

BUILDING TODAY



The official magazine of the Master Builders

www.buildingtoday.co.nz

February 2026

Volume 36 Number 1



WIN!

a BuildPro
tool belt
worth



\$245

Details, page 26

Inside:

Master Builders CEO: Why 2026 will be the turning point

Ankit Sharma says the next phase in the industry's recovery will reward capability

National Construction Pipeline Report looking brighter

The Auckland Airport Upgrade is part of a healthier-looking NCPR

'Significant moment' for the BCITO boosts sector confidence

Training organisation welcomes fast-track transition to PTE

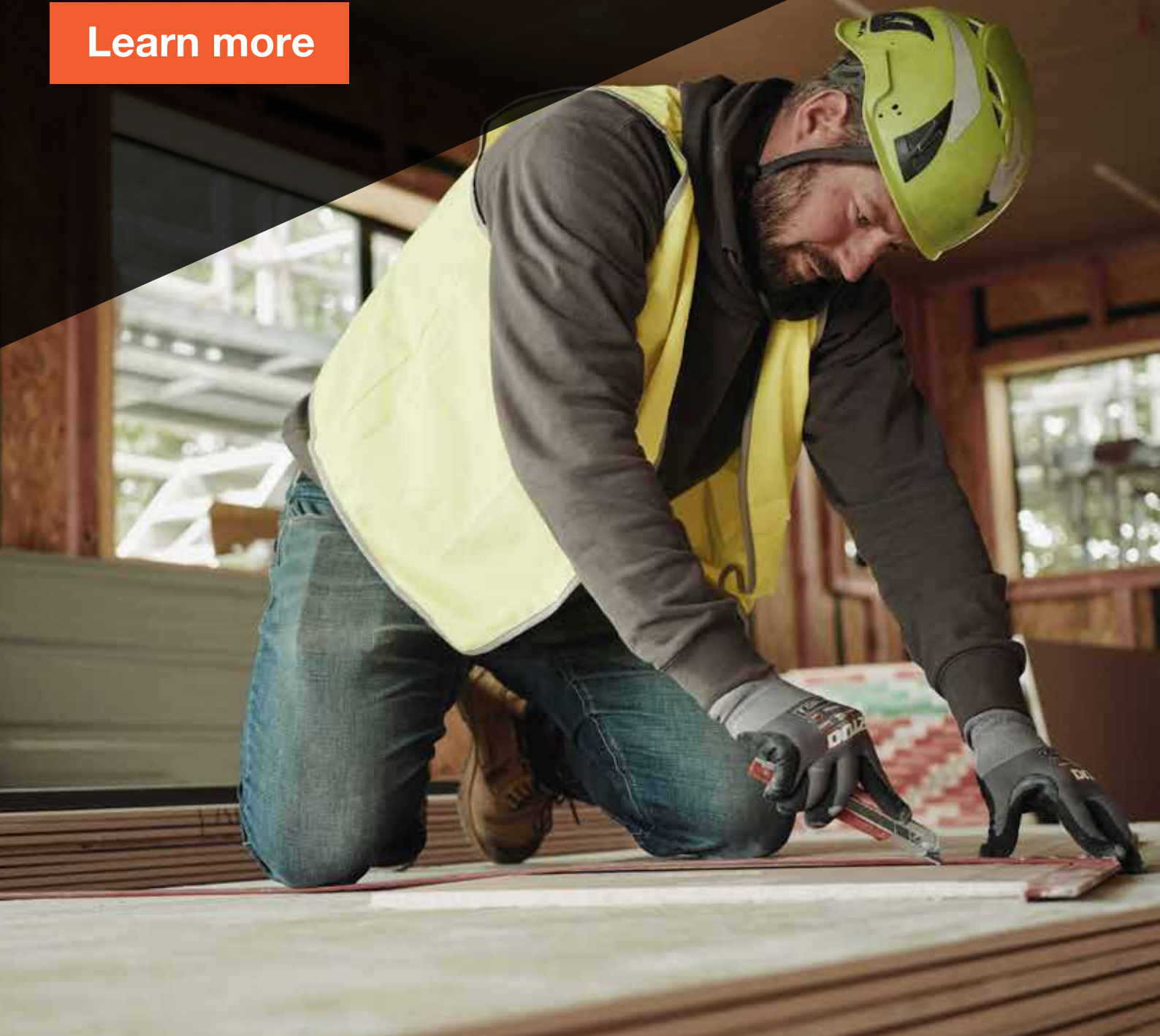
ALSO INSIDE: Uni researchers breaking new ground with low-carbon CLT



**We're here for you,
with much more
than plasterboard.**

Build Better, Faster, Smarter —with GIB®

[Learn more](#)



BUILDING TODAY

February 2026
Volume 36 Number 1

From the editor

Master Builders CEO Ankit Sharma is once again welcoming the new year with continued optimism for the fortunes of the industry, saying that 2026 will be a turning point for the sector.

He says anecdotal evidence from members reveals businesses are starting to look ahead positively rather than simply hoping to get through the next quarter, as has been the case over the past few years.

Market analysis company Pacifecon's National Construction Pipeline Report — which provides a projection of national construction activity for the next few years — supports Sharma's view that this year will see increased activity in all sectors of the industry.

Elsewhere in this issue we cover ground-breaking innovation and expanded manufacturing capacity in the timber sector, as well as the BCITO's fast-track transition to a Private Training Establishment — leading the way for all of the country's ITOs being restructured as "Industry Skills Boards".

Along with all the consent and other reforms due this year, 2026 looks like being one of great change — and opportunity — for the ever-evolving construction sector in this country.

Andrew Darlington
Editor

PUBLISHER: Taurean Publications Ltd

EDITOR: Andrew Darlington
021 90 11 56, andrew@buildingtoday.co.nz

ADVERTISING MANAGER: Martin Griffiths
021 662 228, martin@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Master Builders. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of Master Builders members, its executive or committees; or of the chief executive and staff unless expressly stated.

Further, Master Builders and its members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary.

The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

ISSN 1171-0225 (Print) ISSN 1171-1264 (Online)



27-30
Columnists



10-16
BT News



20-23
Timber

4-8 Master Builders News

From resilience to productivity: Master Builders chief executive Ankit Sharma explains why 2026 will be the turning point for the construction industry.

10-16 BT News

Fletcher Construction sell-off; Autex partners with US textiles powerhouse; BCITO initiative boosts support for women apprentices.

18 Site Security

Top 5 practices for securing your valuable construction site.

20-23 Timber

Turning point — what's ahead for New Zealand's structural sawmills? Frame and truss manufacturing capability extended in Waihi; UoA researchers breaking new ground with low-carbon cross-laminated timber.

24 BCITO News

Fast-track transition to PTE a "significant moment" for BCITO; BCITO welcomes CEO return.

26 Product Review/Competition

Win a BuildPro "Gladiator" tool belt worth \$245.

27-30 Columnists

From waste to worth: Lessons from deconstructing a timber house in Auckland; Biggest building consent reform in decades due in 2026; Light at the end of the tunnel: NCPR forecast looks bright; Why being in a room with your peers is worth more than any system.

31 Building Consents Information

Building consents information for December 2025.

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

From resilience to productivity: Why 2026 will be the turning point

Master Builders chief executive Ankit Sharma says even in a slower recovery the sector is changing fast – and that the next phase of recovery will reward business capability.

After the stop-start nature of the past few years, it would be easy to treat 2026 as another year of waiting for confidence to return.

But that mindset is exactly what risks leaving good businesses behind.

Even in a slower recovery, our sector is changing fast – across regulation, consenting, customer expectations and, increasingly, in the tools available to run a building business. I believe the next phase won't reward size or luck – it will reward capability.

What we're seeing across the sector

We know from speaking to members that enquiries are starting to lift in some regions, confidence feels less brittle than it did a year ago, and more businesses are beginning to look ahead rather than simply get through the next quarter.

That said, the recovery is far from uniform. Some parts of the country are finding their footing sooner, while others – particularly the larger centres – continue to face real headwinds.

Decision-making remains cautious, pipelines are uneven, and no one is calling this a snap-back. But the direction of travel feels more positive than it has for some time.

A system that's starting to move

Encouragingly, we're also seeing progress at a systems level. Reforms to building consents should lead to efficiencies, a more predictable Building Code update cycle, and improvements to product access.

All of the above points towards a regulatory environment that is becoming more workable and less reactive.

These changes won't deliver results overnight, and their success will ultimately depend on how well they're implemented on the ground.

But if they are embedded properly, they have the potential to reduce friction, improve certainty, and support better delivery outcomes for builders and homeowners.

From survival to delivery

Challenges remain. Cost pressures



haven't disappeared, consenting practices are still inconsistent in places, and access to finance continues to constrain productivity and growth. None of that should be underestimated.

Even so, 2025 felt like a turning point for the sector – a year where resilience met opportunity, and the narrative began to shift from survival to delivery.

