

BUILDING TODAY



The official magazine of the Registered Master Builders Association

www.buildingtoday.co.nz

December 2024

Volume 34 Number 11

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\$100

Details, page 23

Inside:

NZ CONCRETE EXPERTISE IN THE SPOTLIGHT

Industry hosts
globally-recognised
Symposium in Christchurch

REGISTERED MASTER BUILDERS 2024 HOUSE OF THE YEAR

All the results, judges'
comments and images
from this year's national event

CONSTRUCTION WASTE MANAGEMENT

The EIC presents tips
for better site waste
management this Christmas

ALSO INSIDE: BCITO CELEBRATES CONSTRUCTION EMPLOYERS



New GIB® Fire Rated Systems Manual

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BUILDING TODAY

December 2024

Volume 34 Number 11

From the editor

The New Zealand concrete industry hosted hundreds of delegates from 38 countries in Christchurch recently for the globally-recognised *fib* Symposium, and the Concrete NZ Conference that followed.

An international event of this size reflects well on the expertise in earthquake resilience that this country possesses.

Global experts discussed seismic design and concrete decarbonisation, and networking events, technical tours and workshops enriched the delegate experience.

In this issue we cover both events, along with the announcement of the 2024 Concrete NZ award winners.

Also featured is full coverage of all the national winners in this year's RMB House of the Year competition.

Which brings to a close a year full of change for the construction industry in this country.

Building Today wishes all its readers and advertisers a very Merry Christmas and a happy and prosperous New Year.

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Editor

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1-year subscription (11 issues): **\$83.60**



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Dunlop Builders (Construction Company),
PAC Studio (Architect/Designer), Steven
Lloyd Architecture (Architect/Designer),
Sustainable Engineering Ltd (Engineer),
VIA architecture (Architect/Designer)



Successes

Dunlop Builders managing director Bryce Dunlop and his team were thrilled to be awarded the National CARTERS Commercial Category Award at the 2024 Commercial Project Awards, a significant achievement as a newcomer in the commercial sector.

"Taking on a commercial project as a predominantly residential builder was an exciting challenge for us. Working with a talented team was key, and winning the national award validated our capability in project management and cost control, reinforcing our commitment to quality at any scale," Bryce says.

"We were ecstatic — stepping outside our comfort zone and achieving this recognition was a proud moment for the entire team."



Challenges

Bryce and the team found that time management, planning and careful coordination were essential to overcoming supply chain challenges throughout the build.

"Time management and proactive planning were essential, and we had to ensure we ordered materials well in advance. Acting as both client and builder added unique challenges, reminding us of the emotional journey that building entails. Despite moments of self-doubt, the experience was incredibly rewarding, and we're thrilled with the final outcome," he says.



Judges' comments

This project successfully combined high-quality architectural design and environmentally-conscious decision-making with commercial viability, achieving impressive results. Adhering to the strict Passive House Plus standards for environmental performance required early and ongoing coordination. This commitment has earned The Hub the distinction of being the seventh commercial building globally to achieve a Passive House Plus rating.

Focusing on reducing construction and operational carbon emissions was central to the project, with careful selection of materials playing a crucial role. These choices helped lower carbon emissions in everything from the concrete foundations to the timber framework, internal finishes and even the office furniture.



REACHING NEW HEIGHTS

HUNTER MOON

**2024 REGISTERED MASTER
BUILDERS CARTERS NATIONAL
APPRENTICE OF THE YEAR WINNER**

Hunter is from the Waikato Region and is employed by Foster Construction. His training provider was BCITO



SUCCESSES

Winning the Master Builders CARTERS 2024 Apprentice of the Year competition was a proud moment for Hunter, who appreciated the scale of the competition and the opportunity to demonstrate his skills.

"It was absolutely unreal. Master Builders put on such a well-coordinated event, and it was amazing to take part in their toughest practical challenge to date. Building garden sheds for local kindergartens and having the kids there to cheer us on made it extra special. I also really enjoyed competing alongside the other apprentices — they were also supportive and top-notch competitors."



CHALLENGES

The National competition was a true test of Hunter's skills, pushing him to manage his time and solve problems under pressure. Despite the intensity, he was up to the challenge.

"The six-hour garden shed build was definitely tough — there was a real time crunch, which put the pressure on to ensure we got through everything. The shed had lots of little details and tricky parts that required problem-solving on the spot, so managing that within the time frame was the biggest challenge."



JUDGES' COMMENT

Hunter demonstrated an exceptional level of dedication, skill, and craftsmanship throughout all stages of the competition. As a member of the territorials and former Head Boy of Hamilton Boys' High School, his natural leadership qualities and ability to problem-solve shone through in his interview, practical challenge, and submission.

His structured approach to challenges and consistent discipline was clear throughout the competition, and his commitment to quality and passion for the industry impressed the judges. Congratulations Hunter, on an outstanding achievement.



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Registered Master Builders House of the Year Awards celebrates the best homes, craftsmanship, renovations, and builders across Aotearoa. With over 250 entries in the 2024 competition, the calibre of the award winners continues to showcase the talent and skill of our residential builders.

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

SUPREME WINNER

**NATIONAL SUPREME
HOUSE OF THE YEAR OVER \$1 MILLION**

PLANIT CONSTRUCTION

For a home in Eastbourne

This remarkable home epitomises design excellence, with expansive spaces that flow effortlessly from indoors to out, creating a seamless connection with its surroundings. Each element — from the premium materials chosen to the exceptional skill of the builders — demonstrates an unwavering commitment to quality and precision. Simply put, this project is as close to perfection as we have seen. Congratulations to the team behind this extraordinary achievement — this home is truly deserving of its place among the finest.



SUPREME WINNER

**NATIONAL SUPREME
HOUSE OF THE YEAR UNDER \$1 MILLION**

DAVID REID HOMES (KAPITI)

For a home in Waikanae, Kāpiti

Delivering outstanding quality in the under \$1 million bracket, this compact home serves as a true sanctuary for its owners. Thoughtfully sited with an efficient layout, a subtle rotation in its footprint brings a touch of playful charm. The elegant use of industrial materials showcases superb craftsmanship, exuding a level of quality and style that makes this home a worthy supreme winner. This remarkable retreat is a testament to achieving excellence within a modest budget.



SUPREME WINNER

**NATIONAL SUPREME
RENOVATION OF THE YEAR**

VELVIN BUILDING

For a home in Queenstown

This winning home embodies a vision of thoughtful restoration, preserving the essence of a cherished house while enhancing it for future generations. The client's commitment to understated luxury and sustainability principles guided every decision, ensuring a home that's not only beautiful but built to last. The builder's attention to detail elevates this project, creating a timeless and enduring sanctuary. This blend of respect for heritage and sustainable craftsmanship sets this house apart, making it truly deserving of this award.





PLANIT CONSTRUCTION

For a home in Eastbourne, Wellington

The Craftmanship Award celebrates a builder whose dedication to excellence is evident not only in the visible beauty of this home but also in the remarkable planning and foresight behind every step. Precision was the hallmark of this project — from the seamless coordination of trades to the thoughtful selection and timing of materials. Every element has been fine-tuned to perfection, reflecting unparalleled skill and attention to detail. This award is a testament to the outstanding craftsmanship and care invested throughout this impressive project.



REDMOND BUILDERS

For a home in Havelock North

Described by judges as the “anti-house”, this Hawke’s Bay masterpiece redefines traditional architecture by exploring what a house can be, presenting its form as a series of sculptural pavilions that harmonise with the rural landscape under Te Mata Peak. The first pavilion, a Corten steel-clad living wing, echoes the shapes of the Peak, opening strategically to frame the view. With slate floors, timber ceilings, and a concealed commercial kitchen, this space is an entertainer’s paradise. Redmond Builders’ craftsmanship extends beyond the pavilions to earthworks and service realignments, ensuring the home blends sustainably into its working farm setting. This remarkable property challenges conventional architecture, embodying a bold and thoughtful vision.



