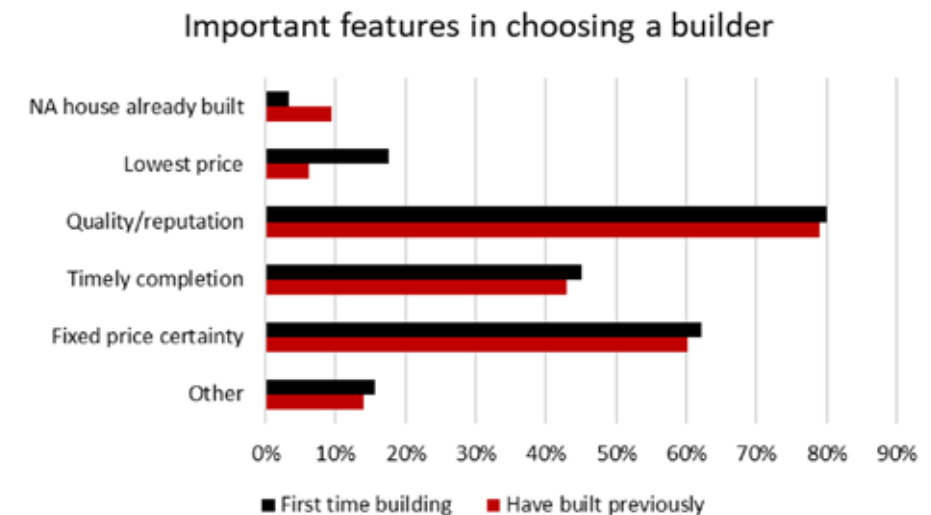
Most people who initiate a building project do so infrequently, and are often wary of things going wrong.

Horror stories

They hear horror stories from others, and read bad news articles in the paper about projects that have run off the rails.

Perception becomes reality, and so you need to be aware of these emotional issues when selling your services. Generally a buyer wants to avoid a problem or go towards a dream. Sometimes both.

By stretching the gap between these two “emotional poles” and then explaining how your service offering can bridge the



The factors that lead someone to choose one builder over another were researched in the BRANZ New House Owners Satisfaction Survey 2021.

gap better than anyone else, you are more likely to secure the sale at a premium price.

Emotional drivers

Be aware of some of the emotional drivers of people’s purchasing decisions. Many people, especially home owners, will buy based on emotion, and then rationalise their decision with facts and figures.

By focusing on the facts and figures and ignoring the emotional aspects, you may find it harder to get the decision that you had hoped for.

A list of emotional drivers includes:

- Security — Freedom from financial worry. Monetary gain.
- Self-preservation — Health and safety for the family.
- Convenience — Comfort. More desirable use of their time.
- Avoidance of worry — Ease of mind. Confidence.
- Recognition from others — Social status. Wish to be admired.
- Self-improvement — Spiritual development. Intellectual stimulation.

Not all of these will apply in your situation. Just focus on those that will work in your favour.

Looking at the table from the BRANZ survey, you need to point out the dangers of choosing a low-quality provider, of not fully understanding the quotation process, and of not having a written production schedule leading to delays. This emphasises the fears that the prospective client may have.

Then paint a picture of what it will be like for them when the project is completed to their satisfaction, and they are enjoying their new environment.

Minimise the fears, maximise the dream

Finally, explain why your company is the best at minimising the fears and maximising the dream.

So, what are you doing in your marketing and sales processes to make sure prospective customers understand your quality/reputation level, your price certainty, your timeliness of completion, and your previous projects, before you start to look at the price question?

For help to enhance your marketing and sales processes, send me an email and we can go through an audit of what you are doing and where some improvements can be made.

Email me at andy@tradescoach.co.nz.



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Fair Trading Act 1986 breaches examined

Tim Bates of TM Bates & Co analyses a District Court decision where a cladding supplier was found liable for making false or misleading representations in trade in connection with the supply of goods.



Global Fibre8 supplied a product called K3T, being an internal and external wall building system, consisting of magnesium-oxide boards held together by spacers which are filled with concrete once erected.

It was marketed by Global Fibre8 as a “cheaper and quicker” alternative building method. The company imported K3T for sale in New Zealand, and also sold licences to sale agents in New Zealand.

Mr Tuake (the second defendant) engaged SAI Global Certification Service (being a product certification company in Australia) to gain CodeMark certification for K3T.

Whilst this was achieved for K3T for Australian Building Code purposes (BCA), it was never achieved under the NZ Building Code (NZBC).

Therein lied the basis of the complaint/prosecution by the Commerce Commission, where it alleged in several different circumstances that Global Fibre8 and Mr Tuake had actively represented that K3T complied with the NZBC, wherein it only had BCA certification.

The core allegation made against both defendants was that Section 13(e) of the Fair Trading Act 1986 had been breached, which states:

“13 False or misleading representation

No person shall, in trade, in connection with the supply or possible supply of goods or services or with the promotion by any means of the supply or use of goods or services,

(e) make a false or misleading representation that goods or services have any sponsorship, approval, endorsement performance characteristics, accessories, uses, or benefits; or”

The different circumstances where the Commerce Commission alleged breach of this section can be summarised as follows:

- Web site representation
- TVNZ interview
- Global Fibre8 Limited letter
- Representations made to licensees and installers.