The task now is to build on that foundation – investing in capability, planning with confidence, and backing quality builders to succeed as conditions improve.

We know from speaking to members that enquiries are starting to lift in some regions, confidence feels less brittle than it did a year ago, and more businesses are beginning to look ahead rather than simply getting through the next quarter.

A key opportunity here is AI. We are all hearing the hype, but now is the time for all businesses to think about how they can use this technology to drive productivity.

One of the clearest messages we heard from members after Constructive last year was how much they took from the sessions on technology, particularly how to begin their AI journeys.

We've already seen members take practical first steps to reduce admin, lift the quality of customer communication, strengthen estimating and planning, and make better decisions.

A number have even started working with PwC to map where AI can sit inside their businesses in a way that's safe, practical and genuinely useful.

That matters because productivity remains the pressure point for our sector, and AI is quickly becoming one of the most accessible levers we have to unlock it.

At Master Builders, we want to ensure our members don't get left behind, particularly in a sector that has traditionally been slower to adopt new technology.

Looking ahead to Constructive 2026

That's also why Constructive 2026 matters. As momentum begins to return, and with an election year ahead, the stakes for our sector are higher.

Constructive is New Zealand's industry-led forum that brings together Government, economists, designers, builders, developers, financiers and other decision-makers to tackle the big conversations shaping our built environment.

Alongside those headline discussions, Constructive will once again offer practical breakout sessions across residential and commercial construction – focused on real challenges, what's working, and ideas you can apply straight away in your business.

Whether you're on the tools, running projects, part of the sales team or steering the business, there's value in being in the room.

Dates and programme details will be released soon, but I encourage you to save the date and register your interest.

As a bonus, attendance also counts towards your LBP elective activity points.

A steady year ahead

The year ahead won't be without its challenges, but there are genuine reasons to feel more confident than we have in some time.

With policy stability, continued reform, and a collective focus on quality and capability, we have an opportunity to set the sector up for a more durable and confident recovery.

As always, thank you for the work you do and the standards you uphold. I look forward to the conversations that lie ahead.



AN EXPERIENCE TO REMEMBER

ZANE KAWANA

**Northern Master Builders
CARTERS Apprentice of the Year 2025**

Zane Kawana is employed by Done Right Builders, and his training provider was BCITO.



SUCCESSES

For Zane Kawana, competing at the national level was a standout moment that marked how far he had come in his apprenticeship.

“Competing at the national competition was unreal. Standing next to the best apprentices in the country made me proud of the work I’d put in, and it pushed me to lift my game even more,” Zane says.

“Getting to meet apprentices from all over the country, hearing their stories and learning from their experiences was awesome. It was one of those moments where everything you’ve worked towards felt worth it.”

“

STANDING NEXT TO THE BEST APPRENTICES IN THE COUNTRY MADE ME PROUD OF THE WORK I’D PUT IN

CHALLENGES

Managing the pressure was one of Zane’s biggest challenges throughout the competition. With every detail being judged and the overall standard exceptionally high, there was little room for error.

“Knowing you’re being judged at every step and wanting to do your best can be intense. On top of that, the standard of everyone around me was so high so you couldn’t afford to slip up, but it made the whole experience even more rewarding.

“With these pressures, there was a real sense of camaraderie, and everyone supported each other through the weekend – it’s something I’ll never forget,” Zane says.

JUDGES’ COMMENTS

Zane’s submission was detailed and comprehensive, reflecting his technical ability and strong understanding of his trade. His passion and attention to detail were clear during the site visit and interview, where he spoke confidently about his work and experience.

Zane delivered an impressive performance during the hands-on build, working efficiently. His focus on health and safety, well-maintained tools, and professional presentation added to the quality of his work.

Zane’s skill, determination, and professionalism make him an outstanding apprentice. Congratulations, Zane!

OWNED BY



PRINCIPAL PARTNER



EVENT PARTNERS



REGIONAL SPONSOR



Entries for the 2026 competition open 5th March until 12th April. Check out more information at

APPRENTICEOFTHEYEAR.CO.NZ

Excellence on the edge

Calley Homes

National Category Award - Master
Build 10-Year Guarantee Multi Unit



Successes

Johnny Calley and his team at Calley Homes were proud to take out the Master Build 10-Year Guarantee Multi Unit category at the 2025 National House of the Year Awards — an achievement that recognised a challenging and highly detailed build.

“We were incredibly proud to win the category. It was a complex coastal build and a demanding project, so to have the team’s effort and attention to detail recognised on such a respected stage made it especially rewarding,” Calley Homes director Johnny Calley says.

“The recognition is a real boost for our reputation, and gives clients confidence in what we can deliver. It’s also a great way to acknowledge the commitment of our team, and motivates us to keep raising our standards.”

Judges’ comments

On an exposed coastal esplanade, the complexity of this duplex is clear from the start. Three boundary retaining walls, more than 60 concrete tilt panels, staged foundation pours, and propped steel frames lead to an in-situ concrete first floor. Planning, procurement and traffic management were critical and clearly well handled.

Inside, exposed panels, blackened steel, feature plaster and extensive custom joinery create a cohesive, luxurious interior. Day-to-day living and whole-of-life performance are well considered, with materials chosen for longevity and low maintenance. The builder and team have delivered an outstanding result on a very complex project. It was a pleasure to judge.

Challenges

Delivering an architectural duplex on an exposed coastal esplanade presented several challenges for the team to overcome.

“Achieving the architectural intent while maintaining buildability on an extremely tight site with limited access and storage required constant coordination between designers, subcontractors, and our team.”

“Being an architectural duplex building, there were also multiple tight tolerances throughout which pushed us to be at our best, but that challenge is also what made the result so rewarding,” Johnny says.



Entries for the 2026 competition are open until 23rd February. Check out more information at houseoftheyear.co.nz

Owned by



National Sponsors



Building to the top

Sentinel Homes Waikato

National Category Award -
Volume/Group Housing
New Home up to \$500,000



Successes

For Nate Alley, Managing Director of Sentinel Homes Waikato, winning the Volume/Group Housing New Home up to \$500,000 category at the National House of the Year Awards was a standout moment to all involved.

“We were stoked to win the category. It’s great recognition for the effort and care we put into our projects, and using the quality marks is a great tool to help grow your business,” Nate says.

“Being involved in the competition has allowed us to improve our business processes and build quality over the years with judges feedback and previous results, so while it can be a bit scary, it’s a great way to better your company.”

Judges’ comments

This compact home fits its site with ease and announces its quality from the first approach. Inside, the plan is efficient and well proportioned, with circulation kept short and rooms arranged to borrow light and outlook from one another.

The living area is oriented to distant views and opens cleanly to a sun-soaked, north-facing deck, so everyday life moves naturally between indoors and out. The result feels generous beyond its footprint — a small home that reads as spacious, warm and assured, delivered to a standard that belies its modest budget.

Challenges

The project presented several challenges for Nate and the team at Sentinel Homes to overcome.

“Working with a tight budget and timeframe meant that every decision counted, and reinforced the importance of strong collaboration across all involved.”

“These factors were particularly important, as we ensure that the quality of finish isn’t comprised despite these challenges, and that we are ultimately delivering a high-quality build from start to finish,” Nate says.



Entries for the 2026 competition are open until 23rd February. Check out more information at houseoftheyear.co.nz

Owned by



National Sponsors





PERFECTION PERSONIFIED

ANDERSON LLOYD CHRISTCHURCH

CATEGORY
Commercial Fit Out Project

ENTRANT
Gaze Commercial

PROJECT PARTNERS
AMT Mechanical Services Ltd (Engineer), ENGCO (Structural Engineer), Gaze Commercial (Construction Company/Interior Designer/Architect/Project Manager), Holmes Group (Engineer), Marshall Day Acoustics (Engineer)



SUCCESSSES

Winning the Commercial Fit Out Project category at the 2025 Commercial Project Awards was an incredibly proud moment for Gaze Commercial, recognising their outstanding delivery and hard work.

“The award was a recognition of the culmination of eight months of hard work, and also reinforced our ability to deliver at the highest level,” Gaze Commercial chief commercial officer Chris Menzies says.

“Overall, this achievement continues to help in building the momentum we are gaining within the market, and to showcase our capability.”

CHALLENGES

Delivering the project required careful coordination and adaptability to overcome a number of complex challenges on site.

“Considerable time was spent planning the coordination of the interior works with the base build contractor for delivery of materials before the building was closed in. Other key elements included access throughout the project, building systems integration, and periods of absences due to COVID-19,” Chris says.

“Clear and regular communication was integral to the success of all the teams, and the subtrades accommodated changes to access to ensure delivery on time,” Chris says.

JUDGES' COMMENTS

The new Anderson Lloyd office fit out cleverly captures the charm of Christchurch, creating a warm and elegant work environment that reflects the city’s architectural and natural heritage. The project team adopted a highly collaborative and proactive approach, with thoughtful spatial planning that seamlessly integrates acoustics, services, and mechanical systems into the design.

