

BUILDING TODAY



The official magazine of the Registered Master Builders Association

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October 2023

Volume 33 Number 9



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Details, page 28



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Game-changing system has potential to eliminate industry waste

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October 2023
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From the editor

The uncertainty around any general election has always been a good excuse for businesses to apply the handbrake on any and all spending.

And 2023 is no exception. Awaiting the result of this year's election — which should be known by the time you read this — has seen a reluctance by not only businesses, but also individuals and households up and down the country to make any significant financial investment in the future.

RMBA chief executive David Kelly has urged the incoming Government, in whatever form it takes, to continue with forward-thinking programmes such as the Apprentice Boost Scheme.

He says a key focus should be to address the boom-bust cycle that afflicts the industry on a seemingly never-ending basis.

The net effect of this damaging cycle is that the industry is unable to deliver the homes and buildings the country needs.

We'll soon see who has been mandated to, once and for all, try to apply a fix to the above, along with stimulating some much needed economic optimism.

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Editor

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

Constructive 2023 — a call for change

RMBA chief executive David Kelly says the New Zealand construction industry needs programmes such as the ones underway for procurement, consenting and the Apprentice Boost Scheme to continue — regardless of which party or coalition ends up governing the country after the 2023 general election.

The 2023 General Election is upon us (or may have passed depending on when you're reading this) and, before we know it, a new three-year political cycle will have begun.

Whether it's Labour or National that's elected by kiwis, they will have a big job ahead, especially when it comes to invigorating some economic optimism.

In late August, the Registered Master Builders Association brought the construction sector together for the eighth consecutive Constructive Forum — the third we've put on ahead of an election.

A major theme this year was moving beyond words to practical solutions.

It was interesting to hear the keynote addresses from the Minister of Building and Construction, Dr Megan Woods, and National's opposition spokesperson Chris Bishop.

We believe a key focus for the next Government is to continue to address the boom-bust cycle. This cycle means we lose good experience, good people, and good businesses. The net effect is we are unable to deliver the homes and buildings the country needs.

Construction sector reaches critical point and calls for change

We can see this cycle clearly in this year's annual State of the Sector survey results.

This is where more than 1000 sector



participants and home owners (who had built in the past two years) responded to questions about their building experience, the economy, critical issues they were facing, and their outlook for the future.

While 52% of the sector said they have a steady or strong pipeline of work on the horizon, on the other side, 48% reported a decline, with 12% experiencing a critical diminishment of work.

The survey also found 66% believe the crunch isn't over for the country, and that things are set to deteriorate in the coming year.

The challenges we face are not new. For the second year in a row, 88% of respondents believe the rising cost of construction remains the biggest issue facing the sector.

Second to that, 83% of the sector has flagged a new issue — finance, which is

unsurprising given current inflation and rising interest rates.

Finance and customer demand go hand-in-hand. With inflation and interest as high as they are, people are thinking twice about whether now is the right time to be building a home.

The consequence of this is that it acts as a bit of a handbrake for the residential construction sector.

Government regulation (65%) and council consenting (50%) were other issues highlighted by the sector in the survey.

Interestingly, woes concerning the supply chain have fallen away dramatically in the past 12 months, dropping from 95% to 34%.

Apprenticeship Boost — a proven success

Consistent with 2022's result, just under two-thirds of respondents are employing apprentices, and nearly half of those respondents said the Government's Apprenticeship Boost Scheme was a factor in their decision to do so.

The uptake of this scheme reinforces the need to make it permanent.

Views on immigration have also improved. Last year, only 9% could bring in the skilled workers they needed. This has now increased to 48%, with the remaining 52% saying the process remains too drawn out and costly.

However, the silver lining is that we appear to be heading in the right direction.

Critical issues facing the sector

The Resource Management Act (RMA) simply hasn't worked for a long time, and when Master Builders issued its election manifesto in mid-August, we made it abundantly clear to all political parties that the proposed reforms will do nothing to reduce complexity.

However, we are equally concerned that the old RMA was not fit for purpose, and a return to that is not the answer.

We believe we need a system that allows us to focus on the areas of critical risk, for instance, where there is an impact on sensitive natural environments, rather than a one-size-fits-all approach.

Finally, as market conditions continue to deteriorate, so too can contract negotiations. A third of respondents felt risk and liability provisions had gotten worse.

Procurement is an area where the Government can lead. They are already the sector's largest client, but we want them to also be a smart client.

We are calling for strong political leadership across ministers and officials to continue work currently underway.

This is an area where we have seen some progress, and we need that to continue.

Our key message to any incoming Government is not to throw the baby out with the bath water.

We need programmes such as the ones underway for procurement, consenting and the Apprentice Boost Scheme to continue.

I urge you all to keep these conversations going with your local politicians, whomever they are come mid-October.



Community Minded

Cambridge Police Hub

CATEGORY
Special Award

ENTRANT
Alaska Construction Interiors

PROJECT PARTNERS
Alaska Construction Interiors
(Construction Company), PAUA Architects
(Architect/Designer), Tainui Group
Holdings (Developer)



About the build

The recently unveiled Cambridge Police Hub stands out as a one-of-a-kind establishment in New Zealand. Its design harmoniously aligns with the needs of the police force while simultaneously being open and inviting to the local community, all the while paying homage to the cultural identity of the local iwi.

The project encountered significant hurdles, notably the pressing need to complete construction before the expiration of the lease on the existing station. In the face of disruptions to the supply chain, lockdowns, and the intricacies of the building process, the project team triumphed in delivering the project within the demanding time constraints.

At its core, this project was driven by a strong sense of community, aiming to nurture a feeling of communal ownership and pride. The Cambridge Police Hub aspires to be more than just a functional facility; it seeks to become a cornerstone of the local community, embodying the values and aspirations of its residents.



Judges' comments

The Cambridge Police Hub is unlike any other in New Zealand. It is the first police hub to be developed under a partnership agreement between Tainui Group Holdings and NZ Police to support the build of modern, sustainable, community-minded police facilities across the Waikato.

Designed to house 15 staff, while incorporating co-location spaces for community groups and local iwi, this new Hub moves away from the traditional look and feel of a police station and incorporates the concept of "manaakitanga". The space provides services to the community, while enabling public safety.

The building successfully incorporates many elements reflecting the local environment and community, including visual features of significance to Waikato-Tainui, and use of the region's Hinuera stonework.



MEET THE TOP 8 APPRENTICES!

The top building apprentices from across Aotearoa will be going head-to-head at the Registered Master Builders CARTERS 2023 Apprentice of the Year competition on November 9-10 at CONZTRUCT, Auckland North.

All eight apprentices have demonstrated exceptional dedication and skill as they showcased their talents during the regional phase of the competition. Their outstanding performance in written submissions, panel interviews, and practical challenges has earned them the well-deserved title of Regional Apprentice of the Year. Now, they will compete for the national title.

The national event spans two days, and consists of individual interviews and a demanding practical building challenge. The culmination of the competition will be the National Awards Gala, where the prestigious title of Registered Master Builders CARTERS 2023 Apprentice of the Year will be awarded. This competition not only spotlights the remarkable talent within the construction sector but also serves as a catalyst for propelling the careers of our future industry leaders.



NORTHERN REGIONAL WINNER

ISAAC POSTHUMA

Isaac made a great effort during the practical challenge. He completed his project to a very high standard, with minimal mistakes. The judges were impressed with the high quality of Isaac's submission. He wrote about his project in detail and showed a deep understanding of the inner points. Isaac really came to life during the site visit — his involvement in the project was clear and his passion for building shone through. Well done, Isaac.



CENTRAL NORTH ISLAND & EAST COAST / HAWKE'S BAY REGIONAL WINNER

TAHA MCWATTERS

Taharangi had an outstanding "why me" section in his application, and it painted a great picture of who he is for the judges. During the practical challenge Taharangi had tidy, well-presented tools and worked in an orderly manner. It's clear that Taharangi has an incredible passion for construction. He also has a deep understanding of the building sector, which will stand him in good stead. He is an enthusiastic apprentice, and is well liked and respected by his colleagues.