LEVEL CONSTRUCTION

For a home in Wānaka

Located above the Wānaka town centre, this home replaces a beloved family residence of over 20 years. It has a striking abstract facade of concrete masonry and lightweight screening that balances shelter and exposure to Central Otago’s harsh climate. Timber-wrapped dining, kitchen, and joinery harmonise with the solid concrete walls, while the kitchen’s stone countertops add unique colour and texture. A playful change to crazy stone paving in the living room honours the memory of the original house, and two bedrooms feature private Zen gardens enclosed by charred cedar screens. The cohesive design of this home evokes calm and continuity — a beautiful testament to the collaborative effort behind this project.



HARGRAVES HOMES

For a home in Point Chevalier, Auckland

This exceptional home showcases innovative design on a compact section, where clever spatial planning transforms limitations into opportunities. By positioning the garage and rumpus room strategically, a spacious, light-filled internal courtyard emerges, flowing into the beautifully crafted kitchen and dining area. The open gable structure, combined with materials such as brick, timber, and concrete, creates an elegant yet relaxed ambiance that enriches the home’s aesthetic. This residence is a remarkable testament to maximising space without compromising on functionality, setting a high standard for thoughtful, efficient design.



DUNLOP BUILDERS

For a home in Wānaka

This house is a masterclass in sustainable design, crafted to meet the owner's ambitious goals for low embodied and operational carbon. Setting a new standard, it proudly holds Passive House Plus certification from Passive House Institute New Zealand, exemplifying optimal energy efficiency and impeccable craftsmanship from Dunlop Builders.

Sustainable materials like New Zealand clay bricks, wool insulation, and triple-glazed windows enhance performance, while the photovoltaic system offsets 1225 kg of CO₂ annually, equivalent to six Wānaka-to-Auckland drives. Excess energy is stored in a Tesla Powerwall or directed into the hot water system, demonstrating an enduring commitment to environmental stewardship and low-carbon living.

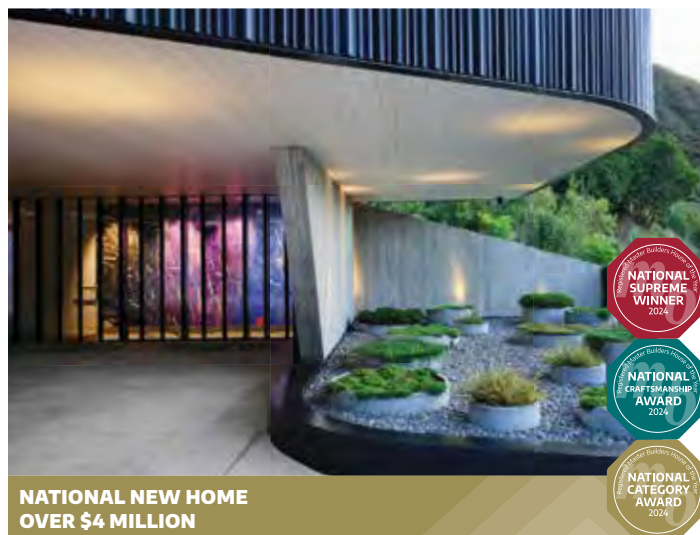


PETERSEN AND BARNES

For a home in New Plymouth

Located in central New Plymouth, this three-bedroom residence embodies quality and comfort. The double-gabled street elevation, clad in charred Japanese cedar, respects the scale of neighbouring homes while establishing a nice contrast with period styles nearby.

Quality shines in the design and craftsmanship, from the entryway through the sloped timber-ceilinged hall, to the double-height living sanctuary. The kitchen, dining, and sitting area open to a beautifully landscaped garden, enhanced by thoughtful window placements that frame views and art display spaces. Designed with Lifemark accessibility principles, this home integrates a discreet lift across its three levels, allowing enjoyment for all. This is truly a home where form, function, and inclusivity meet.



PLANIT CONSTRUCTION

For a home in Eastbourne, Wellington

Anchored to the ground with an angled in-situ concrete pier, this sculptural Planit Construction home takes inspiration from the elements and echoes its sloping surroundings while capturing panoramic views. Spanning five levels, the residence is unified by a spiral staircase and a convenient internal lift, connecting each floor.

The imported terracotta tile cladding offers low-maintenance durability with a striking street presence, while the precisely crafted concrete forms enhance the architectural vision. Inside, spacious living areas create openness, and the kitchen flawlessly balances elegance with practicality — an extraordinary achievement in design and construction.



SYMPHONY CONSTRUCTION

For a home in Matangi, Waikato

This beautifully crafted cedar and weatherboard home harmonises effortlessly with its leafy surroundings, basking in all-day sun and capturing the essence of a true forever home. With a thoughtfully designed layout and intelligent use of space, it exudes warmth and comfort. Raking ceilings, a unique entranceway, and a charming interior palette set the tone, while a feature fireplace built with bricks from an old family home adds a touch of heritage. Embracing natural timbers, this residence is a stand-out, blending timeless appeal with impeccable craftsmanship.



NATIONAL BUNNINGS NEW HOME
\$500,000 - \$750,000

DAVID REID HOMES (KAPITI)

For a home in Waikanae, Kāpiti

In the heart of Waikanae's native bush, this home combines two black corrugated steel forms that meet in a playful, elegant clash, creating a unique retreat. A break in the trees reveals a gravel path leading to the main entrance, where the floor plan divides into two wings. One wing embraces open-plan living and kitchen spaces, while the other ascends to private quarters via a home office.

The industrial aesthetic — including plywood ceilings and a stainless-steel kitchen benchtop — offers a robust, crafted feel, balanced by classic timber furniture. Angular design maximises natural light amid the forest canopy, while white pergolas and aluminium joinery beautifully frame the surrounding bush. This residence is a stunning example of innovation and harmony with nature.



NATIONAL NEW HOME
UP TO \$500,000

GENERATION HOMES CANTERBURY

For a home in Leeston, Canterbury

This home is a beautifully planned 183 square metre residence, blending modern design with outdoor living. A stand-out aspect is the front entrance, which features a stunning floor-to-ceiling window framing a tranquil Zen Garden.

This is a home that delivers great value for money, with a light-filled, open-plan kitchen, living, and dining area that opens onto expansive decking, perfect for entertaining and spending time outdoors. Clad in warm-grey brick and weatherboard, the home exudes style and comfort.



NATIONAL GIB SHOW HOME

DESIGN BUILDERS (CANTERBURY)

For a home in Papanui, Christchurch

This exceptional show home demonstrates Design Builders' ability to deliver on quality and style. Located in one of Christchurch's most desirable suburbs, this two-storey, four-bedroom home makes good use of a compact site surrounded by century-old trees, with excavation delicately executed to protect their roots.

The exterior combines Rockcote, cedar, and metal tray claddings, with attention to colour coordination across roofing, joinery, and louvre systems. Inside, thoughtful spatial planning and abundant natural light create a welcoming atmosphere. Highlights include a sunlit kitchen and dining area, elegant bathrooms, and a north-facing laundry. This home is functional and visually captivating — a true showcase of the team's craftsmanship and design expertise.



NATIONAL BUILDERS OWN HOME

M.O. BROWN BUILDERS

For a home in Spencerville, Christchurch

This modern family home beautifully integrates elevated design within its rural setting, crafting a private oasis with breathtaking views. Rebuilt on its original site after the Canterbury earthquakes, this home follows up on its 2010 award-winning predecessor. However, it is now strengthened with an innovative, releveling foundation that exemplifies a commitment to enduring quality — a powerful story of resilience and style.

Elevated pods connected by floating glazed bridges separate living and bedroom spaces, while natural stone, cedar, and Colorsteel cladding blend the structure harmoniously into the landscape. Thermally-glazed joinery captures abundant northern light, enhanced by a cantilevered and louvred roof for seamless outdoor living. Inside, refined details such as pivot doors, bespoke joinery, high ceilings, and a built-in dining booth create an inviting, thoughtful atmosphere. This home exemplifies innovation and durability, making it a well-deserved winner.