Flexibility was a key factor, with spaces designed to accommodate everything from private meetings to large gatherings. The office’s effortless class and thoughtful execution make this fit out a standout.





Rome wasn't built in a day. But we'll give it a good crack.

With one of New Zealand's biggest ranges of building supplies, hardware, tools, kitchens and bathrooms, you can count on Mitre 10 Trade to have everything you need to nail the job. Backed by a massive supplier network, we bring together the trusted brands you know, all under one roof.

mitre10.co.nz/trade

MITRE 10
TRADE

All your trade needs

New national survey reveals hidden skills gaps shaping NZ's construction workforce

A new national workforce survey has found that while New Zealand's construction trades are technically capable, persistent gaps in business, planning, compliance and people leadership skills continue to affect productivity, business stability and workforce well-being.

ConstrucTrend 2025, funded by ConCOVE Tuhura and delivered in partnership with the Construction Growth Foundation (CGF), surveyed 357 employers and tradespeople across the carpentry, electrical, and plumbing, gas fitting and drainlaying trades.

Key findings

- Trade-specific technical skills are strong, particularly among experienced tradespeople.
- Skills gaps are most evident in organising and planning, compliance, costing and quoting, and business management.
- Teaching, training and coordinating others are relevant to many roles but remain underdeveloped, particularly for recent graduates.

Why it matters

- A significant proportion of tradespeople start their own businesses



within five years of completing an apprenticeship, often without formal preparation for business ownership.

- Uptake of digital and green technologies is uneven across the workforce, with strong employer demand for upskilling in areas such as AI, smart systems, energy efficiency and modern construction methods.
- Most upskilling in new technologies is occurring through on the job or self-directed learning rather than structured training.

Small and medium-sized businesses form the backbone of New Zealand's construction sector.

Gaps in business capability and leadership contribute to business instability, workforce stress, inconsistent apprenticeship experiences and lost productivity.

The findings indicate a need for better aligned pathways that support tradespeople not only to qualify, but to operate sustainable businesses and adapt to emerging technologies.

Next steps

ConstrucTrend provides an evidence base to inform workforce development, vocational education settings, SME support initiatives and future skills planning.

ConCOVE and CGF recommend repeating the survey over time to track changes in workforce capability and extending it to additional trades.

- **The full ConstrucTrend 2025 report and trade specific insights are available at www.cgf.org.nz/resources/constructrend-2025-survey-findings.**

Mitre 10 appoints specialist new CEO

Mitre 10 New Zealand has announced the appointment of Lindsay Rowles as chief executive officer, effective on March 9, 2026.

Rowles joins with more than 15 years of executive leadership experience across New Zealand and Australia, specialising in multi-brand retail and cooperative models.

Most recently GM Retail & Property at Foodstuffs North Island, he led a \$10.75 billion retail business across New World, PAK'nSAVE, and Four Square, overseeing 330 owner-operated stores and a 200-strong support team.

His leadership has driven customer-centric retail experiences, brand consistency, and digital transformation, including eCommerce and data-led improvements.

Prior to Foodstuffs, Rowles held senior roles at Woolworths Australia and ALDI, strengthening his expertise in competitive format development and large-scale retail expansion.

Originally from Melbourne, he now calls Auckland home, and values the role cooperatives play in communities across



New Mitre 10 chief executive officer Lindsay Rowles.

New Zealand.

"I'm genuinely honoured to join Mitre 10 — a business built on strong values, deep community roots, and an ownership model that gives real meaning to partnership," Rowles says.

"I'm really looking forward to getting out into stores, meeting members and teams,

and learning what makes this cooperative so special.

"As a central Auckland resident, I regularly shop in several local stores, and have seen first-hand the passion and care Mitre 10 teams bring to helping customers.

"With strong momentum behind the business, and the foundations being strengthened through digital transformation, there is great opportunity to harness the collective strength of the cooperative membership to relentlessly focus on customers, and continue giving Kiwis the confidence to get the job done."

Mitre 10 NZ Board chair Andrew Smith says Mitre 10 is at a pivotal point in its journey.

"We need innovation, leadership and courage to stay ahead in a rapidly changing world. Lindsay is the right person to lead us through this next chapter — bringing strategic vision, proven results, and a great cultural fit for our cooperative," Smith says.

Chief legal and sustainability officer Grant Fraser will continue as interim chief executive officer until Rowles takes up his post.

Eliment[®] insulation



- **Dual thermal and acoustic glasswool insulation**
- **CodeMark and EUCB certified**
- **Made using up to 80% recycled glass**
- **GreenTag Level A certified**
- **EECA Healthy Homes and Kāinga Ora approved**
- **Compressed up to 15x at packaging to reduce transport and CO2 emissions**
- **70 year product Warranty**
- **Listed online with MasterSpec, Smartspec and Design Navigator**
- **Available to order nationwide from PlaceMakers, ITM and professional installers**

Fletcher Building announces sale of Fletcher Construction

FB says its future lies in being a focused building products manufacturer and distributor.

Fletcher Building has announced the sale of its Construction Division to major international construction group VINCI Construction (VINCI) for \$315.6 million.

The purchase price is subject to a potential increase of up to \$18.5 million in aggregate pending the final outcome of a small number of key contracts for the division currently under negotiation, which would take the headline enterprise value of the transaction to \$334.1 million.

Fletcher Building managing director and chief executive officer Andrew Reding says over the past year the company has been clear that Fletcher Building's future lies in being a focused building products manufacturer and distributor, supported by a strong balance sheet and disciplined capital allocation.

"The sale of Fletcher Construction is a significant step forward in delivering that strategy, while continuing the work underway to simplify the portfolio, lower debt and improve shareholder returns," Reding says.

"Fletcher Construction is a great business with excellent people, deep technical capability and a proud legacy as one of New Zealand's most iconic construction companies," he says.

"Over many decades it has delivered some of the country's most complex and important infrastructure projects, and that track record is a testament to the quality of its teams and leadership.

Strong inbound interest

"However, following our strategic review in 2025, we received strong inbound interest for the construction business.

"Having undertaken extensive market soundings, we are confident that the sale to VINCI is the right transaction for our shareholders, Fletcher Construction and the broader New Zealand construction industry," Reding says.

"VINCI knows Fletcher Construction well and has a deep commitment to New Zealand and the country's infrastructure pipeline.

"That makes it an excellent long-term owner for the business and its people, customers and partners.

"I believe Fletcher Construction will find a strong home with VINCI, whose



strengths are well aligned with the business, and which has a proven track record of successfully delivering major infrastructure projects globally."

The transaction is structured as the sale of Fletcher Construction Holdings, together with its three New Zealand business units:

- Higgins — an integrated national civil construction business delivering major infrastructure, road maintenance, regional works and bitumen-based roading products.

- Brian Perry Civil — a specialist civil, structures and foundations contractor.

- Fletcher Construction Major Projects — which delivers large, complex infrastructure projects in partnership with public and private-sector clients, including contracts delivered in conjunction with Higgins and Brian Perry Civil.

The purchase price is subject to typical adjustments for working capital and net debt.

Fletcher Construction's South Pacific operations are excluded from the transaction, and are being dealt with separately as part of the wider strategic review process.

Residual responsibilities associated

with Fletcher Construction's completed legacy vertical construction projects, including the New Zealand International Convention Centre (NZICC), are also excluded from the transaction.

Fletcher Building will retain responsibility for those matters, together with certain historic civil construction projects that are beyond their defect liability periods.

Completion of the transaction is subject to regulatory approvals, including from the New Zealand Overseas Investment Office and, if required, the New Zealand Commerce Commission, receiving counterparty consent under certain key contracts, and completion of the restructuring out of the Construction Division of the South Pacific operations.

It is expected that these conditions will be satisfied by Q1 FY27 and for completion to therefore occur before the end of 2026.

Completion is also subject to there being no material adverse change relating to damage to, or destruction of, the division's key physical assets prior to completion.

The Group expects to recognise additional provisions of between \$55 million to \$65 million for probable future claims relating to legacy construction contracts retained following the divestment.

This reflects a reassessment of the likelihood and expected cost of resolving these claims.

The provision does not include any allowance for potential litigation liability associated with the NZICC project.

Following completion, Fletcher Construction's approximately 2300 employees will transfer with the division, providing continuity for customers, project partners and its teams across New Zealand.

About VINCI Construction

VINCI Construction is a global leader in construction and part of the wider VINCI Group. With a presence in about 100 countries through 1300 business units, VINCI Construction brings together unrivalled expertise spanning the entire construction value chain.

Thanks to its combined global-local business model, VINCI Construction is ideally positioned to serve markets driven by the environmental transition and the increasing demand for resilient, sustainable infrastructure and buildings.

With more than 117,000 employees, VINCI Construction is committed to delivering sustainable and innovative solutions, building structures that support the environmental transition, contribute to regional development, and which will benefit future generations.