Web site representation

The web site for GlobalFibre8 recorded the following:

“Launched in 2014, the K3T wall system has received notification under the CodeMark Scheme.

This certification scheme for Australia and New Zealand is one of the highest testing in the world, and this sets the system apart from other products and systems.

CodeMark certification for the K3T wall system means guaranteed acceptance by regulatory bodies, and demonstrates alignment with mandatory compliance requirements.”

And under the heading of K3T Wall System Features, there the following paragraph appeared:

“Certificate of Conformity: Other systems are only assessed on a couple of areas, unlike the K3T Wall Systems which is fully certified.”

The court ruled that the reading of the web site page as it is presented establishes that the product has received certification under the CodeMark system, and further that this related to Australia and New Zealand.

It ruled that the statements were misleading and designed to confirm to prospective consumers that K3T wall systems had CodeMark certification within New Zealand.

Charge in relation to TVNZ

There was a news feature conducted by TVNZ via TV1 relating to K3T where Mr Tuake, whilst being interviewed, told the interviewer that the product does meet the NZBC, and represented that by holding up the CodeMark Certificate, offering to the interviewer that it can dispute it with CodeMark.

The court held that a breach of section 13(e) had been committed by both defendants within that interview.

The letter

A similar outcome was reached when considering the letter written on Global Fibre8 letterhead. This letter reports that CodeMark has issued certification for K3T, and that it now will convince clients of compliance and supersedes (testing) of all councils.

The court ruled that the letter was unequivocal as to the position of the CodeMark certification in the building consent process in New Zealand.

It was sent to persons in New Zealand who are involved with the product either as to its sale, its supply, or in its use.

The letter is emphatic about it covering “all that” with reference to past testing, and that certification will “supersede” all councils’ testing.

In other words, it is a paramount document. It was deemed to breach section 13(e).

Licensee and installer representation charges

The court ruled that written and oral representations had been made to the licensee and installers as to CodeMark certification of the K3T wallboards’ compliance with the NZBC, which was also in breach of section 13(e) of the Fair Trading Act 1986.

Specific testimony was provided by licensees to the effect that councils could not turn down applications made on the CodeMark certification, and that it was a worldwide certification.

Ultimately, the prosecution was made out on every charge against the company and the director Mr Tuake, and both were convicted on each of the charges brought. The decision does not report what fine was imposed.

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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Recruiters — what value do they offer?

Permanent recruitment consultant Rachel Williams of Auckland-based Building Recruitment summarises the value recruitment firms bring to their clients, and how they operate in order to do just that.



Recruitment firms can be a valuable resource to your business, just like lawyers and accountants are.

However, most businesses believe recruiters are a necessary evil, and struggle to see the value they bring.

For some, there is some stigma about using recruitment agencies which turn them off, while others are just not using them effectively.

Over my 17 years in the recruitment space, I have pretty much seen it all. Many things leave me speechless but, for some reason, are seen as acceptable, such as:

- candidates' resumes being sent out without their knowledge,
- items missing from resumes on purpose to make candidates look good,
- candidates who have never been interviewed,
- unsolicited resumes being sent, and
- the Privacy Act being misused — which is unfortunately common in an unregulated industry, especially when there is desperation.

Another one is when recruiters poach people, having placed them in a role once the guarantee period is over — a form of double dipping which is a selfish move by any recruiter.

Like construction, there is no real barrier to entry — you can start a construction business without ever being a builder. But there is one clear difference — you must be qualified to carry out consented work.

However, in recruitment there are no barriers to entry, and there is no real code of conduct as there is for real estate agents or car dealers. Yet these people are dealing with people's livelihoods, and your business.

Unless recruitment agencies use outside groups such as the Recruitment Consultant Services Association (RCSA) — a voluntary association where compliance to their code of conduct is compulsory — then there is no protection for the candidate or client.

Today, the recruitment space is over-saturated with start-up and unethical

businesses, but over the years I have started to see an improvement in ethics.

This is thanks to the RCSA pushing companies to strive for a higher standard via training and compliance.

I strongly suggest if you are using a recruiting agency, do your due diligence and check that they are a member of the RCSA.

It's a voluntary association, just like Master Builders or Certified Builders, and is about companies looking to offer consistent and quality services.

How can you use your recruiter better? A big suggestion is you look to create a partnership with your recruiter.

Just like your merchant rep, if you have a good one, they are worth their weight in gold, and value your business.

By creating loyalty, you reduce the risk of them poaching your staff and taking short cuts in their service offer, and they stand by you when you need additional support.

Understanding your business

You will also benefit by having a recruiter that understands your business inside and out, the types of projects you work on, the types of people you hire, the culture within your business, and the skills needed.

You should share your business plans with your recruiter. Why not? If you are looking to expand or diversify, then your recruitment partner will be invested to help find those ideal people in advance.