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AUCKLAND REGIONAL WINNER

JACK NEVINES

Jack had an application that was close to perfection — the judges had never before seen such an in-depth and detailed submission. During his site visit he discussed his entry, and was able to clearly articulate the development and progression of the build over the past 12 months. He had a faultless interview, and did an excellent job in the practical challenge. Jack has excelled in every aspect of this competition, and is one of the strongest apprentices the judges have seen during their time.



WAIKATO REGIONAL WINNER

JESS NIELSON

Jess showed great focus and technique with her tools. She was accurate in her work, showed excellent competency, and her project was finished to an extremely high standard. At her site visit, Jess proved she was a well-rounded apprentice, with a clear passion for the trades and a drive to perform. Jess is an extremely impressive apprentice.



BAY OF PLENTY & CENTRAL PLATEAU REGIONAL WINNER

MIKE WATSON

A great all-round apprentice, with a superb attitude towards learning. Mike has excelled in the first stage of the competition. With a strong ability to communicate, Mike had an excellent submission that showed a very solid understanding of his project. His practical project was very well built, and we were impressed with his high level of workmanship.



COOK STRAIT REGIONAL WINNER

TIM PARKINSON

Tim's submission showcased his solid understanding of his project, with detailed explanations of tasks and materials used. His techniques and tool utilisation throughout the practical challenge were impressive, demonstrating versatility and confidence. Tim possesses a keen eye for detail in complex projects, and exhibits strong leadership qualities. It's impressive to see such advanced skills after only two years of his apprenticeship.



CENTRAL SOUTH ISLAND REGIONAL WINNER

JAKE ROCHFORD

Jake impressed the judges with his exceptional skills in the practical and theoretical aspects of the competition. The judges noted that Jake displayed leadership qualities during his interview, and demonstrated competence in completing tasks given to him. He is already involved with solving complex issues onsite with senior colleagues, and he is a valued team member who works well alongside his workmates. Congratulations Jake!



SOUTHERN REGIONAL WINNER

CRAIG BURKE

Craig's submission was well laid out, with great utilisation of plans and photos, illustrating the various stages of his build. During the interview, he exuded confidence and presented himself well. His site visit, on a new build, impressed the judges, and highlighted his profound understanding of the practical aspects of building. During the practical competition his time management skills and commitment to maintaining a tidy site were truly commendable. He also demonstrated a keen desire for knowledge by consistently seeking guidance and ensuring he stayed on the right track.

REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

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National Plumbing World Bathroom Excellence



About the Build

This stunning residence is nestled in a coastal Auckland suburb. Its striking architectural design is defined by vertical black screens and cedar cladding, creating a captivating contrast with the lush green surroundings of a nearby reserve. This is precision craftsmanship at its finest.

Cedar-clad walls guide you to the home's inner sanctuary — the courtyard, a secluded oasis of tranquility. This central courtyard is seamlessly integrated with the kitchen, dining area, living room, and a cozy TV snug. The ambience here is simply divine, with smokey plaster walls, rich timber floors, cedar ceilings, impeccably designed jet-black cabinetry, and soft, diffused natural light throughout. This residence truly epitomises luxury living. A stand-out feature of the home is the stunning ensuite bathroom, hence why it was awarded the National Plumbing World Bathroom Excellence Award.

Judges' comments

Bathrooms should be about style and seduction but also serve an important function. They are a place to relax, unwind, refresh, and rejuvenate, and this is exactly what this ensuite does. Although minimalist in its design, it creates a sense of calm, brought about by the views over Kohimarama. The beautifully-laid wall-to-floor soft grey tiles make this ensuite subtle yet sophisticated. It provides a simple but elegant retreat from the stress of the day. Well done to the team.



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REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

TIMBER TONES

FRAMED BUILDERS

National Pink Batts
Craftsmanship Award



About the Build

This project represented the fulfilment of a long-held dream for the builders, marking a true “game-changer” in their career. The end result stands as a testament to the team’s enthusiasm, exceptional skills, and commitment to craftsmanship. Framed Builders have succeeded in constructing an extraordinary, custom-designed four-bedroom residence boasting breathtaking views of the Pacific Ocean from its prime beachfront location.

Stepping inside, the interior of the home harmoniously blends with its natural surroundings. It features a meticulous selection of natural materials and earthy tones, creating a seamless connection with the environment. Dovetailed timber accents, extensive glass elements, touches of concrete, and carefully framed views of the sea and surf leave no doubt that this residence embodies the essence of luxurious beachside living.

Judges’ comments

This beachside angular home has been built on a challenging and narrow site. Despite this, it is a masterpiece that showcases leading architectural design, all crafted to perfection by the builder. An outstanding aspect of the home is the exterior cladding which combines a feature wall of “off the boards” and insitu concrete, which is also exposed internally. Another feature is the boards on the deck that line perfectly through into the interior passage and then up the wall to the matching sliding doors. There are multiple interior timber walls and ceilings which have been fitted skilfully to the sloping ceiling. This is an intriguing home, and the result is nothing short of impressive.



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Game-changing framing system wins top research award

Science discoveries are being turned into transformative new technologies.

XFrame, a game-changing framing system, was among the winners in the 11th annual KiwiNet Research Commercialisation Awards held in Auckland recently.

The awards recognise success in transforming research into impactful innovations worldwide.

Winners, chosen from the passionate people and teams commercialising scientific discoveries within New Zealand's universities, Crown Research Institutes and other research organisations, represent the best of the research innovation ecosystem.

XFrame and Wellington UniVentures won the MAS Commercialisation Impact Award for their reusable framing for the next generation of sustainable construction.

Approximately half of all New Zealand's waste — about 1.6 million tonnes every year — is generated annually by the construction sector.

XFrame, a game-changing framing system, has the potential to eliminate waste and reduce the raw materials used by the construction industry.

Every component of the XFrame system is designed to be disassembled 40% faster than conventional building methods, and reused at the end of the building lifecycle.

It's an architectural solution promising to transition the building sector to a circular economy without compromising the growth and development of communities.



Xframe developer Ged Finch.

Developed by Ged Finch while completing his Master's in Architecture degree at Victoria University of Wellington, XFrame has experienced rapid growth supported by investment, expertise and connections through Wellington UniVentures, KiwiNet and Innovyz.

Since its spin-out in 2019, XFrame has closed three successful capital raises, and delivered projects to tier one customers in New Zealand, Australia, the United States and Brazil.

In its first year of public sales, XFrame kept six tonnes of construction waste out of landfills, and sequestered 35 tonnes of carbon dioxide.

Now fast approaching broad market release, and with revenues increasing 14-fold, XFrame is a stellar example of a commercialisation project made possible by ecosystem support, scaling rapidly with huge potential for impact.

For more information visit <https://youtu.be/faYkvmvrgErM?t=150>.

Paint and packaging stewardship scheme kicks off

Members of the paint industry are getting together with the goal to reduce the sector's environmental impact and contribute to the circular economy.

While some brands such as Resene, Dulux and Watty already individually recover paint and its packaging for recycling and re-use, the aim is to design a single system that all industry members can participate in so that the whole industry becomes more sustainable.

"The project is starting with some runs on the board," 3R Group project lead Steve Nicholls says.

"Thanks to the experience gained from currently operating programmes, we already have an idea of material outflow demand, what the challenges are, and

where future R&D could unlock more circular outcomes."

A working group with a range of industry members and an independent chair has already been assembled, and the project kicked off with the support of the New Zealand Paint Manufacturers Association (PAINTMAN).

With single-use plastic packaging now becoming regulated, independent chair Karen Titulaer believes the timing is right to include more paint packaging and contents into the scope of a single industry product stewardship scheme.

"We know the entire construction and demolition industry is a focus of waste reduction for local and central government," Titulaer says.

"It's great to see the paint industry ready to lead the way and play its part in building the circular economy."

People can find more about the project and sign up for updates at 3r.co.nz/news/paint-and-packaging-product-stewardship.