• LIVE WORKSHOP

TPB

PROFIT & PIPELINE WORKSHOP SERIES

The Pricing, Margin & Financial Control
Blueprint for Builders Scaling with Confidence

FEBRUARY 2026 & MARCH 2026 | 12:45PM - 4:00PM

TUESDAY, 17 FEBRUARY 2026 - REMUERA GOLF CLUB, CENTRAL AUCKLAND

WEDNESDAY, 18 FEBRUARY 2026 - NORTH SHORE GOLF CLUB, NORTH AUCKLAND

THURSDAY, 19 FEBRUARY 2026 - NORTHLAND EVENTS CENTRE, WHANGAREI

TUESDAY, 10 MARCH 2026 - AUCKLAND EAST, AUCKLAND

WEDNESDAY, 11 MARCH 2026 - AUCKLAND SOUTH, AUCKLAND

THURSDAY, 12 MARCH 2026 - HAMILTON NORTH, HAMILTON

onlylinks.cc/nzrs-building-today-feb-2026



SCAN THIS TO SECURE YOUR SPOT

GET YOUR TICKET NOW 



Autex partners with US textiles powerhouse

Autex, market-leading producer of modern acoustic panels and insulation products, has announced a landmark partnership between its North American branch and Momentum — the largest supplier of textiles and wall coverings in the United States.

This marks the first time Momentum has partnered with a New Zealand-grown company, strengthening Autex's presence in the highly competitive US market.

First entering the US market in 2015, the partnership is a strategic move for Autex, providing an unprecedented opportunity to scale its manufacturing and sales footprint across the country.

"The US market is fiercely competitive, and cutting through the mass of established players is incredibly challenging," Autex managing director Rob Woolner says.

"To partner with a leader like Momentum is a huge step for us, and we're really proud to be representing not only circular acoustics solutions in the States, but representing Aotearoa too," Woolner says.

Momentum, which services more than 3500 design practices across the US, first approached Autex about a partnership in early 2025.

The collaboration underscores the commitment of both companies to a circular approach to manufacturing and continuous innovation.

"Momentum has built its reputation on leading with design innovation, and we



Autex managing director Rob Woolner

strive to partner with companies that share this same forward-thinking mindset and a commitment to sustainability," Momentum chief executive Paul Cleary says.

"Autex's commitment to these tenets is a natural complement to our ethos.

"We are thrilled to scale this partnership by deepening Autex's reach

in the North American design community and leveraging Momentum's market expertise."

Founded more than 50 years ago in Auckland, Autex has a long history of punching above its weight.

It now serves more than 18 export markets, including the UK, Australia, and the UAE.

In the US alone, Autex has been installed in countless iconic spaces, including the offices of Google, Apple, Adobe and Microsoft, and even classrooms and lecture halls in Harvard, Princeton, and UCLA.

Innovative, high-performing solutions

"New Zealand companies continue to provide innovative, high-performing solutions that shape how the world lives and works," New York City Trade Commissioner at New Zealand Trade & Enterprise Sarah Mason-Banks says.

"Autex's partnership with Momentum is a strong example of that, combining New Zealand ingenuity with a world-class partner to bring inventive, quality products to more customers across the industry."

CEO brings extensive career experience to new role



The Hire Industry Association of New Zealand and Elevating Work Platform Association Boards have announced the appointment of Kieran White as chief executive officer.

Originally from New Plymouth, White brings more than 25 years of experience across the hire and equipment industry, including nine years with a global forklift OEM.

His extensive career spans Cockburn Hire, two decades with Coates Hire across Australia, Indonesia, and the UK and, most recently, serving as managing director for Crown Forklifts NZ since his return to New Zealand in 2017.

White is passionate about supporting members of the two associations, promoting the hire industry, and working closely with the Boards to continue strengthening the associations.

He is looking forward to meeting members nationwide throughout 2026.

The associations sincerely thank former chief executive officer Rodney Grant for his leadership and valuable contribution during his tenure, and wish him every success in his future endeavours.

PROFIT!

Are you making enough, considering the time and risk you put in?

If not, email me for help:
andy@tradescoach.co.nz

www.tradescoach.co.nz



PREVIOUSLY
○ 3.95 GWP



◀ **PACIFIC™**
1.89 GWP

◀ **PACIFIC DCRB™**
0.485 GWP

Locally made. Less distance. Fewer emissions.

PACIFIC™ and PACIFIC DCRB™ are more than reinforcing steel - they're a smarter foundation for New Zealand's low-emissions future.

As steel emissions fall, origin matters. Imported reinforcing can travel thousands of kilometres, significantly increasing cradle-to-site emissions. Pacific Steel reinforcing products are produced locally, giving local scrap new life, shortening supply chains, and avoiding unnecessary transport emissions.

- Local scrap. Local steel. Lower transport emissions.
- Coming to market in 2026.

pacificsteel.co.nz

BCITO initiative boosts support for women apprentices

A new BCITO-led initiative is providing free period products and sanitary bins, discounted portalooos, essential workwear, and a specialised injury-prevention programme designed to support women apprentices nationwide.

The Actions Speak Louder initiative is the latest action in creating inclusive, supportive environments where everyone can thrive.

By recognising and responding to the needs of women in trades, the BCITO — through strong partnerships with Kiwi organisations including Dignity, Hirepool, NZ Safety Blackwoods, Queens Workwear, Cleanline Tasman, and TrainHer — is helping to remove barriers and strengthen the well-being of female apprentices across New Zealand.

Practical support

The partnership with Dignity ensures apprentices have access to a four-month supply of free period products, providing practical support, and helping to reduce the financial pressures that can otherwise impact attendance and confidence at work.

The response from employers,

tradespeople, and apprentices has been overwhelmingly positive, reflecting a shared commitment to creating healthier, safer, and more equitable work environments and well-being.

eHaus Manawatu director Anna Wilson is making the most of the BCITO and Hirepool partnership, with a discounted portaloo and free sanitary bin now onsite.

She says these initiatives not only support the well-being and dignity of workers, but also apply to their own workers and the subcontractors working on their sites, making strong business sense.

Substantial savings

“Productivity savings mean these facilities pay for themselves,” Wilson says.

“That applies not only to your own workers but also to the subcontractors working on your sites. Thanks to the initiative we’re saving a substantial amount.”

Apprentice builder Sydney Gill says the initiative has been a genuine game-changer.

“Ordering the products felt like an important step towards normalising

something that affects women everywhere. It’s great to see initiatives like this recognising our practical needs,” she says.

Now working with Urban Homes in Rotorua, Gill says the initiative has helped open up new conversations, and to generate greater confidence at work.

“I felt embarrassed, like it wasn’t something you talked about, especially around the guys.

“But staying silent just keeps the problem going. This programme gives us a way to start the conversation without the awkwardness.”

She’s now looking into other Actions Speak Louder initiatives, like the Injury Prevention Programme created especially for BCITO women in trades by Shannon McLachlan, strength and conditioning specialist and founder of TrainHer.

“It’s reassuring to know support is there not just for the job I do now, but for my long-term health,” Gill says.

Wilson agrees. “If you want people to do their best work, you’ve got to show you’ve got their back.

“These initiatives should be the norm across all worksites.”



Pictured above: South Waikato District Council Bathroom Blocks for Tokoroa township

Hire and Buy Bathroom Blocks

Portabuild designs and builds high-quality, transportable bathroom blocks used across New Zealand.

Built off-site and delivered ready to install, our blocks offer a low-disruption, fully compliant solution with durable, low-maintenance finishes.

- Lease to buy options available
- 50-year design life
- Accessible and custom design options
- Built off-site under strict QA
- Suitable for permanent or temporary use

0800 668 322 | portabuild.co.nz

**Portabuild**

BUILDPRO[®]

HIGH PERFORMANCE GEAR

THE KIWI

TWWG314



THE KAKADU

TWWG31010



THE GLADIATOR

TWWGGLAD



COMPATIBLE WITH
THE BUILDPRO[®]
SHOULDER BRACES

ELITE PRODUCTS. BUILT FOR LIFE. TRUSTED BY TRADIES.

GEAR UP LIKE A PRO

View the full range online at
www.toolware.co.nz



TOOLBELTS / APRONS



BELTS / SUSPENDERS



TOOL POUCHES



TOOL HOLDERS

ToolWare



www.toolware.co.nz



09 579 8080



info@toolware.co.nz

Top 5 practices for securing your valuable construction site

Construction sites are prime targets for opportunistic theft. With expensive tools, equipment, and materials often left unattended, security should never be an afterthought. Here are five essential steps to help keep your site secure.

1 Upgrade door security

Temporary site offices and storage areas often rely on basic padlocks or makeshift solutions. Instead, fit Yale hinged and sliding door locks designed for durability and resistance to tampering.

Yale is trusted worldwide for innovative door hardware that delivers peace of mind and helps deter unauthorised access.

2 Close windows before leaving

Windows don't need locks to be secure — they just need to be closed.