TOPHILL HOMES

For a home in Pine Valley, Auckland

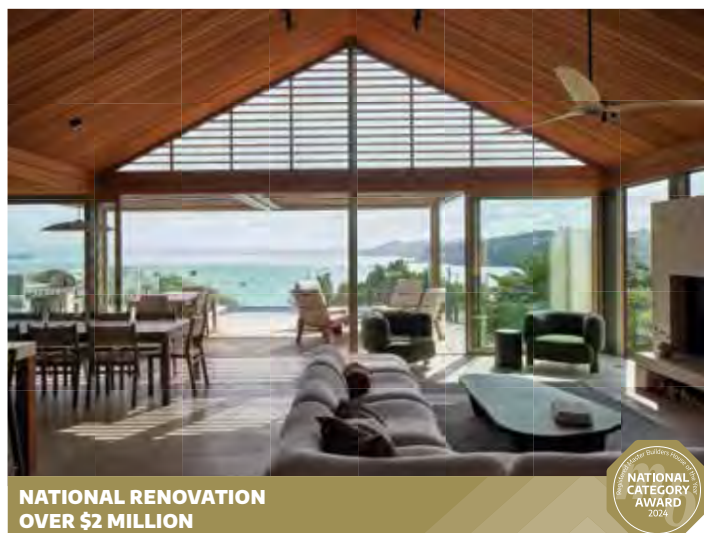
This residence exemplifies outstanding value for money, seamlessly blending impressive design with practical functionality. The combination of full-height joinery with the stonework gable creates remarkable street appeal, welcoming you into a spacious home, which includes four bedrooms and three bathrooms. The well-appointed kitchen features a unique curved island that connects seamlessly to generous indoor living spaces, offering a perfect balance of style and functionality. This home is a testament to thoughtful design and quality craftsmanship, making it a well-deserving winner.



ORANGE HOMES

For a home in Lincoln, Canterbury

This home showcases a bold design with its distinctive low-pitched roof and deep eaves, offering protection to the crafted brick, concrete-look tile, and charred timber cladding. Inside, well-planned spaces strike a perfect balance of style and comfort, with the kitchen serving as the heart of the living area and seamlessly connecting to outdoor patios. A stand-out feature is the acoustically designed entertainment room, providing an exceptional aural experience for the owners. This residence truly pushes the envelope in functionality and design.



CREATE + CONSTRUCT

For a home in Northcote Point, Auckland

This remarkable home showcases how thoughtful design can elegantly blend heritage with contemporary living. Under strict council guidelines, this heritage-listed residence preserves its timeless charm and street appeal while introducing a stylish, open-plan extension. A stand-out feature fireplace enhances the spacious interiors, which flow seamlessly to reveal stunning harbour views.

On a compact site, every inch is maximised, including a beautifully positioned swimming pool and entertaining area. Unique, stylish bathrooms and a timber kitchen and bar make it ideal for gatherings. This renovation exemplifies creativity, craftsmanship, and a deep respect for history — an outstanding achievement.



VELVIN BUILDING

For a home in Queenstown

This stunning restoration of a classic A-frame home in Queenstown revives a beloved holiday retreat which sits against the iconic backdrop of The Remarkables ski field. Despite the steep site, expansive glazing was achieved to showcase the breathtaking views. The owners embraced the challenges of renovation to preserve the home's nostalgic charm, skilfully incorporating original elements such as exposed rimu flooring and salvaged timber joinery.

The judges were captivated by the rustic appeal of the interior, featuring locally milled southern beech timber with a natural pinhole finish, expertly crafted by the builder. This rustic warmth contrasts with the sleek black steel spiral staircase leading to the bedrooms.



G.D PRINGLE BUILDING

For a home in Cambridge

This 1920s concrete bungalow has been masterfully rejuvenated, breathing new life into a century-old treasure. Extensive re-roofing, double glazing, and insulation upgrades are complemented by structural engineering to create an open-plan kitchen and dining area. The new space now features elegant herringbone flooring, flowing onto a covered outdoor space and sunroom.

Upstairs, the bedrooms are carefully reimagined for modern needs, and sourcing period-correct windows and doors from across the country add to the home's architectural coherence. During the renovation, a charming piece of history surfaced — a story of Queen Elizabeth II's unexpected stop to use the bathroom. When nature calls, this well-polished porcelain makes this home fit for royalty.



A KNIGHT DESIGN & BUILD

For a home in Waiau, Western Bay of Plenty

This repurposing of an old milking shed into a modern rural retreat perfectly balances contemporary comfort with industrial elegance, complementing the charm of the adjacent character villa. A Knight Design & Build have crafted an inviting overflow studio that retains the shed's rustic simplicity, enhanced by exposed oak rafters, polished concrete floors, grooved panelling, and sliding barn doors.

Honouring the building's history, original materials are thoughtfully recycled and reused, adding a meaningful connection to its past. A beautifully landscaped garden links the upgraded shed with the villa, creating a joyful space enjoyed by family and even the pet chickens. This retreat is a harmonious blend of heritage and modernity.



PREMIUM CONSTRUCTION

For a home in Greenhithe, Auckland

This outdoor living space is the epitome of a Kiwi entertainer's paradise, offering seamless indoor-outdoor flow from the kitchen and dining area through pocket aluminium stacker doors to a louvred-roof patio. The fully equipped outdoor kitchen, complete with a built-in BBQ, sits alongside a grand outdoor fireplace and integrated speakers, ensuring year-round comfort and entertainment.

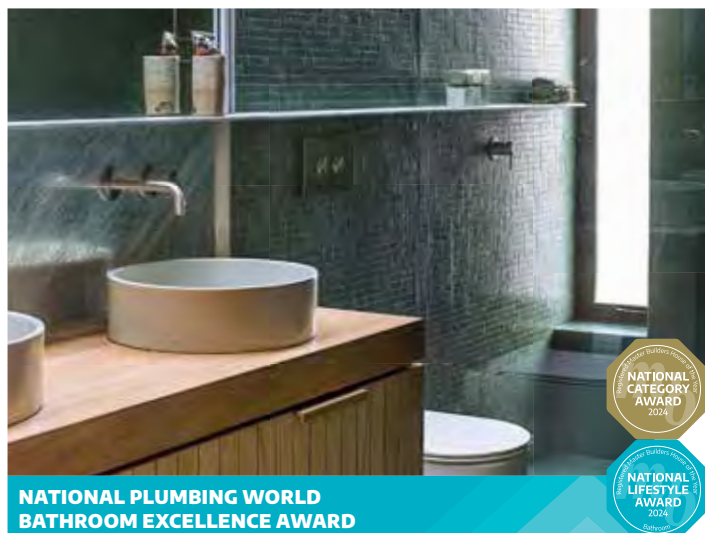
An infinity pool extending to the house's edge provides breathtaking views over the inlet, while a built-in spa adds an extra touch of luxury. Automated mesh screens offer weather protection, making this space as functional as it is stunning — a perfect blend of design for relaxation and entertaining.

REGISTERED MASTER BUILDERS
HOUSE OF THE YEAR 2024

**CONGRATULATIONS
TO ALL OUR 2024
WINNERS!**

[HOUSEOFTHEYEAR.CO.NZ](https://houseoftheyear.co.nz)





LEVEL CONSTRUCTION

For a home in Wānaka

This exquisite bathroom, shared by two bedrooms, embodies the tranquil materiality that defines this home, offering the owners a serene, immersive experience. It's a journey beyond the ordinary, allowing you to step directly from the shower into a private Zen Garden. Enclosed by black charred cedar screens and graced by a maple tree, the garden features a stone platform for continuing your shower under the open sky. In perfect harmony with nature, this space evokes the luxury of an exotic day spa — a truly unforgettable sanctuary within the home.