• About the paint and packaging project:

The project has been established to co-design a product stewardship scheme for paint and its packaging that the entire industry can participate in.

The working group is made up of a range of stakeholders, with an independent chair.

The work is supported by the New Zealand Paint Manufacturers Association (PAINTMAN), and work is being led by project managers 3R Group.



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NZ's newest town attracts big-name retailers and hospitality

New Zealand's newest town centre in Canterbury is attracting big business, with some of Australasia's most high-profile retailers and hospitality franchises signing up for the new 20-hectare North Canterbury development, Ravenswood Central.

Retail giant Harvey Norman is expected to open a full-format store at Ravenswood Central in late 2024. Joe's Garage and Gull Service Station have recently opened, joining New World, BP and McDonalds, with other retailers and hospitality brands expected to open later this year and throughout 2024.

One of New Zealand's fastest-growing commercial hubs, Ravenswood Central is part of the wider Ravenswood residential development located 25km north of the Christchurch CBD.

Infinity Investment Group development manager – commercial Jerome O'Sullivan says the development has recently hit four milestones:

- the opening of Joe's Garage,
- breaking ground for the new 9300sq m Harvey Norman store,
- the Freedom Lifestyle Village, which is constructing its first South Island village, and
- 1000 residential sections sold.

"We are very excited to be welcoming many high-quality retailers to Ravenswood Central, and their investment shows strong business confidence in this growing region," O'Sullivan says.

"Our focus with the commercial centre is to provide North Canterbury residents with a diverse range of retail options, whilst enjoying the convenience of being close to home.

"It's the best of both worlds, offering lifestyle and amenities."

The Waimakariri District economy was



Concept designs looking down to the mixed retail area on the western side of Ravenswood Central. This area will include smaller retail stores with a High Street feel.

up 3.7% last year, and higher than the national growth rate of 2.9%, according to a Quarterly Economic Monitor report released in March 2023.

Enterprise North Canterbury chief executive Heather Warwick says the commercial development underway at Ravenswood Central is a tangible tick to business confidence in the Waimakariri District.

"The development not only reflects the continued excellent economic performance of the district, but will be a notable contributor to it," Warwick says.

"While other regions in New Zealand have been experiencing different economic pressures, North Canterbury has proven a high level of resilience due to the diversity of businesses in our region.

"The commercial area of Ravenswood will provide greater retail and hospitality choices which will increase and encourage local spending."

The completed town centre will offer a mixture of restaurants, cafes, retail and commercial options to service and support the projected population growth of the Waimakariri district over the next 10 years.

Ravenswood and Ravenswood Central:

Located in North Canterbury, Ravenswood is a 150-hectare community development with a 20-hectare commercial precinct located in the Waimakariri District, approximately 25km north of Christchurch.

Ravenswood Central is a significant commercial and retail hub, set to be a catalyst for further prosperity in the district by delivering job creation, diverse amenities and a thriving residential community.

Strong residential sales have seen all lots within Stages 1-5 sell, making Stage 6 the last chance to purchase land at Ravenswood.

Ravenswood will deliver an exciting mix of food and beverage, shopping and commercial activities to a primary catchment area of 9900 residents, and a secondary catchment area of 68,000 people (the combined populations of Rangiora, Pegasus, Woodend, Kaiapoi and State Highway 1 traffic).

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NZ concrete industry launches 2050

New Zealand's concrete industry has launched its roadmap to net zero carbon by 2050.

Concrete New Zealand (NZ) chief executive Rob Gaimster says publication of the roadmap is a pivotal moment for the concrete industry and the country's built environment.

"We must provide adaptive solutions that address and help ease the impacts of climate change in a country that is also at risk of earthquakes, tsunamis and volcanoes," Gaimster says.

"As well as contributing to our nation's resilience, the concrete industry is committed to being part of efforts to mitigate climate change.

"This roadmap represents a collective effort, combining the expertise, ingenuity and commitment of the concrete industry and wider construction sector to meeting our environmental responsibilities.

"It builds on global cement and concrete industry progress to achieve net zero carbon emissions which had been recognised by the United Nations."

Barbara Nebel, chief executive of thinkstep-anz, leading sustainability

consultants responsible for developing the roadmap, applauds the concrete industry for its efforts.

"We have run a rigorous rule over the proposed strategies so we could develop the roadmap as a realistic and achievable pathway forward.

"In fact, the industry has already started its decarbonisation journey, with an 11% reduction in CO₂ emissions achieved between 2005 and 2018, even though ready mixed concrete use increased significantly during that time," Nebel says.

"Based on this roadmap, New Zealand's concrete industry can achieve a 44% decrease from 2020 levels by 2030 and, ultimately, net zero carbon by 2050."

The roadmap was funded by Concrete NZ, MBIE's (Ministry of Business, Innovation and Employment) Building Innovation Partnership (administered through the University of Canterbury), and BRANZ through the Building Research Levy.

Strategies to help the industry reach its 2050 net zero carbon target include:

- increasing the use of waste as alternative fuels and raw materials to make

cement clinker,

- partial replacement of cement with low carbon recycled or natural materials,
- efficiencies in concrete production,
- further decarbonising New Zealand's electricity grid and supply chains,
- design and construction optimisation,
- carbon uptake, which sees exposed concrete absorb CO₂, and
- capturing remaining CO₂.

Progress is clear, with low carbon cement and concrete options available on the market for use across a range of residential, commercial and civil construction projects.

Fletcher Concrete chief executive Nick Traber believes the roadmap reflects the genuine direction of companies such as his.

"We are playing a key role in reducing emissions, right from using alternative fuels and raw materials in cement manufacturing to our low carbon supply chain and low carbon binder technology developed at Fletcher Building's new research lab focused on sustainable concrete solutions."

Holcim Australia & New Zealand chief

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roadmap to net zero carbon

executive officer George Agriogiannis feels that industry is walking the talk outlined in the roadmap after having invested significantly in researching and producing new lower-carbon products.

“We have also constructed a new low-carbon cement replacement facility at the Ports of Auckland,” Agriogiannis says.

“At peak operation the site is expected to enable replacement of just under 100,000 tonnes of Ordinary Portland Cement, which will substantially reduce greenhouse gas emissions.

“Annually, this is the equivalent of removing approximately 78,000 tonnes of carbon dioxide.”

Leader of the Building Innovation Partnership, Professor Larry Bellamy, whose team is working on strategies for reducing carbon emissions from buildings and communities, believes construction needs new approaches to enhance the resilience and sustainability of building materials and structures.

“The roadmap is important because it identifies the research needed to help transform concrete for the benefit of New Zealand,” Bellamy says.



From left: Nick Traber (Fletcher Building concrete chief executive), Barbara Nebel (thinkstep-anz chief executive), Rob Gaimster (Concrete NZ chief executive), James Shaw (Minister for Climate Change), George Agriogiannis (Holcim Australia & New Zealand chief executive) and Jennifer Taylor (Construction Sector Accord transformation lead – environment).



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Sprinklers save lives!

The fire protection community has clarified its position with regards to loss of life in sprinkler-protected buildings and international experience with fire sprinkler systems.

The Society of Fire Protection Engineers, NZ Chapter of the Institution of Fire Engineers, and the Fire Protection Association (NZ) Inc have pointed to commentary in the media that fire sprinkler

systems may not save lives.

The fire protection community in New Zealand says sprinklers are highly successful in protecting life and property, with the organisations saying sprinklers have a proven international record of saving lives.

Since the 1890s, approved sprinklers in New Zealand have achieved their fire control function in better than 99.5% of the fires in which they have operated.

The New Zealand Sprinkler standard provides a set of rules to enable sprinkler systems to reliably achieve their fire control function. This means keeping the fire small so it is not life threatening.

In the United States, the National Fire Protection Association (NFPA) has published information on sprinkler system effectiveness since 1897.

A 2010 NFPA report indicates that the “NFPA has no record of a fire killing three or more people in a completely sprinklered building where the system was properly operating”.