They will also sell your employer brand because they know you so well and can share experiences, making all the difference and giving your company the edge.

Let's not forget — you are no longer getting all the resumes coming in by all and sundry and, like Building Recruitment, you can direct all other recruiters to us, and we can take care of things on your behalf.

Compliance is a huge issue too, and a highly experienced recruiter knows what a good employment contract is, and how best to negotiate to bring someone on board.

Setting expectations is vital for any partnership, and setting them early makes for a strong foundation between you and the recruiter.

Ensure you understand their processes from start to finish, and hold them to those. Ensure all candidates being put forward have been thoroughly interviewed and vetted.

Detailed questioning

Listen to the questions your recruiter is asking you about the role. If they are asking detailed questions and digging deep on what you are looking for, maybe even challenging you a bit, then you can expect them to be the same when interviewing candidates.

More importantly, when you interview a candidate from a recruiter, ask the candidate what the process was that they went through to get to this point.

That way you know what you are paying for, and that your recruiter is doing their job.

Should I use multiple agencies due to such a tight market? Most companies think this is a good idea, but let's think this over. What you have created is two issues:

- If a recruiter has exclusive job orders, they will focus on those before your job. This puts you at the bottom of the pile, so you think you have loads of recruiters working on your behalf but, in fact, you only have a fraction of their time.

- You create a race to the bottom. In most cases where you have an open strategy this is where the processes are slashed. No interviews, resumes not prepped properly, and it becomes a first-in basis and all down to commission.

You wouldn't do this when looking for a subcontractor to tender a project — you would work with trusted companies you know will give you the result you're looking for.

There is no difference when it comes to finding staff. Use a recruiter who understands your industry, has worked in it, understands the issues faced in the job, understands your needs, and knows how to find those needs in the people they interview.

That's why Building Recruitment are Building People for Building People.



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Building Consents Information

For all authorisations, September 2022

Dwellings	\$2,057,422,310	Total All Buildings	\$2,912,428,392
Domestic Outbuildings	\$22,403,366	Non-building Construction	\$61,955,682
Total Residential	\$2,079,825,676		
Non-residential	\$832,602,716	Total Authorisations	\$2,974,384,074

Number of new dwellings consented

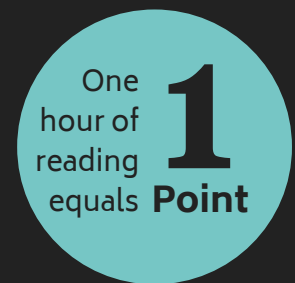
	Sep 2022	Aug 2022	Sep 2021		Sep 2022	Aug 2022	Sep 2021
Far North District	25	29	34	Palmerston North City	57	32	43
Whangarei District	71	201	52	Tararua District	4	10	4
Kaipara District	10	15	26	Horowhenua District	11	25	31
Rodney District	126	99	150	Kapiti Coast District	18	38	43
North Shore/Albany Wards	230	371	319	Porirua City	14	19	33
Waitakere Ward	298	206	198	Upper Hutt City	21	15	22
Auckland Wards	845	572	544	Lower Hutt City	34	95	221
Manukau/Howick Wards	326	303	243	Wellington City	207	52	40
Manurewa-Papakura Ward	273	202	154	Masterton District	32	6	16
Franklin Ward	115	129	83	Carterton District	8	7	9
Thames-Coromandel District	14	31	34	South Wairarapa District	7	9	13
Hauraki District	12	6	26	Tasman District	65	74	45
Waikato District	79	151	112	Nelson City	44	39	7
Matamata-Piako District	15	17	30	Marlborough District	20	26	32
Hamilton City	113	201	135	Kaikoura District	7	2	1
Waipa District	68	57	94	Buller District	14	3	8
Otorohanga District	3	6	7	Grey District	2	11	8
South Waikato District	11	16	8	Westland District	3	14	9
Waitomo District	2	3	2	Hurunui District	33	16	13
Taupo District	36	17	29	Waimakariri District	53	57	74
Western Bay of Plenty District	35	33	42	Christchurch City	405	528	398
Tauranga City	91	88	106	Selwyn District	195	185	167
Rotorua District	25	38	30	Ashburton District	34	16	41
Whakatane District	5	20	14	Timaru District	27	16	28
Opotiki District	2	2	6	Mackenzie District	6	11	12
Gisborne District	9	26	18	Waimate District	4	2	1
Hastings District	53	44	111	Waitaki District	9	8	20
Napier City	28	17	59	Central Otago District	19	28	34
Central Hawke's Bay District	4	7	9	Queenstown-Lakes District	172	114	158
New Plymouth District	13	27	53	Dunedin City	44	50	63
Stratford District	2	3	5	Clutha District	5	6	9
South Taranaki District	6	7	6	Southland District	22	19	21
Ruapehu District	5	3	10	Invercargill City	16	19	46
Whanganui District	9	19	22	Area Outside TA	0	0	0
Rangitikei District	3	3	7				
Manawatu District	25	18	26				
				Total	4600	4547	4483

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