KURIGER BUILDERS TAURANGA

For a home in Tauriko, Tauranga

This home presents a kitchen that reimagines culinary spaces with exceptional design and functionality. Featuring integrated appliances, three sinks, and a dedicated coffee station, every aspect is meticulously crafted for convenience. Elegant cabinetry pairs beautifully with reeded glass screens, allowing for adaptable configurations as needed.

Seamlessly connecting to an outdoor cooking space with a pizza oven, BBQ, and smoker, this kitchen also boasts generous bench space and stacker windows that open to the outdoors. In every way, this is the ultimate dream kitchen — a true masterpiece of form and function.

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From trades to real estate: How being on the tools is helping to sell houses



Taupo-based Courtney Pattison swapped painting and decorating for "For Sale" signs earlier this year.

Two former tradies are paving the way for those who need to — or want to — take on a new challenge beyond the tools, converting the skills honed in the trades to build successful, growing careers in real estate.

Jayden Matthews and Courtney Pattison are two of Tall Poppy's young up-and-coming real estate agents. Courtney, based in Taupo, swapped painting and decorating for "For Sale" signs earlier this year, and Otaki born and bred Jayden Matthews worked as a gasfitter for more than a decade before moving into real estate.

Pattison says her renovation skills and knowledge have given her a unique edge in her new career.

"I can help buyers see the potential in a space and visualise what the finished product will look like, especially with homes that need renovating," she says.

"I've found the skills I acquired through being a painter and decorator a huge advantage, particularly when working with younger first-time buyers who are usually the ones looking at properties that need work.

"It's also a massive plus for sellers who might be looking for expert advice on the little changes they can make that could make all the difference in selling their home," she says.

When Pattison isn't selling houses, you'll find the self-confessed "adrenaline junkie" drifting her custom-built BMW or completing her own housing renovations.

Matthews says his work as a gasfitter,

and the networks he built in the trades, have helped make his jump to real estate successful.

"Not only have I built an extensive network across the Wellington region, the knowledge I gained through the trades means I can quickly identify potential issues, and help owners solve problems," Matthews says.

"A house is someone's biggest asset, and they want it in the hands of someone they trust. If you've already got a great local reputation, it can make the move from trades to real estate an easy one," he says.

He estimates around half of the houses he's sold have come from his network, which has seen him become the first person people will call if they're looking to sell their home.

Tall Poppy Real Estate was recently the first and only real estate agency to be certified as 100% Kiwi-owned and operated, and the Kiwi mindset is at the heart of everything it does.

Pattison says this approach echoes the authenticity and expertise people appreciate from tradies.

"There are a lot of misconceptions about real estate, but it's like being on tools — people appreciate your expert knowledge when it comes to their home," she says.

"Real estate, like being a tradie, is all about building connections with people and providing a trusted service," Matthews says.

"If you're friendly and deliver expert service, you can build a solid foundation for growth in any sector."

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New multi-million dollar logistics facility to support future infrastructure projects

A new multi-million dollar green logistics facility in South Auckland will help boost access to steel building materials needed for New Zealand's major infrastructure and renewable energy projects.

Latest Government data shows more than \$120 billion has been forecast to be spent on infrastructure by the Crown, Crown entities, and KiwiRail over the next five years.

The investment is designed to address New Zealand's infrastructure deficit and prepare the country for future challenges, including population growth and climate change. Key areas of investment include transport, regional infrastructure, resilience and emergency preparedness, public buildings and schools.

Asmuss Group chief executive Dean Brown says with more than 1400 infrastructure projects valued at \$10 million or more planned in the coming years, improving the construction industry's supply chain capacity will be critical to the efficient delivery of these projects.

He says the new \$25 million, 15,400sq m purpose-built logistics facility at Drury South



Crossing can store more than 12,000 tonnes of steel, around 2.1 times the steel volume used on the Auckland Harbour Bridge.

"Most of New Zealand's structural steel needs are met by overseas suppliers, and developing the capability to manage the rapid distribution of large volumes of these materials will help ensure that materials are sourced, transported, and used effectively to avoid delays," Brown says.

"The operating model at the new facility has been designed to move high

volumes of steel across multiple bays simultaneously, significantly improving operational efficiency and customer service deliveries.

"In practice, this could see us unload 1000 tonnes of steel — around 42 truckloads — from the port in a matter of days. By introducing greater redundancy and reducing any supply chain bottlenecks, we can help support the development of New Zealand's infrastructure in a shorter time frame," he says.

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Innovative engineering and sustainability highlighted at international concrete events in Christchurch

Cutting edge advancements in concrete structures and sustainability were showcased at the recent globally-recognised *fib* Symposium and the Concrete NZ 1-day Conference at Te Pae Christchurch Convention Centre.

The *fib* Symposium welcomed delegates from 38 countries, featuring 330 presentations, 16 special sessions, and five keynote papers from global experts on seismic design and concrete decarbonisation.

New Zealand's expertise in earthquake resilience took centre stage, with a presentation by Christchurch-based Des Bull of Holmes Consulting LP, complemented by Prof Laura Lowes from the University of Washington in the United States.

Discussions also explored low-carbon innovations, including supplementary cementitious materials (SCMs) and carbon capture systems, highlighted by Agnieszka Bigaj-van Vliet from the Netherlands and the UK's Steve Denton.

Networking events, technical tours, and the *fib* Model Code 2020 Workshop enriched the delegate experience.



Left: Organising committee co-chair Prof Rick Henry gets the 2024 fib Symposium underway at Te Pae Christchurch Convention Centre.



Right: Minister for Building and Construction Chris Penk gives the opening address at the Concrete NZ Conference.

Immediately following was the Concrete NZ 1-day Conference, which provided a focused platform to explore concrete's contributions to sustainability and resilience for local practitioners as well as remaining international delegates.

Keynote speeches included Minister for Building and Construction Chris Penk, and award-winning presentations such

as Ethan Page's (of WSP NZ) insights on sustainability at Auckland's CRL Te Waihorotiu Station. Concurrent sessions emphasised ready-mixed concrete, mental well-being, and artificial intelligence.

Together, these events celebrated concrete's pivotal role in sustainable and resilient construction while fostering global collaboration.



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The Plant Audit Scheme audits Concrete NZ Readymix Sector Group member's concrete plants as defined in *NZS 3104:2021 Specification for Concrete Production*.

The Scheme provides a rigorous audit of the quality systems in place at a ready mixed concrete plant.

FOR A FULL LIST OF SCHEME MEMBERS AND THEIR AUDITED READY MIXED CONCRETE PLANTS VISIT THE SCHEME WEBSITE www.rmcpplantaudit.org.nz

Celebrating excellence at the 2024 Concrete NZ awards

The recent annual Concrete NZ Conference Awards recognised individuals and teams for their contributions to technical innovation, customer service, and sustainability, along with health, safety and well-being, and diversity and inclusion.

Honorary Life Membership

Russell Bennetto of Busck Prestressed Concrete

As leader of Busck Prestressed Concrete, an 80-year-old Whangarei-based precast concrete business, Bennetto expanded its operations to become New Zealand's largest multi-product manufacturer, supporting local employment, industry growth and regional pride.

He has championed health and safety, spearheaded innovations such as strand lifting eye testing, and advocated for fair practices and trade training. His support extends to community charities and sports in Northland, underscoring his far-reaching impact as a respected industry and community leader.



Concrete Industry Apprentice of the Year

Naziah Quinn of HEB Construction

Bay of Plenty precast yard foreman Naziah Quinn has been named the 2024 Concrete Industry Apprentice of the Year, recognised for his leadership, technical ability, and passion for concrete.

A team leader at HEB Construction, Quinn has nearly nine years of precast experience, currently completing his apprenticeship while working on the Tauranga Northern Link project.