New Zealand has no record of more than one person dying in a fire event in a building with a properly operating sprinkler system.

Keeping NZ safe — New Zealand’s fire protection community:

- *The Society of Fire Protection Engineers is a technical group of Engineering New Zealand that engages in activities that are educational, scientific and charitable, and promote the practice of fire protection engineering.*
- *The Institution of Fire Engineers (IFE) is a global professional membership body for those in the fire sector that seek to increase their knowledge, professional recognition and understanding of fire through a global discourse.*
- *The Fire Protection Association New Zealand Inc (FPANZ) is New Zealand’s peak body for fire safety.*
- *Engineering New Zealand is New Zealand’s professional body for engineers, with some 22,000 members. It also acts as the registration authority for Chartered Professional Engineers.*



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Site Safe launches virtual reality training courses

The future of training is here with Site Safe New Zealand's first virtual reality (VR) health and safety training courses for New Zealand's construction industry.

Learners in Auckland can now book VR formats of the Foundation Passport Building Construction and Civil courses. VR courses will be rolled out in Wellington and Christchurch in late 2023.

The courses, developed with industry and in collaboration with the Ministry of Social Development and SkillsVR, are designed to provide health and safety training through a virtual onsite experience.

They accurately simulate hazards present in a real construction environment, and eliminate the risk of making mistakes.

Compared to traditional classroom learning, VR training is more time-efficient, cost-effective, and accommodating to people with different learning styles.

It delivers consistent training content, and results in high learning outcomes.

Job seeker Jacob Hedley was the first person to complete the VR Foundation Passport training course, and in just 90 minutes he gained his digital Site Safety Card and important skills that would help him in his search for a job.

"I was actually blown away — I told my missus, I told my brother-in-law, father-in-law, and a friend over in Australia," Hedley says.

As a key sector currently facing a skilled labour shortage, the development of VR health and safety training is an innovative way of getting people ready for work in the construction industry.

"By utilising technology such as VR, Site Safe continues to lead



Jacob Hedley

in providing innovative and effective ways of delivering workplace health and safety training," Site Safe chief executive Brett Murray says.

"It is important that we are doing all we can to ensure that construction is seen as a safe and attractive sector to work in.

"Training plays a big part in building the competence and confidence of our workforce to produce good work outcomes."

Foundation Passport Building Construction and Civil (VR) >>>



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Site Safe now offers for the first time a fully immersive virtual reality (VR) foundational health and safety training experience for the construction industry.

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SARNZ 2023 annual conference — empowering change, collaboration and transformation

The theme for this year's SARNZ (Scaffolding, Access and Rigging New Zealand) 2023 Conference and Tradeshow was "Empowering change, collaboration, and transformation".

The conference brought together industry leaders, experts, and a balanced schedule of speakers and panellists that were informative and inspiring.

A networking event on Waiheke Island preceded the conference, where the launch of SARNZ's new partnership with Clarity Insurance, and the product of this partnership, HighCover, was announced.

HighCover has been tailor-made for the scaffolding, access and rigging industry and its specific insurance needs. Clarity Insurance is passionate about the industry and ensuring members have the right insurance to protect them and their businesses.

Speaker and panel discussion highlights included:

- **Insightful discussions:** Panels and speakers delved into various industry topics, ranging from the current state of the sector to training initiatives with key providers. The Construction Sector Accord shared its vision for a future with a more collaborative industry, and Port Waikato MP Andrew Bayly provided a broader perspective on the industry's challenges and opportunities.



The lively Health and Wellbeing panel discussion.

- **Learning opportunities:** Attendees gained insights into essential courses, such as EWP and Forklift Silvercard Courses presented by EWPA NZ. Platinum Partners, Layher and SafeSmart showcased client achievements through innovative solutions.
- **Sustainability focus:** Experts engaged in a thought-provoking discussion on industry sustainability, exploring challenges, ongoing initiatives, and future prospects. Key insights included Terri-Ann Berry's perspective on plastic's potential when managed responsibly, and Jennifer Taylor's emphasis on brand reputation.
- **Proactive healthcare:** A panel of experts addressed employee well-being and the evolving dynamics of the workforce, considering health and well-being as critical considerations for companies.
- **Safety spotlight:** Safety around powerlines took centre stage, with the unveiling of new video modules and invaluable insights into safety practices, from regulations to best practices.
- **Digital transformation:** Highlighting the importance of industry-wide conversations, collaboration, and tailored solutions in the context of digital transformation and cybersecurity.

There were three very powerful and unique keynote speakers, who shared personal stories and brought a very human element to the conference. These stories, shared during Mental Health Awareness Week, added an extra layer of significance to the event.

The conference ended with an awards evening, celebrating excellence in the industry with Job of the Year Awards, Trainee of the Year and Training Company of the Year.

Three new SARNZ Life Members were also celebrated — Jonny Benbow, David Sopp and David Spice — to recognise the significant contributions made to SARNZ and the industry.

The event was made memorable by the speakers, panellists, MC Jehan Casinader, sponsors and partners and, of course, by all those in attendance.



SARNZ Life Members.



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See why more people are asking for SARNZ members. As the association for the industry, our members are quality assessed and have access to support and training through us.

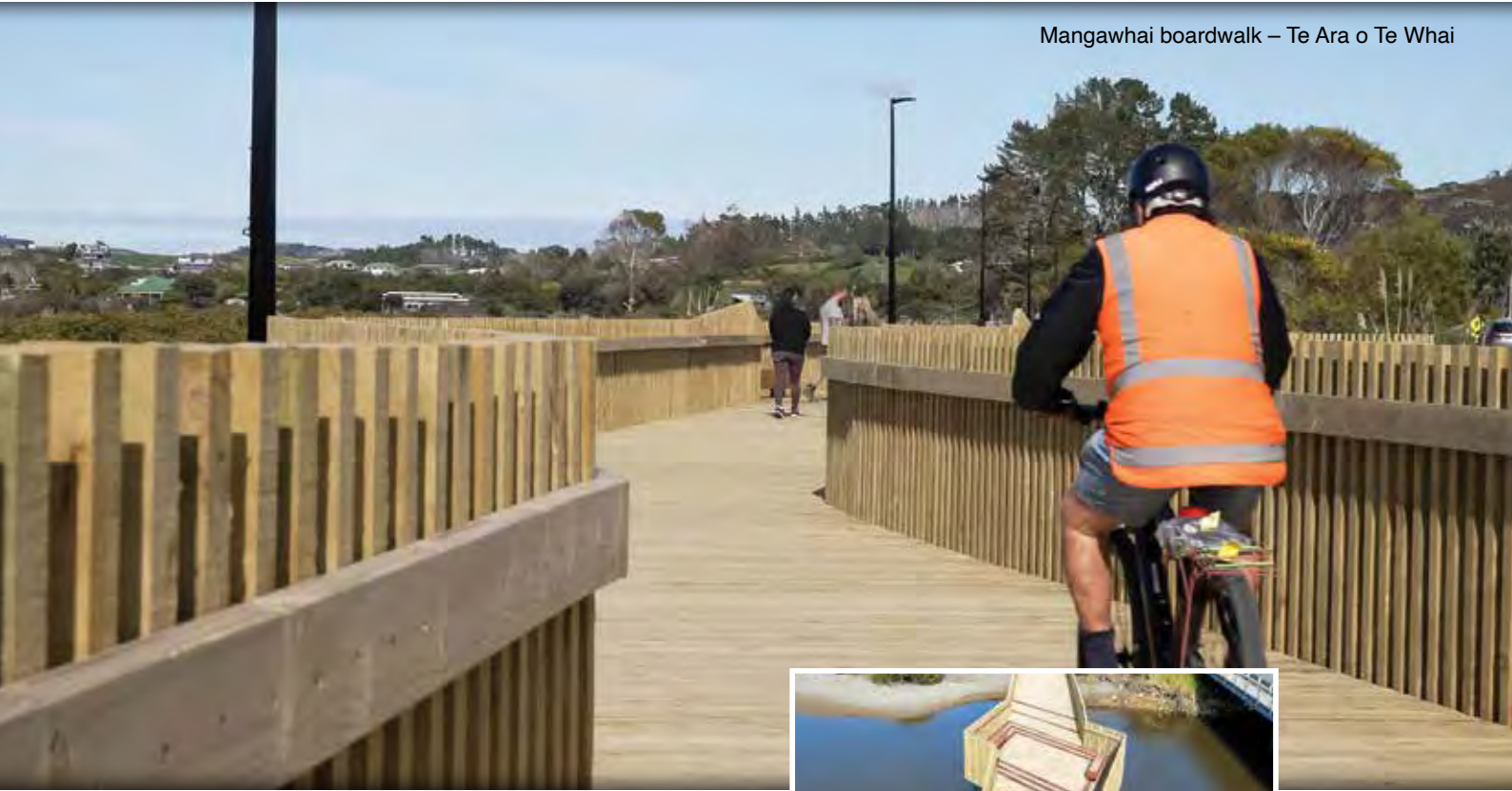
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A sustainable business where all are welcome