Always ensure windows are fully shut and not left in a venting position when the site is unattended. This simple habit can prevent easy entry and protect your assets.

3 Implement construction keying

Construction keying allows controlled access during different phases of a project. This means contractors and trades can work efficiently without compromising security.

Once the project is complete, the system can be easily converted to a permanent keying solution — eliminating the risk of old keys being used later.

4 Protect tools and equipment

Tools and machinery are among the most stolen items on building sites. Use Lockwood heavy-duty padlocks to secure toolboxes, storage containers, and gates. These padlocks are engineered for strength and reliability, making them ideal for harsh site conditions.

5 Establish a security routine

Security isn't just about hardware — it's



Secure what matters with Yale and Lockwood by Assa Abloy.

about habits. Create a checklist for end-of-day lock-up procedures, ensure lighting is adequate, and consider temporary fencing or monitored alarms for high-value projects. A consistent routine reduces vulnerabilities, and sends a clear message that your site is protected.

Take action today

Don't leave your site vulnerable. Protect your investment with Assa Abloy's trusted solutions — from Yale door hardware to Lockwood padlocks and construction keying systems.

For more information visit www.assaabloy.com/nz.

SITESMART

Want a smarter way to manage site safety?

SiteSmart by Site Safe is your digital safety solution.

- ✓ No hidden costs or 'per-project' fees
- ✓ Easy to manage subcontractors in real-time
- ✓ Designed for Kiwi construction sites
- ✓ Plans start from \$39



Start your free trial
visit Sitesmartapp.com

Master Builder's members get 15% off.



Silver.

Best Design Awards
Winner 2025



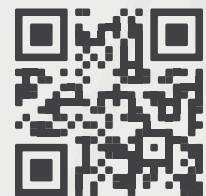
Innovation category winner



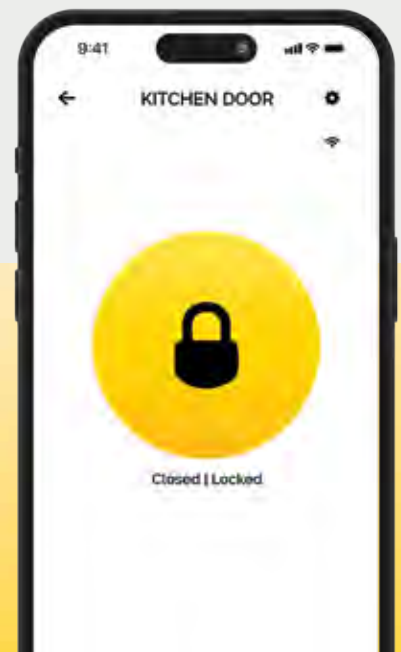
Unity® Slim Smart Lock

*Made to order in
Any Colour!*

Available with handle options that complement popular window and door hardware families.



SCAN TO
LEARN MORE



Key
Free



Multipoint Locking
Lift-to-lock



Fits narrow
door stiles



Designed for
New Zealand conditions



Total control
via the app



Turning point — what's ahead for NZ's structural sawmills?

New Zealand Timber Industry Federation (NZTIF) president Bruce Larsen forecasts what the next 12 months will look like for New Zealand's timber manufacturing sector.

Moving into 2026, New Zealand's timber manufacturing sector stands at a genuine turning point.

After several difficult years of sluggish domestic construction activity, there were encouraging signs in late 2025, with many structural sawmills reporting a noticeable increase in orders before the Christmas shutdown.

Whether this momentum is sustained through the first half of the year will be a key test of underlying market strength.

For structural sawmills, the story in New Zealand is fundamentally tied to the domestic framing market.

Unlike many other countries, New Zealand relies heavily on radiata pine for house framing and structural timber — a species few international markets use to the same extent.

While export sales are increasingly important for some product categories, for the majority of structural timber producers the domestic market remains the primary driver of demand.

That said, exporters are making headway, particularly in value-added and appearance grades.

Figures show notable growth in processed wood and timber product exported, contributing to a strong overall result.

In April 2025, exports of logs, wood, and timber articles — including sawn wood, sleepers, veneer sheets, and other value-added products — were up about 42% compared with the previous year, contributing roughly \$481 million to a record trade surplus.

Despite those encouraging export trends, the structural sawmilling sector still faces persistent margin pressures.

In recent years manufacturers have absorbed rising costs for energy, labour, insurance and compliance, while timber wholesale prices have slipped back to levels last seen around four years ago.

Meanwhile, domestic construction costs overall have remained high by historical standards — complicating builder demand and the pricing environment for finished timber products.

Looking ahead, it's reasonable to expect modest increases in domestic demand for structural timber over the next 12 to 18 months, as residential construction activity



slowly normalises.

This should support pricing and mill utilisation, although a full recovery in downstream markets will depend on wider economic conditions and confidence returning to the building sector.

Simultaneously, export markets will continue to absorb an increasing proportion of New Zealand's wood production, especially for higher-value product grades.

Looking ahead, it's reasonable to expect modest increases in domestic demand for structural timber over the next 12 to 18 months, as residential construction activity slowly normalises.

There's growing demand for sawn timber and engineered products in overseas markets such as the United States, Japan and parts of South-east Asia, but there is also geopolitical risk.

However, our nearest neighbour, Australia, is looking increasingly attractive. While their construction market has also been relatively subdued, they also have a housing shortage, and their population growth projections suggest they need plenty of new homes.

It appears that New Zealand mills are increasingly looking to Australia to reduce reliance on the domestic market.

The combination of currency dynamics — the New Zealand dollar being relatively weak against key trading partners, including Australia — and diversified market opportunities makes some export channels more attractive today than they were a few years ago.

Underlying challenges remain. Log supply infrastructure continues to be

tested by weather events and transport limitations, and capital investment into increased processing capacity is still constrained by the boom-and-bust nature of the sector.

Access to affordable investment and long-term financing remains a barrier to growth for smaller processors outside of larger forestry centres.

Perhaps most importantly for the wider forestry industry, a point the broader public and policy discourse often overlooks is the huge environmental contribution of our commercial forest estate.

The establishment of radiata pine forestry in New Zealand over the past century must be regarded as one of the single-biggest conservation actions in our history.

Without the development of a plantation forestry industry, New Zealand's native forests would have borne the brunt of timber harvesting to meet building and infrastructure demands throughout the 20th Century.

That our indigenous land cover still represents around 47% of the country's land area today speaks volumes about how plantation forestry has relieved pressure on native ecosystems.

If policymakers truly want to see more on-shore value-adding, it will require better integration between forest owners — an increasingly important proportion in many regions who are farmers, private investors or iwi with small blocks — and the small-to-medium sawmills located near those forests.

Coordinated supply chains, better infrastructure and investment support will keep processing and employment closer to where forests are grown, maximising local economic benefit. The alternative is more exporting of raw logs.

In summary, the next 12 to 18 months are likely to bring a modest strengthening of domestic structural timber demand and further export growth for processed products.

But the backbone of a resilient New Zealand timber sector will be sound policy support, better investment frameworks, and a recognition of the critical role forestry has played in our economy and our conservation legacy.



NORTHBEAM

Stronger beams and posts

Pouto Wharf, Northland



STRONG STUFF!

The Northbeam range adds real strength, stiffness and the WOW! factor to any project – civil, commercial or residential.

Tailor-made in lengths up to 7.2m, these large-dimension SG8 and SG10 beams and posts come only from mature Radiata pine grown in the north, so it's stronger, denser and stiffer. Naturally.

Northbeam can be ordered and produced in small 'piece lots'. You order only what you need.

Treated up to H6 standard, Northbeam SG8 and SG10 solves problems for designers and specifiers looking for cost-efficiencies and innovation in their plans. Download our unique SG8/SG10 Span Tables booklet to see how!

Civil contractors and procurement managers looking for quality, high-spec solid timber beams and posts for infrastructure projects need look no further. Available from merchants nationwide.

A: 34 Cove Rd, Waipu, Northland
P: 0508 432 115
E: northbeam@northpine.co.nz
W: www.northpine.co.nz



NORTHBEAM

A product range of Northpine



BRANZ Appraised
Appraisal No.986 [2017]



Frame and truss manufacturing capacity expanded in Waihi

Juted Holdings Ltd has made a significant investment in the future of offsite construction with the expansion and rebrand of its Waihi manufacturing operation as Juted Frame & Truss (JFT).

Supporting Mitre 10 MEGA Tauranga, Rotorua and Waihi, the move was driven by growing demand from the trade market, and the need to increase manufacturing capacity, improve lead times, and broaden the range of prefabricated building solutions available to builders across the upper North Island.

Rather than replacing the original frame and truss plant, the investment has seen the development of a second, purpose-built manufacturing facility on the same Waihi site, allowing both plants to operate in parallel.

This dual-plant model has significantly increased overall production capacity while maintaining continuity of supply for existing customers.

The new facility incorporates modern manufacturing equipment and expanded floor space, complementing the established operation, and enabling greater throughput, efficiency and scalability.