His career began in 2007 as a steel fixer, where he developed a meticulous, problem-solving approach. His skills now span all stages of precast production, including mould set-up, steel preparation, quality assurance, and finishing. Known for his precision and dedication, he consistently leads by example, maintaining a safe and efficient worksite.

Judges commended his leadership of a diverse team and his drive for excellence, reflecting the values celebrated by the BCITO and Concrete NZ award.



Extra Distance Award

Higgins Concrete for Te Ara Tupua and Tupua Horo Nuku projects in Wellington

Higgins Concrete in Wellington, Otaki and Porirua served as strategic supply partners for these closely aligned beacon projects in the capital city.

On the Te Horo Nuku (Eastern Bays) project, the team successfully navigated the daily challenge of coordinating logistics, mixing, and placement within a two to three-hour tidal window, using a 50MPa low-carbon, quick-setting mix to meet durability requirements of the seawall foundations.

On the other side of the harbour, the Te Ara Tupua project also required precise timing to deliver high-strength, durable concrete for demanding coastal applications, including the striking X-Bloc-plus units.

The judging panel commended Higgins Concrete for its exceptional supply efforts, highlighting Te Ara Tupua's Nga Uranga seawalls. Overcoming challenging delivery conditions, Higgins Concrete coordinated barge shipments and dispatched multiple trucks as sea conditions allowed. Their bespoke mix design and standby technician ensured set times were met within tight time frames, exemplifying their dedication to going above and beyond.



Photo: NZ Transport Agency

Continued page 20

From page 19



Technical Excellence Award

Higgins Concrete for the Te Ahu a Turanga – Manawatu Tararua Highway

Higgins Concrete played a pivotal role in the Te Ahu a Turanga highway project, which connects the Manawatu and Tararua regions. The project features two 300m bridges, requiring distinct structural solutions — a cantilever concrete design, and steel girders with a concrete slab.

Higgins Concrete supplied specialised mixes tailored to each bridge's needs, including a tremie mix for piles, a self-compacting mix for pile caps and piers, and a high early-strength mix for the superstructure.

Their adaptability to revised specifications and pre-project mix trials ensured exceptional concrete performance under demanding conditions.

- A *Technical Excellence Highly Commended Award* went to *Bridgeman Concrete* for adopting *Verifi* technology to enhance efficiency and reduce waste in ready mixed concrete production and delivery.



Health & Safety and Wellbeing Award

Stevenson Concrete for the Health & Safety Cultural Shift Initiative

Stevenson Concrete took home this award, having transformed workplace safety with its Health & Safety Cultural Shift initiative. The company has transformed its health and safety practices, emphasising employee engagement and shared responsibility.

Through proactive discussions and interactive training on topics such as hazardous substance handling and sun exposure, the company has fostered a culture of continuous improvement.

Key initiatives include the Critical Risk Tool and high-visibility yellow PPE, which enhance risk management and workplace safety, and have significantly reduced injuries.

The judges said that by empowering employees and prioritising proactive risk management, Stevenson Concrete has set a benchmark for a collaborative and safer work environment.

- A *Health, Safety and Wellbeing Highly Commended Award* was presented to *Higgins Concrete's* for its *Groov Ambassador Programme* which further developed an existing initiative to ensure coverage and continued relevance.



Carbon Reduction Award

Firth Industries for LowCO Homes at Waiata Shores

Firth Industries partnered with Fletcher Living on the LowCO Homes pilot project near Takanini, Auckland, to prioritise reducing embodied carbon in residential construction. This initiative includes a stand-alone home, and three terrace homes designed as a blueprint for sustainable housing.

Key innovations included Firth's EcoMix EC34, which achieved a 34% carbon reduction compared to the ISC baseline, later improved to 40% with EcoMix EC40 through continuous refinement. Judges praised LowCO for its substantial carbon savings, cutting-edge innovations, and over-arching approach to sustainability.

- A *Carbon Reduction Highly Commended Award* went to *Hynds Pipe Systems*, for sustainable stormwater solutions using low-carbon materials that didn't impact budget or current construction methods.



Diversity and Inclusion Award

Nauhria Group for the Great & Safe New Zealand Initiative

Nauhria Group prioritises diversity and inclusion, with 90% of its workforce comprising first-generation Kiwis from various cultural backgrounds.

The company fosters a supportive environment through daily team meetings, employee recognition, and celebrations such as Diwali, Chinese New Year, and Gurburab, allowing employees to share their heritage. Driven by the purpose of "Helping Build a Great and Safe New Zealand", Nauhria leverages its inclusive culture to inspire innovation and community spirit.

- A *Diversity and Inclusion Highly Commended Award* acknowledged *Holcim New Zealand* for its leadership programmes promoting diversity and mental well-being, such as *Girls In Infrastructure* and *Tikanga Capability Programmes* for leaders.

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CONCRETE

Shaking up knowledge: Experts highlight earthquake solutions for concrete buildings

The 2024 *fib* Symposium, held in November in Christchurch, marked a significant milestone for the global structural concrete community.

Hosted by Concrete NZ's Learned Society, the event attracted more than 600 construction professionals from around the world, and was the first time the Symposium had taken place in New Zealand.

As a seismically-active nation, New Zealand's built environment must be designed to endure earthquakes. The Symposium highlighted cutting-edge research and practices aimed at enhancing the performance of concrete structures during earthquakes.

Experts also shared innovative case studies on retrofitting techniques and advanced materials, emphasising life safety and asset preservation.

Earthquake experts share knowledge

- **Professor Laura Lowes** from the University of Washington explored component models for simulating earthquake responses in concrete structures, showcasing how technology is shaping seismic design's future.
- **Professor Xilin Lu** of Tongji University in Shanghai highlighted advanced technologies to enhance multi-storey building resilience and pathways for turning research into practice.
- **Des Bull**, a leader in seismic design, reflected on more than three decades of New Zealand's use and reflection on



The ReCast team developed and tested retrofit solutions aimed at strengthening precast concrete hollow-core floors.

precast floor systems, noting that careful design and detailing achieve resilient, low-damage solutions.

Future-proofing concrete buildings

The Symposium also spotlighted ground-breaking collaborations such as the ReCast Project, which developed retrofitting solutions for hollow-core floors, and the ILEE-QuakeCoRE partnership with Tongji University, which validated low-damage designs through large-scale tests, reinforcing New Zealand's leadership in earthquake engineering.

ReCast Floors Programme

The ReCast Project, initiated in October 2018, is a collaborative research effort led by experts from the Universities of Canterbury and Auckland, with support from the Earthquake Commission, BRANZ, and Concrete NZ.

Over four years, the project focused on addressing seismic vulnerabilities in New Zealand's precast concrete hollow-core floors, which have been prevalent in construction since the mid-1980s.

Prompted by damage observed during the 2016 Kaikoura earthquake, the team developed and tested retrofit solutions aimed at strengthening these floors.

Their findings, published in the Structural Engineering Society NZ (SESOC) journal, provide engineers and building owners with practical guidance for implementing

effective and cost-efficient seismic retrofits, enhancing the resilience of existing structures against future earthquakes.

The research demonstrates that retrofitting solutions can effectively comply with regulations, providing tenants with greater peace of mind.

The findings offer robust methods to enhance building performance during earthquakes.

The ReCast Floors Project highlights that New Zealand's future resilience can often be achieved through proven and efficient upgrades to existing buildings.

New Zealand and China 'Low Damage' Collaboration

The ILEE-QuakeCoRE collaboration is a partnership between New Zealand's QuakeCoRE and China's International Joint Research Laboratory of Earthquake Engineering (ILEE) at Tongji University.

This alliance focuses on advancing earthquake engineering through joint research and large-scale experimental testing.

The team has conducted full-scale shake-table tests on a two-storey, low-damage concrete wall building at Tongji University's Jiading campus.

The structure incorporated innovative seismic technologies, including post-tensioned rocking walls and energy-dissipating devices.

Subjected to 40 earthquake simulations, the building demonstrated exceptional resilience, sustaining only minor, easily repairable damage, even under severe shaking conditions.