Construction businesses across New Zealand know waste is a big issue, which is why Wood Solutions general manager Andrew Bellamy has sustainability front of mind.

When the South Island joinery company moved factories five years ago, Bellamy and the team took it as an opportunity to invest in an impressive new dual extraction system.

Sustainability is a major focus at Wood Solutions, and Bellamy wanted to ensure the team was doing its part to minimise waste where it could.

“The extraction system separates the clean timber shavings from the finer board dust, which allows us to put the shavings to good use,” Bellamy says.

“We sell them to farmers to use as animal bedding during the calving season, and to the equestrian community for stables. This allows us to turn our waste products into something more productive, and provides us with a small additional profit stream,” he says.

“It also includes a smart system that senses which machines are in use and adjusts power consumption to suit, and a re-circulation heat recovery system that pushes clean air back into the factory, reducing heating costs.

“These systems help lower the environmental impact, and make Wood Solutions one of the most state-of-the-art factories in the South Island.”

It isn't just about environmental sustainability — it's also about making a healthier, more welcoming workplace.

An in-built dust extraction system in all workbenches allows floors to be vacuumed



quickly rather than swept, as is traditional.

Acoustic, sound-absorbing panels are fitted throughout the factory, making for a cleaner, quieter and more pleasant work environment overall, meaning the team can focus more on creating exceptional joinery.

Another challenge is retaining and attracting good talent.

Which is why Wood Solutions has not only focused on creating a sustainable business, but also prioritised diversity — an essential ingredient in creating a thriving workplace, where all ages, ethnicities, genders and backgrounds are welcome.

Members of the Wood Solutions team include five apprentices who are all training through BCITO Te Pukenga.

“We currently have five apprentices, two female and three males. And a quarter of our workshop team are female,” Bellamy says.

“Our apprentices are all at different stages of their courses — we purposefully stagger them so we can better cater to each apprentice at each level.

“We also find they can learn more from each other and better support one another when there are different levels of experience in the group.

“We foster a collaborative environment, which means the apprentices are learning all the time.”

Bellamy would strongly encourage anyone who is considering an apprenticeship to give it a go.

“As someone who's been in the trades for a long time, I highly recommend them as a career option.

“Whether you are a school leaver or switching career paths, an apprenticeship gives you a good skill set, and it's something you can always fall back on.

“It's also a really diverse sector that allows you to take pride in your work, and offers a lot of different paths for people of all backgrounds. Anyone can give the trades a go.”

New Zealand needs more people to consider a career in the trades. The BCITO has the resources and support systems in place to ensure everyone has an equal shot at success.

To learn more, visit <https://bcito.org.nz>.



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Te Pūkenga

What's all the excitement about Low-E?

Window & Glass Association NZ technical communications manager Alex Wung says low emissivity glass has become more suitable for use in residential dwellings in recent years.

On November 29, 2021, the Ministry for Building, Innovation and Employment (MBIE) released one of the biggest updates in building energy efficiency in over a decade — the 5th edition of Clause H1 of the Building Code.

The update included a series of new climate zones across the country, and an increase in the thermal performance requirements of building elements.

As we fully transition into the changes, the use of low emissivity, or Low-E, glass has drawn increased attention throughout the industry.

Low-E glass has been available commercially since the early 1980s, but has seen increased use in recent years as its performance and cost has become more suitable for use in residential dwellings.

The insulating properties behind Low-E glass's increased thermal performance arise from a factory-applied reflective material coating onto the glass.

This coating is a transparent, faintly coloured layer of a mix of metals, including silver, tin, zinc and/or other metal oxides and nitrates.

The nature and combination of these metal compounds has been chosen for their ability to reflect light, rather than absorb it, so the overall effect is a reduction in the transfer of heat by radiation.

Low-E coatings come in two types, hard coat and soft coat. Hard coat Low-E glass is produced through fusing the metal with the glass while the glass is still in its semi-molten state, which results in the coating being incorporated into the structure of the glass, making it very resilient.

The more common soft coat, or sputter-coating, is applied after the glass has already been manufactured, and the metal is deposited onto the surface inside a

vacuum chamber.

Because the coating is "soft" it is not suitable for use in single-glazed windows as the coating is susceptible to scratching or oxidation from the atmosphere.

Instead, sputter-coated Low-E glass is incorporated into an insulating glass unit, or IGU. An IGU is made up of two or more panes of glass which are separated by an airspace.

To increase performance further, the air space can be filled with an inert gas called argon.

Twofold rationale

The rationale behind the design of this unit is twofold. With the Low-E coating positioned on either surface 2 or 3, inside the unit, it is protected against mechanical and chemical damage.

The second benefit is that this

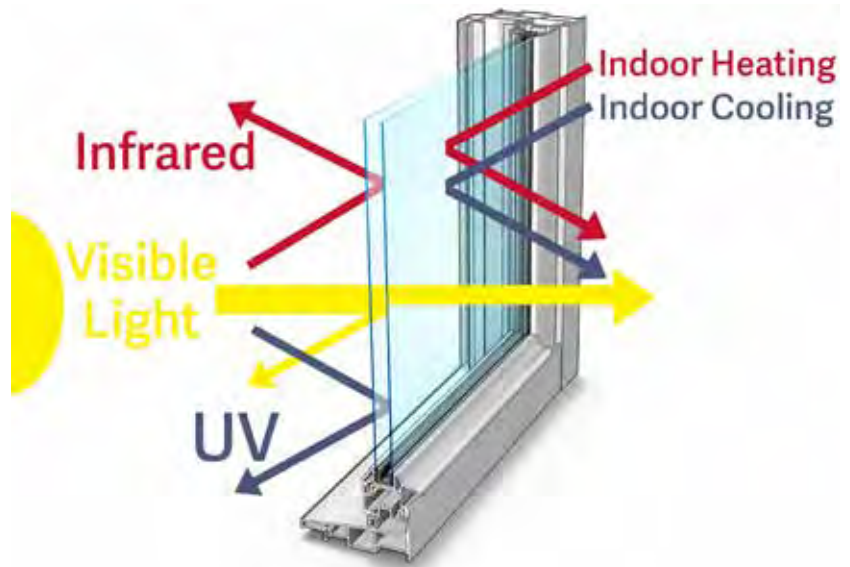
arrangement reduces heat loss from inside the building, while simultaneously regulating the entry of solar energy.

Not all Low-E coatings and glasses perform to the same level, and the differing make-ups of the coatings are accounted for in H1/AS1.

Glass performance is expressed as a U-value, whilst the thermal performance of a window or door as a whole unit, which includes its glazing, is specified as an R-value, in the same way insulation is rated.

In H1, Low-E of different ratings are generically designated with a subscript number of 1 through 4.

So an IGU including a pane of Low-E2 might have a U-value of approximately U1.6, whilst the same combination with a Low-E4 will have an increased performance rating of around U1.1.