With investment in an automated Computer-Numerical-Controlled (CNC) saw, a new commercial framing line, and



advanced design software, Juted Frame & Truss can now deliver a wider range of manufactured solutions, including frame and truss, floor cassettes, and other prefabricated building components.

While continuing to service its local trade customers, JFT is now also supporting Mitre 10 stores across the Waikato and Bay of Plenty regions, with the capability to extend supply as demand grows.

The expansion has supported growth in the local workforce, with additional skilled manufacturing and technical roles created

as production volumes continue to increase.

Today, Juted Frame & Truss supplies projects ranging from small garages and renovations through to large multi-unit developments, offering builders consistent quality, reliable delivery and improved programme certainty.

Looking ahead, JFT aims to continue building capability across both facilities, strengthening its role as a regional manufacturing partner, and supporting the construction industry through innovation, efficiency and sustainable offsite solutions.

Calculating bracing requirements for timber decks

When it comes to bracing, you are most likely to think of a house's piled foundations, walls and roof.

But if you're following NZS 3604:2011 Timber-framed buildings to demonstrate Building Code compliance, you must meet requirements around earthquake bracing for large decks as well.

Details for bracing requirements for decks are in NZS 3604:2011 section 7. Where a deck projects more than two metres from a building, it must have an anchor and/or braced piles (7.4.2.2).

These must be designed at half the bracing demand shown in Table 5.8 in the standard.

Look in the "subfloor structure" column of the table and find the bracing unit figures (BU sq m) that apply to light roof cladding, light single-storey cladding, light subfloor cladding and a roof pitch in the 0–25° category.

Multiply the figure shown in the table by a factor based on the soil class and earthquake zone (found at the base of the table). If the subsoil classification is unknown, use soil class E.

Finally, halve the figure to reach the required bracing demand for the deck. In

practical terms, the figure from the table in these circumstances will always be 15.

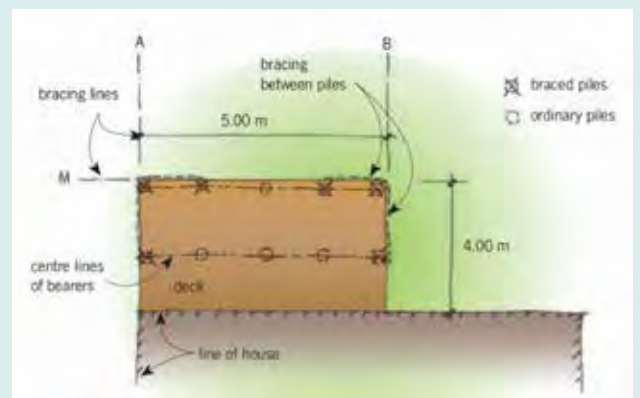
If you use the multiplication factor for subsoil class E (1.0) and the deck is 20 sq m, $15 \times 1 \times 0.5 \times 20 = 150$ bracing units.

These calculations can be used for timber decks supported from the building and where there is no more than three metres between the top of the deck and the lowest cleared ground level (7.4.1.1).

Decks at a greater height require specific design. There are specific requirements around the distribution of bracing units (5.5) — 50% of the total bracing demand divided by the number of bracing lines in the direction being considered (along or across).

External subfloor bracing lines (5.5.2.2) require not less than the greater of the two above from paragraph 5.5.2.1, or 15 BUs multiplied by the length in metres of the external wall.

Bracing units must, as far as possible, be



Schematic plan of a timber deck showing braced piles.

evenly distributed along lines of bracing.

Bracing lines must generally be at no more than five-metre spacing — where they do not exceed five-metre spacing, bracing is required along external lines only (see above graphic).

There are no subfloor bracing requirements for decks where the deck projects no more than two metres from the building and there are stringers and/or joists bolted to the building (7.4.2.1).

The standard also makes it clear that wind bracing demand for decks can be ignored (5.2.9).

UoA researchers breaking new ground with low-carbon cross-laminated timber

Researchers at the University of Auckland's (UoA) Faculty of Engineering and Design's Structural Timber Innovation Laboratory are breaking new ground with durability programmes to open new applications for low-carbon cross-laminated timber in demanding outdoor environments.

The novel product, which is made by stacking layers of thick solid wood boards crosswise and gluing them together, is being increasingly used as a low-carbon option for walls, floors and roofs in buildings.

However, its use is largely limited to indoor environments, and has only rarely been used in applications such as bridges, facades, outdoor pavilions and other infrastructure.

UoA Circular Innovations Research Centre research director Gary Raftery says his team's research aims to change that.

The team is conducting a series of long-term exposure trials using outdoor and lab experiments that simulate extreme conditions.

They will then analyse the product using advanced tools, including a high-powered microscope that can reveal information in relation to any deterioration, and a tool that can read "chemical fingerprints".

This allows the engineers to identify the composition of the material and track how its chemical structure could change over time.

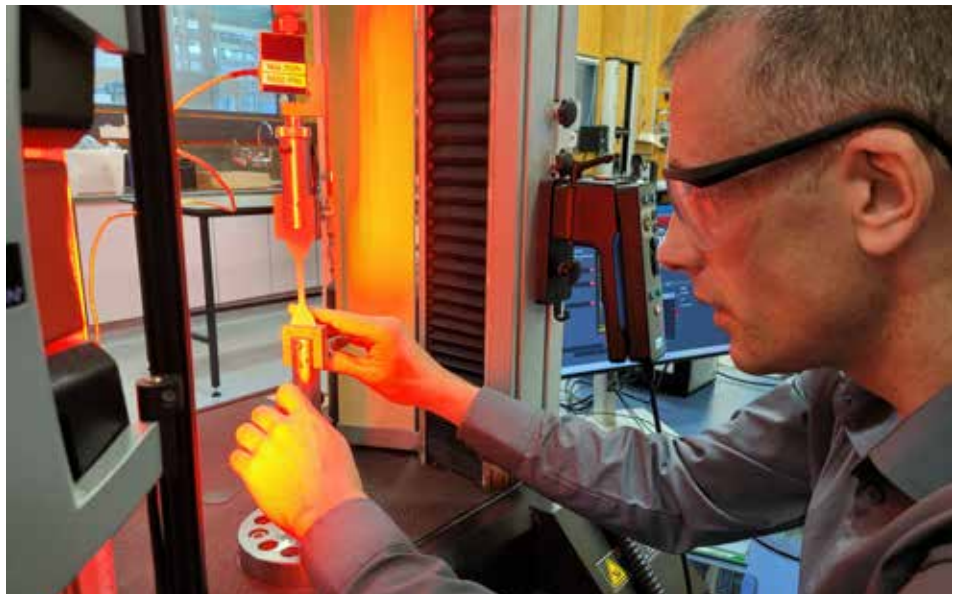
Raftery says cross-laminated timber is known for its strength and architectural versatility, but unprotected exposure to the elements can lead to biological degradation like rot and mould, dimensional instability, and structural compromise.

Working with industry partners, the team is meticulously assessing adhesive and preservative systems to augment the performance of cross-laminated timber, while keeping sustainability front-of-mind.

"We want to ensure that solutions align with circular economy principles, so cross-laminated timber elements can be reused, repurposed, or recycled at the end of their service life," Raftery says.

"This data will give designers the confidence to adopt more sustainable construction practices, and further support a transition to low-carbon construction."

Life cycle analysis on end-of-life applications is also being conducted to assess environmental impacts. Early findings are already informing design engineers, and may contribute to future updates to building standards.



Above: UoA Circular Innovations Research Centre research director Gary Raftery and, below, with doctoral student Weixi Wang.



Cross-laminated timber.

Fast-track transition to PTE a 'significant moment' for BCITO

The Building and Construction Industry Training Organisation (BCITO) has become a Private Training Establishment (PTE) as of the start of this year.

This will see the organisation delivering training directly to construction apprentices across 16 trades, rather than only providing resources, training support, guidance and connections for employers and apprentices as it did under Te Pukenga.

Director Greg Durkin says the announcement gives the sector confidence and a clear path forward, restoring responsibility for the future of the industry to the industry.

"This is a significant moment for us, and I'm proud to bring the BCITO to this point. After years of change and uncertainty, this move will give employers, learners and training providers the stability they need to plan and get on with the job," Durkin says.

"This decision means we can continue supporting the sector with clarity and focus, working alongside industry to lift capability where it's needed most."

BCITO Ltd chair Phil Brosnan says he is pleased to welcome the organisation back to industry.

"This is something we've delivered capably in the past, and we're delighted with the Minister's decision and the confidence it shows in the BCITO to deliver what apprentices, employers and the industry need," Brosnan says.



BCITO director Greg Durkin

"The BCITO is ready and able to take on training delivery, and we're committed to working closely with industry to ensure a smooth shift and the best results for the workforce."

All of New Zealand's Industry Training Organisations will be transitioning to a new Industry Skills Board structure as they demerge from Te Pukenga, the aim being to give them time to prepare for training delivery.