These findings validate the effectiveness of low-damage design approaches, and provide valuable data to enhance seismic resilience in building practices.

Solid future of concrete buildings

The *fib* Symposium highlighted affordable retrofitting solutions for existing concrete structures, prioritising life safety and asset preservation while reinforcing the value of adaptive reuse in modern construction.

It also emphasised cutting-edge techniques and technologies driving the future of "low damage" concrete buildings, showcasing innovative designs that enhance seismic resilience and sustainability.



Full-scale shake-table test of a low-damage concrete wall building at Tongji University.

Be safe, don't slip, with anti-slip additive

Slipping over on surfaces is a major cause of injury, especially on areas that get wet around pools or that aren't under shelter.

In the first 10 months of 2024, ACC claims for falls totalled more than \$1.8 billion!

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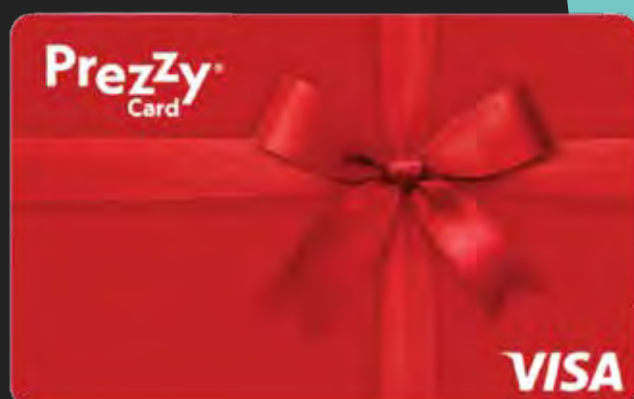
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Congratulations go to Audi Teves who won last month's prize of a range of Midwest cutting snips worth \$385.

Memorial scholarship to support civil engineers

A new University of Canterbury scholarship will honour a well-known civil engineer, while supporting postgraduate students following in his footsteps.

In memory of her father's dedication to civil engineering, Tracey Limond has established the Wal McQuarrie Memorial Scholarship at Te Whare Wānanga o Waitaha | University of Canterbury (UC).

A graduate of UC's civil engineering programme, Wallace "Wal" McQuarrie dedicated more than five decades to his profession at Watercare in Auckland, where his work included significant contributions to dam safety legislation, and projects such as Auckland's Cosseys Dam upgrade.

"I couldn't think of a better way to immortalise Dad's legacy," Limond says. "He was so generous, humble, and kind, and he would be so chuffed to know about this scholarship that will help propel civil engineering forward. To know that his legacy will continue in such a way brings me great peace."

With a \$200,000 gift, the Wal McQuarrie Memorial Scholarship will fund postgraduate research in civil engineering, providing annual support to Master of Civil Engineering (MCivilEng) and PhD students.



Wal McQuarrie at a gathering to celebrate his 50 years of work at Watercare.

Reflecting on McQuarrie's impact on the profession, Professor Rajesh Dhakal, Head of Civil and Natural Resources Engineering, said through the Wal McQuarrie Memorial Scholarship, "we honour a remarkable engineer whose passion and commitment will continue to inspire and support the next generation of civil engineers in their

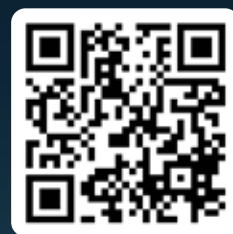
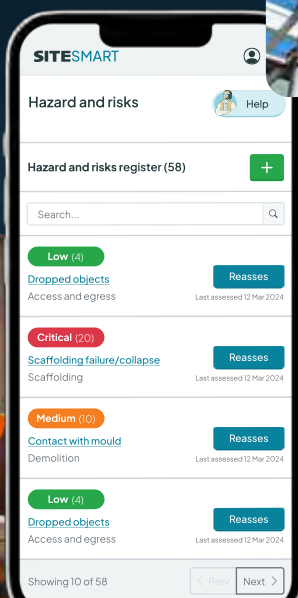
pursuit of excellence".

Professor Saurabh Sinha, Amo Matua Pūhanga | Executive Dean of Engineering at UC, added: "This scholarship is a testament to McQuarrie's dedication to advancing engineering."

The scholarship will open for applications in 2025.

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Paving the way for net-zero emissions in the building industry

As nations worldwide strive to reduce greenhouse gas emissions, New Zealand has set an ambitious target of achieving net-zero emissions by 2050.

The construction industry plays a pivotal role as we work towards this target, and Te Kunenga ki Purehuroa Massey University is a key institution to train future construction professionals and drive research in sustainable construction practices.

With leading experts in sustainable construction, Massey's research highlights the significance of these activities for our global future and begins to address the changes required to combat climate change.

The university's Master of Construction programme (with a major in Sustainable Built Environment) equips students and industry professionals with the necessary skills to meet New Zealand's zero-carbon targets.

This innovative programme aims to upskill and prepare future construction professionals for the challenges of carbon reduction and sustainable design.

Specialised courses in carbon accounting, energy modelling, and sustainable design principles provide students with the knowledge and expertise required to minimise carbon emissions



Dr Niluka Domingo is part of the Massey Zero Carbon Research team.

throughout the construction process.

Research at Massey places emphasis on the crucial role of research in driving innovation and progress in sustainable construction.

Massey University offers 30 scholarships, in collaboration with BRANZ, to Masters students in construction to conduct research on topics related to sustainable construction and decarbonisation.

This initiative supports students in pursuing their academic aspirations, while contributing to the advancement of

industry knowledge.

The Massey Zero Carbon Research Team, working in partnership with CIB TG 124 (the International Council for Research and Innovation in Building and Construction), is at the forefront of cutting-edge research.

It fosters collaboration among experts from academia, industry and government, and aims to identify and implement international best practice in sustainable construction.

The research team's findings play a vital role in informing policy decisions, influencing industry practices, and advancing the goal of achieving net-zero emissions.

Dr Niluka Domingo from the Zero Carbon Research team emphasises that "these efforts are not only shaping the construction industry, but also contributing to a more sustainable and resilient future

"The university's commitment to equipping students and industry professionals with sustainable construction skills and driving research in this field positions Massey University as a leading institution in meeting New Zealand's zero-carbon targets", she says.

For more information visit www.massey.ac.nz/study/scholarships-and-awards/building-research-association-of-new-zealand-branz-scholarship.

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BCITO celebrates construction employers shaping New Zealand's future

The BCITO has announced the winners of the 2024 Building Leaders Awards, celebrating outstanding BCITO employers in the trades who are helping build the future leaders of tomorrow's construction sector.

With more than 600 nominations received from BCITO apprentices around the country, these awards recognise employers who have gone above and beyond in empowering and supporting their people.

"We've had a huge response from our tradies wanting to acknowledge how their employers have shown amazing dedication to passing on essential trade skills, while also helping them achieve their personal goals and grow as people," BCITO director Greg Durkin says.

"I want to thank everyone who shared their stories and enabled us to give their mentors the recognition they deserve."

The winners were presented with their awards at a gala dinner in Auckland early in November as part of the BCITO's annual Skills Summit on building New Zealand's trades talent pipeline.

Among this year's winners was Rex Podmore from Waihi's Brownmore Concrete.

A 25-year concreting veteran, Rex was nominated by several of his employees, including Todd Maitland, who shared how Rex supported him as a young man with autism, developmental delay syndrome, verbal dyspraxia and vision impairment.

Visual learning tools

To help Maitland with his development, Podmore created visual learning tools and customised materials to help him understand the tasks he needed to do.

He also allowed him time off to pursue his passion for basketball as a Bay of Plenty and Tasmanian basketball representative.

Brad Street from The Kitchen Business was nominated by his employee Simon Maiava, who has social anxiety disorder and who initially feared it would not be understood.

However, Street demonstrated exceptional compassion, and created a safe and inclusive environment that allowed Maiava to feel valued and supported.