Sputter-coated Low-E glass is incorporated into an insulating glass unit, or IGU. An IGU is made up of two or more panes of glass which are separated by an airspace.

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window & glass
association nz

The lower U-value indicates better thermal performance of the glazing.

Prior to the 5th edition of H1, window R-value requirements were R0.26.

A revamp of climate zones was included in this edition, dividing the country into six climate zones, requiring R-values of R0.46 for Climate Zones 1-4, and R0.50 for Climate Zones 5-6 moving forward.

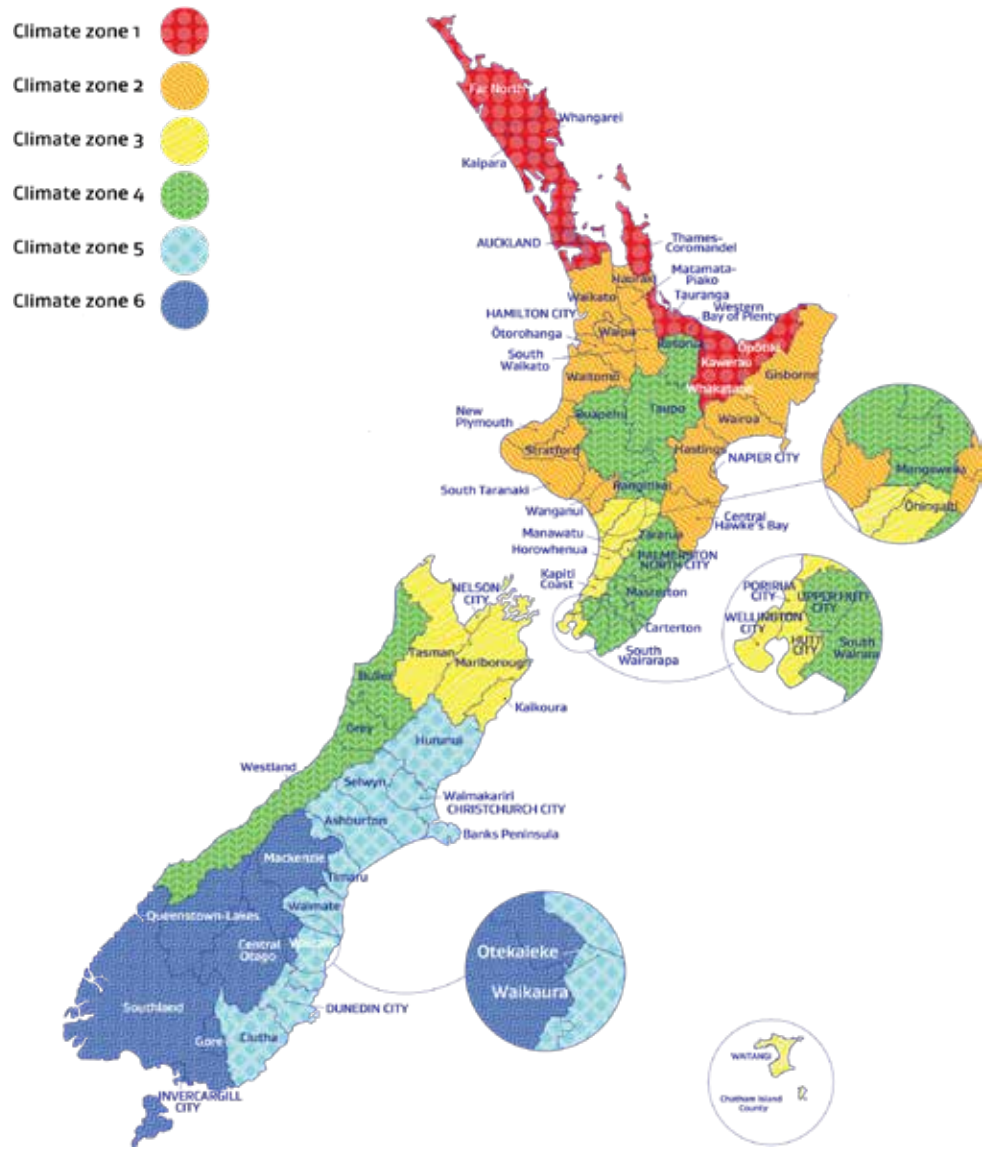
Readily-achieved compliance

The use of Low-E glass and better frames provides a means to readily achieve compliance in all zones.

The composition of the Low-E IGU to use in buildings will depend on many things, including the frame the unit is installed into, the location/ climate zone, the thermal performance of the remaining building elements and, ultimately, personal preference.

Equally, there are a range of compliance methods offered within H1. The Schedule Method is usually the first option to use in the industry, and provides thermal performance values selected from a Table.

The Calculation Method provides a more flexible approach, and compares the thermal performance of a reference building with that of the proposed building, allowing the architect/designer to balance the performance values across the building to achieve a desired heat loss outcome.



A revamp of climate zones was included in the 5th edition of Clause H1 of the Building Code, dividing the country into six climate zones, requiring new R-values of R0.46 for Climate Zones 1-4, and R0.50 for Climate Zones 5-6.

Here the flexibility of differing Low-E IGU combinations can be taken advantage of to deliver the best result for the client.

Low-E IGU's are certainly an exciting prospect moving forward, and as technology in this area continues to develop, glazing will become more efficient.

As more homes are built, and the climate

becomes increasingly unpredictable, the need for materials that can provide a comfortable living space for residents has never been more important.

The widespread use of Low-E glass in better performing windows will aid us in moving towards that goal.

Exciting indeed . . .

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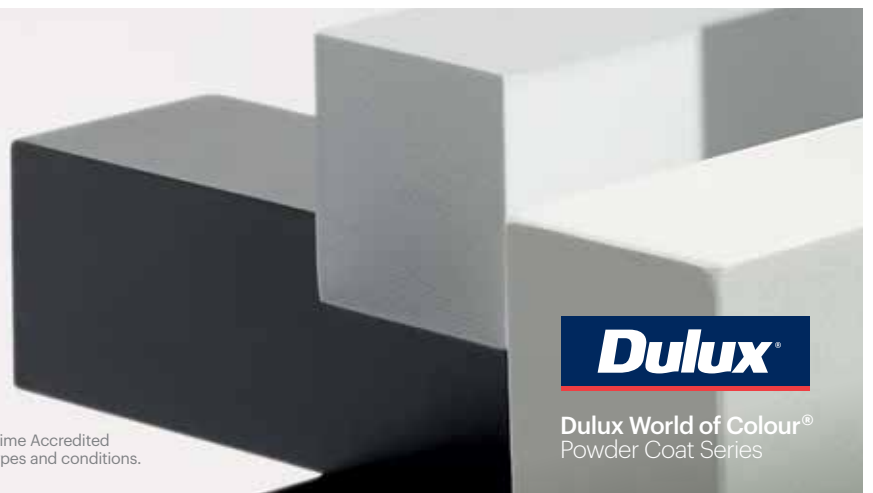
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Discover the magic of magnetic latches

Traditional door latch perceptions changing through clever use of embedded magnets.

In the world of door hardware, even the smallest detail can make a significant impact. Enter the innovative magnetic latches from Windsor Architectural Hardware.

These latches are set to redefine the door experience, combining advanced functionality with a modern look on the door.

This is achieved through the clever use of embedded magnets in the latch and strike plate. The latch only engages when the door is closed, thanks to the magnetic force between the two components.

Magnetic latches will be available to upgrade any Windsor passage set and/or auxiliary privacy set across all of their ranges. The magnetic passage latch and co-ordinating privacy bolt are available in 60mm and 70mm backset options.

Traditional door latches often go unnoticed until they become an inconvenience, whether that's catching clothes on the edge of the strike, having to order extended strikes for non-standard door jambs, complicated anti-rattle adjustments, or face plates getting scratched.

Windsor's new magnetic latches seek to change that perception entirely.

Firstly, the visual aspects — unlike conventional latches that protrude from the door, the magnetic latch tongue remains seamlessly aligned with the door edge, providing a flush, minimalistic look.