However, the BCITO has already transitioned from the Board to full PTE status, recognising that it was already in a position to begin training apprentices.

The move is firmly supported by

construction industry associations and representatives of each of the 16 trades, who have been engaged throughout the consultation process on the transition.

The timing is significant for construction, which accounts for around 10% of New Zealand's workforce.

While recent commentary has focused on a slowdown and more tradies heading offshore, the environment is shifting. Government initiatives such as Going for Housing Growth and funding for new schools and hospital facilities, combined with easing finance conditions, mean demand for skilled workers will increase.

"We now have an exciting road ahead, able to put all our focus on improving outcomes for apprentices, employers and the building and construction sector, and lifting productivity," Brosnan says.

"The construction sector will soon be back in full growth mode, with new housing consents already rising more than 27% in September 2025, compared with the same time the year before. That won't just affect the industry, but the whole national economy.

"Delivering the new homes and infrastructure we need to meet that growth will require a workforce with the right skills. We're looking forward to helping build a strong and resilient pipeline of construction talent, and to supporting a strong future for New Zealand."

BCITO welcomes CEO's return

Jason Hungerford has been appointed as the Building and Construction Industry Training Organisation's permanent chief executive officer, and will take up his position on April 7, 2026.

Hungerford brings extensive financial and operational leadership experience across vocational education and large, complex organisations.

He knows the organisation well, having previously led the BCITO during the RoVE transition into Te Pukenga.

BCITO Ltd chair Phil Brosnan says Hungerford's appointment reflects the organisation's focus on stability, sector leadership and long-term impact for learners and industry.

"Jason is a highly respected leader with a strong understanding of skills development and the construction sector.

"Today, the BCITO is an independent PTE with a strong mandate from industry



BCITO CEO Jason Hungerford

and a refreshed strategy focused on industry partnership, learner success, and modern delivery," Brosnan says.

"This appointment marks a new chapter for the BCITO, and signals our ambition for

the future."

Hungerford is excited to return to the BCITO at a time of opportunity and change.

"Vocational education is critical to economic prosperity, and our sector accounts for around 10% of New Zealand's workforce. As our environment shifts and construction picks up again, demand for skilled workers will increase," he says.

"I'm really motivated by the opportunity to reset and strengthen relationships, accelerate innovation, and strengthen the BCITO's position as a leader in vocational education — with technology and learner success at the forefront.

"It's exciting to be leading the BCITO at this time, helping build a strong and resilient pipeline of construction talent when New Zealand really needs it."

QUALIFICATIONS THAT FIT WHAT YOU DO



WORK SMARTER

Have your team **work smarter**, learn up-to-date skills.



TRAIN AN APPRENTICE

Help them **learn the skills** and become qualified.



ALREADY HAVE THE EXPERIENCE?

Get **skills recognised** with a formal qualification.



GROW YOUR BUSINESS THROUGH TRAINING

Training an apprentice is an **investment** in your **business** and the industry.



ARCHITECTURAL ALUMINIUM JOINERY



INTERIOR CONSTRUCTION



BRICK AND BLOCK LAYING



JOINERY



CARPENTRY



KITCHEN AND BATHROOM DESIGN



CONCRETE



PAINTING AND DECORATING



EXTERIOR PLASTERING



RESIN FLOORING



FLOORING



STONEMASONRY



FRAME AND TRUSS FABRICATION



SUPERVISOR



GLASS AND GLAZING



TILING

CALL BCITO TODAY
0800 4 BCITO (422 486)

bcito.org.nz

BCITO
He Hunga Hanga Mātou
building people

‘Gladiator’ — the multi-feature tool belt

The BuildPro “Gladiator” Tool Belt is a premium, hand-crafted tool belt made from full grain leather for maximum durability.

It features a 50mm heavy-duty, replaceable leather belt, and includes metal D-Rings for attaching shoulder braces for extra support.

The belt boasts premium quality hardware, double stitching, and heavy-duty rivets for reinforcement at high-stress points.

Features:

- Premium heavy-duty extra thick leather.
- Split leg design for better mobility.
- Hand crafted.
- 50mm heavy-duty leather belt.
- Metal D-Rings for attaching shoulder braces.
- Premium quality hardware.
- Double stitching.
- Heavy-duty rivets for reinforcement at high-stress points.

Components:

- 4 large and 14 small pockets.
- Centre pouch.
- Tape measure clip.
- Nail bar holder.
- Leather nail gun loop.
- Metal hammer holder.
- Combination square holder.
- Chisel holder with plastic insert.

Specifications:

- Height: 350mm
- Length: 990mm
- Belt width: 50mm
- Waist size: 97-122cm (38-48")
- Material: Leather/suede
- Colour: Black
- Components: 25
- Weight: 2kg



WIN!



We've got another great prize to give away to the lucky winner of this month's Building Today Trivia Question — a BuildPro “Gladiator” tool belt worth

\$245

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

WITH
BUILDING TODAY

Congratulations go to Aaron Jones of Christchurch who won a \$100 Prezzy Card in December/January's prize draw.

Biggest building consent reform in decades due in 2026

Over the past year, the Government has introduced a series of changes to building consent requirements aimed at reducing delays, costs, and inconsistencies across the sector.

Amy Rutherford (Partner) and Margot Ramsay (Law Clerk) of law firm Greenwood Roche highlight what has changed so far, and what may be coming next.

Consent rules have already been relaxed, making it easier to construct granny flats, sheds and garages (within certain size restraints) without a building consent.

In mid-2025, the Government also introduced a private consenting authority to ease pressure on councils and to accelerate approvals.

However, bigger reform is in sight. The Government has signalled plans to overhaul construction sector liability settings, and to allow councils to voluntarily consolidate their Building Consent Authorities functions.

These measures sit alongside the broader reset of the consenting system, with the Planning Bill expected to be enacted in 2026.

Consent exemptions for granny flats, sheds, and garages

Granny flats up to 70 square metres can now be built without a building or resource consent, provided the design complies with the Building Code, and the work is carried out or supervised by Licensed Building Practitioners.

The Government estimates these changes will save homeowners \$5650 in direct costs, and reduce build times by up to 14 weeks.

Consent requirements have also been relaxed for single-storey detached buildings such as sheds, garages, and sleep-outs. Previously, such buildings had to be set back from boundaries or other buildings by a distance equal to their height for a consent exemption.

Under the new rules, buildings under 10 square metres may be built up to the boundary or another building without a consent; and buildings between 10 and 30 square metres may be built within one metre of a boundary or another building without a consent.

These changes are intended to reduce consenting delays and costs, while retaining Building Code compliance.

Private consenting authority

In May 2025, a new private consenting authority, Building Consent Approvals Ltd, was approved and registered under the Building Act 2004. The authority plans to carry out one-third of building inspections



Amy Rutherford



Margot Ramsay

remotely, and to focus on low-risk residential projects.

The initiative aims to speed up processing times and free up councils to concentrate on higher-risk and more complex builds. Further detail on this initiative is available in our *Building Today* July 2025 article.

Reform to liability settings for the construction sector

Ahead of the election, the Government has signalled major changes to the building consent system aimed at addressing “risk-averse behaviour that slows productivity and delays the delivery of new homes, public buildings and commercial developments,” according to Building and Construction Minister Chris Penk.

The current “joint and several” model will be replaced with the “proportionate liability” system similar to that used in Australia. Under this model each defendant in a construction claim will be liable only for their share of the loss or damage, as determined by the courts.

The reform is intended to reduce the liability burden on councils, which are often the last party financially able to cover damages.

As discussed in our *Building Today* September 2025 article, the “proportionate liability” model carries risks of payment shortfalls if defendants face liquidity issues.

To mitigate this, the Government plans several supporting measures:

- Mandatory professional indemnity insurance for building professionals, including architects and engineers,
- Compulsory home warranties for new residential buildings up to three storeys, and for renovations exceeding \$100,000, covering a one-year defect period and a 10-year structural warranty, and

- Stronger disciplinary penalties for Licensed Building Practitioners, including doubling the maximum fine and suspension period.

Voluntarily consolidation of Building Consent Authorities

The Government also plans to allow councils to voluntarily consolidate their Building Consent Authorities (BCA) functions. This initiative is designed to tackle

inconsistencies in consenting practices across New Zealand’s 66 BCAs.

By pooling resources such as building inspectors and IT systems, councils can reduce duplication, cut costs and improve efficiency. The Government is encouraging councils to take this opportunity to modernise and streamline their consenting operations.

Broader planning system overhaul

These initiatives sit alongside the Government’s wider reform of New Zealand’s planning and consenting framework, which aims to streamline decision-making, improve consistency, and speed up delivery of critical projects.

The Resource Management (Consenting and Other System Changes) Amendment Act 2025 introduced interim changes to make it easier to consent for infrastructure, housing, and renewable energy projects, providing a bridge until the full reforms are in place.

This approach is intended to reduce red tape, cut costs, and support faster project delivery, particularly for projects of national significance.