Fellow winner Brian Burke's dedication to mentoring was highlighted by the success of his apprentice, Jackson Bell, who

recently won the Stage 3 Flooring Apprentice of the Year award.

Burke's unwavering support for Bell professionally and personally exemplifies his commitment to the growth and well-being of his team, bringing on the next generation of passionate flooring specialists.

"It's vital for the future of the trades and New Zealand to have leaders who do more than just provide jobs," Durkin says.

"By investing in their people, all our award winners are passing on essential skills to the workforce, shaping the industry's next generation, and building a strong future for New Zealand."



Above: BCITO director Greg Durkin (left) and BCITO Industry Advocate - Kitchen and Bathroom Design David Lafaele flank Brad Street (The Kitchen Business, above), and, below, Brian Burke (MeasureUp).



BCITO director Greg Durkin (left) and BCITO Industry Advocate - Concrete Johnathon Tito flank Rex Podmore (Brownmore Concrete).

Winners were:

- Juan Gasper (Dunedin City Contracting) — Carpentry
- Karalee Tangiau (Stronghold Group) — Commercial Construction
- Rex Podmore (Brownmore Concrete) — Concrete
- Clint Sewell (Swish Decorating) — Painting and Decorating
- Aaron Quinn (Carters) — Frame and Truss
- Rodney Heller, Arran Walker & Michael Cooper (Interior Construction ICON) — Interior Construction
- Ian Hunter (Construction Coatings Ltd) — Resin Flooring
- Ethan Leggett (Cutting Edge Tiling) — Tiling
- Manu Toailoa (Redrock Plaster) — Exterior Plastering
- Brad Street (The Kitchen Business) — Kitchen and Bathroom Design
- Kaine Harkins (Your Haven Ltd) — Brick and Block
- Brian Burke (MeasureUp) — Flooring
- Richard Steele (Nulook North Window and Doors) — Architectural Aluminium Joinery
- Steve Wynn (Metro Direct) — Glass and Glazing
- Aaron Whiteman (Aaron Whiteman Monumental Masonry Ltd) — Stonemasonry
- Sam Burges (Optimal Windows) — Timber Joinery

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Reducing plastic waste in every stage of construction

As Christmas approaches, many construction sites will be busy finishing tasks and putting things away until work restarts in the New Year. Christmas and construction generate a lot of waste through packaging, discarded or unwanted materials, "over-ordering", and producing complex waste streams (many different material types). However, as the team at the Environmental Innovation Centre (EIC) explains, we can better manage our waste by considering the different stages of construction (and Christmas).

On a construction site, many different types of plastics are generated, some of which can be reused or recycled, and some which cannot. We recommend targeting the big streams — soft plastics, pipes, and polystyrene.

If you are generating waste that is easy to sort with a clear reuse or recycling option, we recommend you collect it — eg plastic cable reels usually made of polypropylene (PP) can be re-spoiled and/or recycled.

The planning and design stage

Just like holiday shopping, over-ordering materials and poor planning in construction can lead to excess materials being ordered, which can end up in the bin. Aim to order only as much material as you need in order to avoid generating excess.

Choose materials with reuse or recycling options — for example, CLEVA POD (made of recycled PP) can be separated from concrete foundations and reused or recycled at the end-of-life.

In contrast, polystyrene insulation is more challenging to recycle at end-of-life because it must be uncontaminated, which is often difficult as it may be bonded to concrete, soil, or other materials.

Foundation stage

Depending on your site, the foundation stage tends to generate relatively little plastic waste (Figure 1). Polystyrene insulation offcuts will be a large stream if you are using it in your building (Figure 2). You may also have some DPM offcuts and soft plastic packaging (these can often be recycled together). For most sites, a couple of well-placed bins should be enough during this phase.

Structure and framework stage

Waste generation tends to increase at this stage, particularly soft plastics and pipes — with only a small amount of polystyrene (Figure 1 & 2). If your site is using building paper, there can be large amounts of waste produced from the backing product over this stage and the next. This backing paper has silicon in it, so cannot be recycled easily.

We also recommend setting up a GIB bag for plasterboard offcuts which will be produced at this stage, as well as designated spaces for timber and metals. These are

relatively easy to identify, and sorting them early prevents clutter and mixed waste.

Interior/exterior fitout and fittings

This final stage is just like the weeks leading up to Christmas Day. You're wrapping presents, making food, putting up decorations, cleaning the house. All of these are a part of Christmas, but they can generate waste. At this stage of construction, plastic waste generation is usually at its peak.

Again, soft plastics and pipes become prominent plastic waste streams (Figure 2). If you are using shrink wrap, that will likely be one of the biggest waste streams in this stage — check out GoodWrap Recycling for their holistic shrink wrap stewardship scheme.

Christmas Eve — nearing project completion

As with Christmas, the lead-up to the big day (handover) can be hectic, with last-

minute tasks and touch-ups being done. Staff get busier and start to neglect waste management, tossing everything into general bins rather than sorting carefully as they did a few months earlier.

Plan for this last push by designating a waste leader to oversee sorting or simplifying to one or two manageable waste streams.

Staying organised here will make a big difference, and doing something small is better than doing nothing at all.

If you need any help with where to find recyclers, buy bags or source free printable signs, check out WasteHub at www.wastehub.co.nz.

Post construction

The big day is finally here! The waste has all been cleared away and everything is well organised, neat and ready to go. Usually, the skip bin is a mix of different waste materials. However, if you have managed your waste well, it can be reserved for only non-recyclable, non-reusable waste.

By integrating these waste management steps into your construction process, you can close out the year on a sustainable note, and be ready to tackle next year's projects with a fresh, waste-conscious approach.

Have questions?

• If you have any questions for the team that you would like answered in this column, please contact:

ta@environmental-innovation.nz

• Learn more about the Environmental Innovation Centre:

www.environmental-innovation.nz

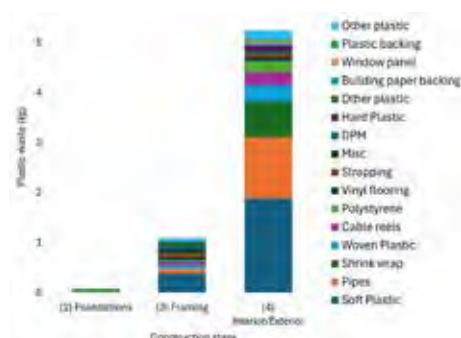


Figure 1: Plastic waste generation over three construction stages.

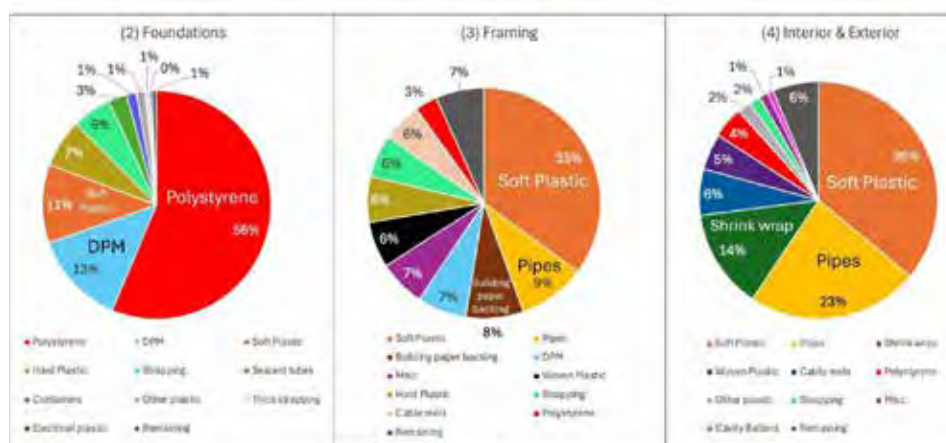


Figure 2: Plastic waste types generated over each construction stage (based on four case study sites).