Traditional strike plates wrap around the door frame in either a 'D' or 'T' shape, but



the magnetic latch strike plate sits flush within the door jamb, eliminating wardrobe mishaps as you pass through doorways, and ensures the strike plate is completely hidden when the door is closed.

Secondly, the functional aspects — noise reduction is another area where the magnetic latches excel. An anti-rattle adjustment within the dust box minimises the rattling sounds sometimes associated with door movements.

Cushioning in the back of the strike further reduces noise when the magnetic tongue engages, creating a quieter and

more peaceful environment.

For those with wider than standard door jambs, there's also no need to worry about extended strikes, as the strike plate sits flush within the door jamb.

There is no scratching on the strike plate as the magnetic tongue is flush until door is closed, preventing any unnecessary contact or wear and tear.

Windsor magnetic latches are available stocked in Brushed Nickel, Matt Black, and Graphite Nickel, and the full range of brass special finishes to perfectly co-ordinate with any handle finish chosen.

Windsor ARCHITECTURAL HARDWARE

Discover the magic of magnetic latches

The new latch remains flush with the door while open and the tongue is only thrown when the door is closed, activated by magnets embedded in the latch and strike plate.

It's a small change that makes a world of difference.



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- **Fade and stain-resistant**

Enjoy a richly hued, unblemished deck for decades, with protective capping that resists UV rays and staining.

- **Friendlier to bare feet**

Better for bare feet and paws, TimberTech Advanced PVC decking won't splinter, and stays up to 30° cooler to the touch, with 40% better traction, wet or dry, than competitive products.

- **Industry-leading warranty**

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- **Better choice for fire zones**

TimberTech Advanced PVC Decking has passed tests for slowing flame spread.

- **Sustainable – the greenest PVC decking on the market**

Made in the USA from approximately 60% recycled material, including post-construction scrap such as vinyl siding and trim, TimberTech Advanced PVC decking is a sustainable option. Plus, it's fully recyclable at the end of its useful life.

* Although TimberTech Advanced PVC decking is cooler to the touch than many other deck board products, all decking products will get hot in the sun. Additionally, the darker the decking colour, the hotter it will feel. For hotter climates, consider choosing a lighter colour.



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About TimberTech

TimberTech Advanced PVC decking defies the norms with its unique features. Low thermal conductivity keeps it 30° cooler than composite decking, erasing the need for expansion gaps. The core is recycled PVC, and the cap layer, virgin PVC, offers unmatched scratch, dirt, and mould resistance. Plus, it's 100% waterproof, perfect for marine and pool use.



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Ventilated facade innovation improving building sustainability

In today's fast-paced world of construction and architectural design, one constant remains — the need for practical, sustainable solutions that effectively address today's challenges.

Modern architecture firms are tasked with providing optimal thermal comfort in buildings in a way that is aesthetically appealing, thermally efficient, and offers excellent fire protection. A crucial part of the solution to this issue is the implementation of ventilated facades.

Ventilated facade systems, otherwise known as double-skin facades or rain-screens, are a potent defence against the elements.

Made of two layers of different facades separated by an air cavity, the external cladding of ventilated facade systems provides primary protection against rain and wind, with the ventilated air corridor simultaneously working to eliminate residual moisture, safeguarding the building's integrity.

The same design that provides moisture protection also offers substantial thermal benefits. Ventilated facades help to reduce the amount of heat buildings absorb in hot weather and retain warmth during cold weather, resulting in lower reliance on



heating, ventilation, and air conditioning (HVAC) systems.

The pursuit of sustainable construction practices is an ever-evolving journey. This has paved the way for innovative insulation solutions that further improve the efficiency and effectiveness of ventilated facades.

One innovation is the new Smart Facade system, developed by leading sustainable glasswool manufacturer Knauf Insulation.

Robust solution

Smart Facade is part of a robust solution that offers improved energy efficiency, protection from external weather elements,

noise reduction, and increased comfort.

Featuring an innovative wind-wash barrier, Smart Facade mitigates the impact of windy conditions while acting as the first line of defence against moisture.

In addition, Knauf Insulation's advanced DriTherm technology provides a high level of water repellence, extending durability and enhancing moisture resistance.

Importantly, the Smart Facade's manufacturing process demonstrates a strong commitment to sustainability.

The glasswool product contains up to 80% recycled glass, and is made with Knauf Insulation's patented ECOSE technology, a bio-based binder that contains no added formaldehyde.

This state-of-the-art glasswool binder also has 70% less upfront embodied carbon than traditional mineral wool products, and has also received a Global GreenTag Green Rate Level A certification, making it an environmentally-friendly option for architects and designers looking for sustainable materials.

www.knaufinsulation.co.nz/facades

WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — another Camo Marksman Tool and 700 Camo Stainless Deck Screws from Senco worth

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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!

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Congratulations go to Tania Fisk of Christchurch, who won last month's Camo Marksman Tool and 700 Camo Stainless Deck Screws, worth \$440.

Can a notice to fix be served on non-compliant works carried out by a previous owner?



Tim Bates and Fiona Dobroschi of Auckland legal firm TM Bates & Co look at the case of Waikato Regional Council v The District Court at Hamilton. The High Court, in particular Justice Wylie, had to consider an application for judicial review of the District Court's decision – one that focuses on the meaning of sections 163 and 164 of the Building Act 2004.

Facts

- NZ Pork Ltd (“the previous owner”) arranged to construct two effluent ponds on their pig farm in February 2015.
- The effluent ponds were caught under the meaning of “dams” and “larger dams” under section 7 of the Building Act 2004 (“The Act”).
- As the smaller pond fell outside the definition of “larger dams”, it was only required to comply with the Building Code.
- Two inspections were carried out on the farm in March 2016 and on August 3, 2016. From those inspections, it was indicated that the stability of the embankment gave rise to the risk of failure of the smaller pond. It was also noted the pond did not comply with the Building Code.
- Subsequently, on September 9, 2016, the Waikato Regional Council (“the WRC”) issued a notice to fix (“NTF”) on the previous owner, which needed to be complied with by November 1, 2016.
- The previous owner sold the farm to the second respondent, Poseidon Holdings Ltd (“PHL”) on September 15, 2016. This prompted the WRC to issue an NTF on PHL to resolve by the same date.
- The WRC served an infringement notice on PHL on February 8, 2017, which led to a series of exchanges between the parties. Ultimately, PHL sought a determination from the chief executive of the Ministry of Business, Innovation and Employment (“MBIE”).
- Three determinations were issued by the MBIE, with the final determination concluding that WRC was incorrect to issue an NTF to PHL. Subsequently, the District Court dismissed WRC's appeal.

Core provisions and test

Central to the analysis are the provisions of the Act which relate to an NTF. Of most relevance is section 164(1)(a) which states:

1 This section applies if a responsible authority considers on reasonable grounds that –

- (a) a specified person is contravening

or failing to comply with this Act or the regulations (for example, the requirement to obtain a building consent), or

In section 163(a) of the Act, it defines a specified person to include “the owner of a building”.

The MBIE considered that two tests needed to be met before an authority could issue an NTF. The first was that the authority had to ensure that the person it was issuing an NTF to is a “specified person”.

Secondly, there must be reasonable grounds “to consider that the specified person is contravening or failing to comply with the Act or regulations”.

Analysis

Justice Wylie accepted the District Court's conclusion that PHL came under the meaning “specified person”. The main issue at stake was the second test as to whether PHL was contravening or failing to comply with the Act or regulations.

The alleged contravention or failure was in respect of section 17 of the Act. This states:

“All building work must comply with the building code to the extent required by this Act, whether or not a building consent is required in respect of that building work”.

Justice Wylie stated this provision did not impose obligations on anyone, and that PHL cannot be said to be contravening or failing to comply merely because it acquired a non-compliant building.

The Judge further assessed section 14B which sets out the responsibilities of owners, and found that neither of those responsibilities were relevant to the notice to fix issued to PHL.