Lessons learned from initial PPP projects

In November 2024, Te Waihangā (the New Zealand Infrastructure Commission) released its Public Private Partnerships (PPP) framework (PPP Framework). The PPP Framework has been led by Te Waihangā in association with Treasury and relevant Crown agencies. It incorporates lessons learned from New Zealand's first generation of PPP projects, as well as drawing on feedback from various private and public sector stakeholders, along with international best practice. Geoff White (Principal) and Nikita Day (Associate) from Greenwood Roche Project Lawyers report.

Understanding PPPs

PPPs are co-operative long-term arrangements between government entities and private sector companies to finance, build, and operate infrastructure projects.

Typically under this model, the private sector funds the project upfront (utilising a combination of debt and equity), and is responsible for the design, construction, operation and ongoing maintenance of a public infrastructure asset (for example, a road).

The government entity remains a key stakeholder in ensuring that public interests, such as accessibility, affordability and quality are met.

On completion of the construction phase, the government entity pays for the use of the asset and its ongoing maintenance for an agreed term (typically a substantial part of the asset's life).

The asset is then transferred to the government entity at the end of the agreed term (at which point it has been paid for).

PPP models have been increasingly adopted globally for major public infrastructure projects, as they enable governments to leverage private sector expertise and financing, reducing the strain on public budgets and complementing public sector skills and expertise.

In return, the private sector takes on certain risks, such as construction delays, cost overruns, and operational inefficiencies, with potential rewards in the form of long-term revenue from public sector payments.

Purpose of the PPP Framework

Taking the lessons learned from the first generation of PPP projects and feedback from participants in those projects, the PPP Framework intends to improve on the existing PPP programme (introduced domestically in 2009) to address growing infrastructure demand, cost control, and project delivery efficiency.



Geoff White

The most recent update of New Zealand's PPP model occurred in late 2013 (when version 3 of the standard form PPP Project Agreement was released, in October 2013).

At this stage, we understand that a revised PPP model (that will be used to implement future PPP projects) remains in development.

Accordingly, it remains to be seen how the PPP Framework's proposed enhancements will ultimately be adopted within the revised PPP model.

That being said, with support from both the National and Labour parties, it is anticipated that the matters identified in the PPP Framework will be highly influential in shaping New Zealand's approach to the next generation of PPP projects.

Key features of the PPP Framework

Enhanced risk allocation

PPP projects have been criticised for transferring too much risk to the contractor.

The PPP Framework proposes to rebalance this risk allocation by ensuring that risks are allocated to the party best able to manage them.

For example, the private sector will typically take on construction and operational risks, while the government will assume risks associated with regulatory changes or demand forecasting.

This balanced approach aims to prevent situations where one party bears excessive risks, making PPPs a more attractive proposition for contractors.



Nikita Day

Refining bidding processes

The PPP Framework acknowledges that the bidding process is longer, more involved and more costly than other forms of procurement. In addition to encouraging agencies to mitigate costs (eg by technical investigations being

carried out and made available to bidders in advance), the PPP Framework proposes a reimbursement mechanism (to be used where appropriate).

This mechanism is intended to lessen the financial burden of engaging with the PPP tender process, and to encourage more contractors to tender for PPP projects.

Collaboration

The PPP Framework emphasises collaboration between the public and private sectors. By promoting better collaboration to define requirements, design, pricing and risk, the PPP Framework intends to foster a greater partnership between the public and private parties, and reduce the potential for disputes.

Affordability

Cost blow-outs risk the project failing to meet the required outcomes, and can create public backlash.

To mitigate this risk, the "Affordability Threshold" must be set at the appropriate level at the outset of the procurement process.

The PPP Framework proposes that the Affordability Threshold be monitored during the procurement process and updated/validated at pre-determined milestones to ensure that this is set at a realistic and achievable level.

Claims and dispute resolution

Currently, PPP projects utilise a Disputes Resolution Panel (made up of senior representatives of each contract party)

Continued page 30



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Lessons learned from initial PPP projects

From page 29

seeking to first resolve disputes in good faith.

There is also the Accelerated Disputes Resolution Provisions (ADRP) which utilises an independent expert, appointed from a panel, to make a determination on certain categories of disputes.

The PPP Framework highlights potential benefits in adding flexibility to the existing dispute resolution regime.

Specifically, the PPP Framework proposes that:

- ADRP determinations are binding for disputes of a higher value (currently capped at \$1 million),
- an expert panel is created across all PPP projects rather than for each project, and
- Dispute Avoidance Boards (such as those used in FIDIC contracts) are to be utilised.

The PPP Framework also proposes that entitlement to an extension of time or time and costs during the construction phase be determined by a legal expert, with an independent reviewer confirming the time, quantum or relief to be awarded.

Conclusion

It remains to be seen how these matters will be reflected practically in the roll out of the new generation of PPP projects.

That said, it is heartening to see Te Waihangā and the Government have reflected on the learnings from New Zealand's first generation of PPP projects, and are seeking to continue to develop and refine our PPP model in an effort to improve outcomes in future PPP projects.

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Building Consents Information

For all authorisations, October 2024

Dwellings	\$1,465,190,401	Total All Buildings	\$2,416,616,279
Domestic Outbuildings	\$16,153,071	Non-building Construction	\$44,733,469
Total Residential	\$1,481,343,472		
Non-residential	\$935, 272,807	Total Authorisations	\$2,461,349,748

Number of new dwellings consented

	Oct 2024	Sep 2024	Oct 2023		Oct 2024	Sep 2024	Oct 2023
Far North District	14	12	20	Palmerston North City	61	51	24
Whangarei District	30	35	56	Taranua District	1	2	2
Kaipara District	11	9	3	Horowhenua District	15	19	9
Rodney District	96	78	58	Kapiti Coast District	24	14	34
North Shore/Albany Wards	174	130	210	Porirua City	16	4	8
Waitakere Ward	213	177	216	Upper Hutt City	14	9	36
Auckland Wards	227	389	318	Lower Hutt City	20	26	80
Manukau/Howick Wards	281	299	185	Wellington City	19	19	16
Manurewa-Papakura Ward	164	150	159	Masterton District	10	10	12
Franklin Ward	66	146	33	Carterton District	1	5	5
Thames-Coromandel District	11	22	16	South Wairarapa District	7	9	37
Hauraki District	4	1	11	Tasman District	20	19	30
Waikato District	55	66	68	Nelson City	9	41	45
Matamata-Piako District	8	21	20	Marlborough District	13	32	35
Hamilton City	68	32	53	Kaikoura District	2	1	0
Waipa District	40	23	32	Buller District	3	7	5
Otorohanga District	1	0	2	Grey District	10	6	6
South Waikato District	12	7	8	Westland District	4	4	7
Waitomo District	2	0	1	Hurunui District	11	19	8
Taupo District	38	21	38	Waimakariri District	87	52	79
Western Bay of Plenty District	33	13	29	Christchurch City	362	269	490
Tauranga City	29	75	28	Selwyn District	110	172	119
Rotorua District	31	26	14	Ashburton District	17	21	21
Whakatane District	18	11	20	Timaru District	12	10	13
Opotiki District	3	0	2	Mackenzie District	5	11	6
Gisborne District	13	13	24	Waimate District	0	1	0
Hastings District	23	21	10	Waitaki District	3	9	8
Napier City	40	21	18	Central Otago District	22	18	28
Central Hawke's Bay District	4	5	2	Queenstown-Lakes District	127	109	77
New Plymouth District	29	32	39	Dunedin City	30	67	39
Stratford District	13	1	0	Clutha District	5	1	3
South Taranaki District	13	13	10	Southland District	8	10	13
Ruapehu District	1	4	1	Gore	4	3	4
Whanganui District	12	14	5	Invercargill City	11	12	12
Rangitikei District	8	4	1	Area Outside TA	0	0	0
Manawatu District	11	8	12	Total	2850	2943	3060

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