The Judge considered the force in WRC's arguments, namely that authorities would be hindered in their ability to ensure compliance with the Act if they could not impose an NTF on a current owner, and that such a limitation would create a “device for those wishing to avoid compliance”.

However, the Judge ultimately decided

that the Act was not “obscure” or “poorly drafted” such that it could include further obligations not present in the Act.

The Judge supported its finding by identifying various provisions in the Act that deal with non-compliance of the Building Code and obligations of owners.

On that basis, Justice Wylie was not persuaded that there was a gap in the Act, or that it would be appropriate to impose an obligation on current owners to fix the non-complying works of previous owners.

Consequently, Justice Wylie believed the District Court Judge had not erred in its decision, and declined the application for review.

Post note

This decision establishes that the sale of land will extinguish existing Notice to Fix obligations. Its precedent value will have significant ramifications, and it will be interesting to see whether the WRC will seek leave to appeal.

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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Central Auckland 1010

Google vs Facebook ads face-off

Andy Burrows – The Trades Coach – presents the pros and cons of Google and Facebook advertising, and which option might be better for your business.



When developing a digital marketing strategy to help with lead generation, a common question I hear often is, “should I use Google ads or Facebook ads?”

The answer really depends on what type of people you are looking to attract to your business, where they are in their buying journey, and the type of work you do.

Both platforms have their strengths and weaknesses, and the choice between them should be based on your specific situation.

In the broadest terms, Google ads help you find new customers; Meta ads (Facebook/Instagram) help new customers find you. That may be a subtle difference but it's an important one.

One is around active search (Google) and the other is about building a brand and engaging with potential customers. One is focused on need while the other is about want.

To help explain this a bit deeper, here's a comparison to help you decide where to focus:

Google ads

- Intent-based advertising. Google Ads are primarily search-based, meaning users actively search for products or services using keywords. This results in a higher likelihood of reaching users with a strong intent to purchase.

This is particularly so when the searcher has a high need for a service. Something may be damaged or unsatisfactory, and is causing them frustration.

- Keywords. You can target specific keywords related to your business, allowing you to connect with users searching for exactly what you offer.

Understanding your target market really well, and what they are likely searching for, is important to make the best return on

Google ads.

- Variety of formats. Google ads are primarily text-based ads, but also offer other formats, such as display ads and video ads.

- Local targeting. You can target specific geographic locations, making it ideal for local businesses. Targeting in other ways is better done with Meta ads however.

- Expense. Google ads are more expensive than Meta ads, and competition for some popular keywords can drive up cost quite quickly.

However, you have control over your budget, and can set daily spending limits.

- Landing pages. It is important to have a good web site landing page where searchers end up after clicking on your ad. If they have expectations based on what your ad says, but the web site has a conflicting message or feel, you may turn the searcher off from proceeding further.



Meta ads (Facebook and Instagram)

- Audience targeting. Meta Ads are the best in audience targeting, allowing you to reach users based on demographics, interests, behaviours, and more.

Meta knows a huge amount about their (nearly) three billion users — what interest you have, content consumed, beliefs, values and more. It's scary — but useful from a marketing perspective.

This is particularly useful for brand awareness and reaching a wider audience. You can also build lookalike audiences based on key features so your ads can be put in front of a bigger number of target customers.

- Visual platforms. Facebook and

Instagram are visual platforms, so it's great for promoting visually-appealing products or services through image and video ads.

Visual ads are generally easier to consume by an audience. However, it is important to produce attractive content to stand out from the crowd.

- Retargeting. You can retarget users who have interacted with your web site or app, which can be highly effective for conversion campaigns. If you have been stalked with ads after visiting a web site, you'll know what I mean.

- Budget. Meta Ads can work with smaller budgets, making it accessible for businesses of all sizes. They are generally cheaper than Google, and so you can make your advertising dollar go further.

- Lead ads. It is possible to use Meta ads without having a web site by using their lead ads format — which effectively provides a mini landing page to deliver further messaging. However, it's still recommended to have a good web site.

Summary

Google Ads are often better for businesses looking to capture users with a high need and intent to purchase, while Meta Ads are ideal for building brand awareness, reaching a specific audience, providing trust-building information, and engaging with users on a social platform.

Google ads may work faster and attract people with a more urgent intent of purchase. Meta ads work better with engaging with people who are in the earlier “awareness” and “research” modes of their journey.

However, it can be a better approach to treat the platforms as complementary, rather than adversarial. Many businesses find success using both platforms in tandem to achieve different marketing objectives.

Ultimately, it's essential to consider your goals, target audience, and budget when deciding which platform to use — and you may also benefit from A/B split testing to determine which platform performs best for your specific campaigns.

If you want some help in reviewing your marketing activities, book in for a complimentary marketing audit with me to discuss some changes you should consider.

Email me at andy@tradescoach.co.nz with the subject line “Marketing Audit”.

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Building Consents Information

For all authorisations, August 2023

Dwellings	\$1,658,810,565	Total All Buildings	\$2,428,644,499
Domestic Outbuildings	\$18,625,684	Non-building Construction	\$43,757,402
Total Residential	\$1,677,436,249		
Non-residential	\$751,208,250	Total Authorisations	\$2,472,401,901

Number of new dwellings consented

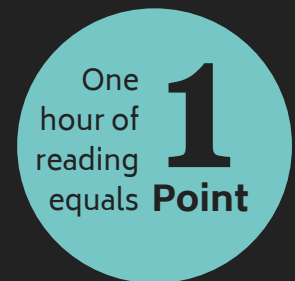
	Aug 2023	Jul 2023	Aug 2022		Aug 2023	Jul 2023	Aug 2022
Far North District	20	55	29	Palmerston North City	26	12	32
Whangarei District	56	49	201	Taranua District	2	5	10
Kaipara District	3	7	15	Horowhenua District	153	14	25
Rodney District	75	69	99	Kapiti Coast District	41	24	38
North Shore/Albany Wards	148	300	371	Porirua City	28	35	19
Waitakere Ward	202	172	206	Upper Hutt City	21	10	15
Auckland Wards	345	302	572	Lower Hutt City	96	40	95
Manukau/Howick Wards	190	313	303	Wellington City	45	36	52
Manurewa-Papakura Ward	150	288	202	Masterton District	20	17	6
Franklin Ward	32	39	129	Carterton District	1	4	7
Thames-Coromandel District	26	17	31	South Wairarapa District	4	9	9
Hauraki District	2	12	6	Tasman District	16	26	74
Waikato District	63	53	151	Nelson City	34	18	39
Matamata-Piako District	23	21	17	Marlborough District	12	21	26
Hamilton City	141	104	201	Kaikoura District	0	3	2
Waipa District	57	22	57	Buller District	13	17	3
Otorohanga District	1	1	6	Grey District	4	7	0
South Waikato District	7	6	16	Westland District	2	2	14
Waitomo District	0	1	3	Hurunui District	15	9	16
Taupo District	46	16	17	Waimakariri District	83	50	57
Western Bay of Plenty District	42	22	33	Christchurch City	272	278	528
Tauranga City	71	99	88	Selwyn District	187	58	185
Rotorua District	14	56	38	Ashburton District	10	28	16
Whakatane District	13	6	20	Timaru District	19	17	16
Opotiki District	1	5	2	Mackenzie District	4	3	11
Gisborne District	11	16	26	Waimate District	0	1	2
Hastings District	32	20	44	Waitaki District	8	6	8
Napier City	36	31	17	Central Otago District	15	20	28
Central Hawke's Bay District	4	5	7	Queenstown-Lakes District	87	70	114
New Plymouth District	18	21	27	Dunedin City	61	24	50
Stratford District	4	3	3	Clutha District	5	3	6
South Taranaki District	5	8	7	Southland District	14	10	19
Ruapehu District	2	3	3	Gore	2	2	7
Whanganui District	4	7	19	Invercargill City	16	9	19
Rangitikei District	1	2	3	Area Outside TA	0	0	0
Manawatu District	9	18	18	Total	3170	3058	4547

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