Looking ahead

The Planning Bill and Natural Environment Bill, expected to be enacted in 2026, are set to replace the Resource Management Act 1991 with a more modern, outcomes-focused planning framework.

Key objectives include:

- Simplifying planning rules to make consent processes more predictable and transparent,
- Reducing inconsistency across regions and councils, which has historically slowed development,
- Prioritising housing supply and

Continued page 29

Light at the end of the tunnel: NCPR forecast looks bright

Pacifecon general manager Trina Farr says the latest National Construction Pipeline Report forecast to 2030 is looking a lot brighter.



There is light at the end of the tunnel for New Zealand's residential and non-residential construction and infrastructure pipeline.

That's the sentiment that can be seen throughout the recently released 2025 National Construction Pipeline Report (NCPR), which provides a projection of national construction activity for the six years to 2030.

Always highly anticipated, the report was commissioned by the Ministry of Business, Innovation and Employment (MBIE), and jointly prepared by BRANZ and Pacifecon (NZ) Ltd.

The aim of the report is to provide awareness of the expected pipeline of work.

From this year onwards, the forecast is certainly looking brighter, with construction activity forecast to grow up to a high of \$65.1 billion by the end of 2030.

Summary of key findings

- New dwelling consents are forecast to grow steadily, increasing from 33,500 per annum in 2025 to 40,000 per annum by the end of 2030.

Multi-unit consents will make up 115,000 of the 215,000 new dwellings built over the forecast period, with their share rising from 53% to 56%.

- Non-residential activity declined from a peak of \$14.1 billion in 2023 to \$12.1 billion in 2024, and is forecast to rise steadily to \$13.5 billion by 2030.

The private sector continues to be the largest initiator of non-residential buildings, contributing 67.3% of the value of intentions.

- Infrastructure activity is forecast to

gradually increase year-on-year, to reach \$19.6 billion in 2030, supported by a strong pipeline of projects throughout the forecast period.

The stronger pipeline of intentions is, in part, due to local and central government agencies having finalised future infrastructure programmes.

The report includes national and regional breakdowns of actual and forecast residential building, non-residential building and infrastructure activity.

It aims to help coordinate construction procurement, and to support planning, and investment in skills and capital equipment to meet the sector's future needs.

An exciting new addition this year was the Ministerial Key Messages Q&A document, which provides further context and commentary on the industry alongside the key findings.

Covering topics such as what factors contributed to the decrease in activity last year, what type of infrastructure projects are dominating the pipeline, and how the forecasts for residential and non-residential construction over the reporting period compare, there's plenty of good insights.

It highlights the 3% rise in new homes being consented between September 2024 and September 2025, lower interest rates and better credit access, and some of the Government's key decisions around future spending as contributing factors to the more positive outlook that we're hearing.

The NCPR benefits the industry by providing awareness of the expected pipeline of construction work to support:

- planning by all participants in the sector,
- scheduling of investment in skills and capital to meet the future needs of the sector, and
- coordination of

construction procurement (particularly central and local government) to enable improved scheduling of construction projects.

In this report, construction is split into three activity types:

- Residential building: detached and multi-unit dwellings,
- Non-residential building: structures of a building type (vertical) other than residential, including hotels, offices, retail outlets and industrial buildings, and
- Infrastructure: structures of a non-building type (horizontal), such as roads, subdivisions and civil works. Infrastructure projects do not typically require a building consent.

• **The full 2025 National Construction Pipeline Report, Summary Infographic Report, and Ministerial Key Messages and Q&A document are available to download at mkt.pacifecon.co.nz/resources/national-construction-pipeline.**

While you're there, you can explore our extensive library of resources, including a range of free reports on New Zealand's construction industry.

From page 28

critical infrastructure, while balancing environmental protection, and

- Enabling integrated decision-making across local, regional, and central government levels.

Together with the building consent reforms, these legislative changes are expected to transform the construction and development landscape, making 2026 a pivotal year for housing, public infrastructure, and the wider construction sector.



The Auckland International Airport Upgrade is one of the largest private sector-led projects in the NCPR. It includes the construction of a new integrated terminal to consolidate domestic and international operations, the expansion of international facilities, and the development of multi-storey car parks within the airport precinct.

Why being in a room with your peers is worth more than any system



The Professional Builder founder Marti Amos says builders who want to get ahead stop trying to figure it all out alone, and connect with other building company owners.

After 21 years working with residential building company owners, I've seen this play out more times than I can count.

For a lot of builders, Tuesday nights look like this. It's 7.15pm. You're at the kitchen table with plans spread out, trying to price a renovation while your kids are asking when you're coming to watch TV.

Your phone buzzes. It's the client from the Remuera job asking why the plasterer didn't show up today. You don't actually know because your foreman didn't mention it, but now you're texting him at quarter past seven to find out.

You get back to the quote around 8.30pm. You're working out labour hours for the kitchen demo, and you've got that sinking feeling you're going to quote it too tight again.

Last job like this blew out by 40 hours and you still don't know why. You add more contingency but now the price looks high, and you're thinking about the two other builders probably quoting this.

Meanwhile, there's a builder in Tauranga, Adam, who sorted out the foreman communication issue six months ago with a simple daily log system that takes four minutes. There's someone in Christchurch, Ben, who worked out exactly how to price that type of kitchen demo because he's done eight of them and tracks every hour.

But you'll never talk to either of them because you're sitting in your own kitchen at 8.30pm thinking you're the only one who hasn't figured this out yet.

What actually happens when you connect with other builders

Carl, one of our members, was at our Auckland summit last year. Morning tea, talking to three other builders. One guy mentions he just took two weeks off. Went to Fiji. Didn't check emails once.

Because he hasn't had a full week off in three years without his phone going mental, Carl's immediate thought is "bull****, how?"

The guy explains his foreman runs a Monday morning toolbox meeting — 20 minutes covering the week ahead, any variations, health and safety.

Sends him a voice note every afternoon

with a quick update. That's it. Simple enough that it kept running while he was on a beach in Fiji.

Carl's thinking, "I've got a foreman. Why isn't he doing this?" Then he realises — because he never set it up. He never showed him what it should look like.

Why you can't level up alone

You can give someone the best systems in the world and they won't implement them properly. Not because the systems don't work but because their identity hasn't shifted yet.

If you see yourself as "the builder who prices jobs at night and runs around fixing problems all day", that's what you'll keep doing. The systems won't stick because they don't fit who you think you are.

One of our members, Scott, who's based in Wellington had never met another builder doing over \$3 million. He thought that level was for the big commercial guys with flash offices.

Then he came to a two-day summit and ended up at dinner with builders doing \$5 million, \$8 million, \$12 million.

They were talking about their kids' sports, where they go fishing. But mixed in was casual talk about their operations manager, their estimator, their project management system. Like it was just normal to have those people and systems.

His identity shifted from "small builder trying to survive" to "business owner who happens to run a construction company." Within 18 months he'd doubled revenue and hired a general manager.

Not because he learned some magic system. Because being in that room showed him what was actually possible.

The weight you've been carrying alone

There's something that happens when you realise you're not the only one lying awake at 2am wondering if you quoted that job too tight. Or sitting in your ute at lunchtime thinking about whether you should let that underperforming carpenter go.

You've been carrying this weight thinking it means you're not cut out for it. That other builders have it sorted and

you're the one struggling. Then you walk into a room and realise everyone's dealing with some version of the same stuff.

That takes the weight off. Not because the problems go away, but because you realise this is just part of running a building company, and you don't have to figure it all out alone.

What happens next

You can keep doing what you're doing. Google searching and consulting Chatty GPT at 9pm trying to work out systems. Reading articles but not implementing them because you're not quite sure if they'll work.

Or you can put yourself in a room with builders who've already walked the path. They'll tell you what actually works. They'll show you where you're wasting time.

They'll push you to think bigger than you would sitting alone at your kitchen table at 8.30pm.

That's exactly why we're bringing the roadshow back in March.

We'll be running live sessions on:

- Tuesday, March 10 in East Auckland,
- Wednesday, March 11 in South Auckland, and
- Thursday, March 12 in Hamilton.

If you want to see the full details and secure a spot, you can find all upcoming dates and locations via the QR code below.

Some builders will read this and go back to grinding alone. Others will recognise that being in the right room, surrounded by the right people is what makes everything else work. Which will you do?



• Scan the QR code for full details of the live sessions and to secure a spot. Also, see advert in this issue, page 13

Building Consents Information

For all authorisations, December 2025

| | | | |
|-----------------------|-----------------|-----------------------------|------------------------|
| Dwellings | \$1,514,705,961 | Total All Buildings | \$2,113,692,474 |
| Domestic Outbuildings | \$14,505,635 | Non-building Construction | \$66,412,716 |
| Total Residential | \$1,529,211,596 | | |
| Non-residential | \$584,480,878 | Total Authorisations | \$2,180,105,190 |

Number of new dwellings consented

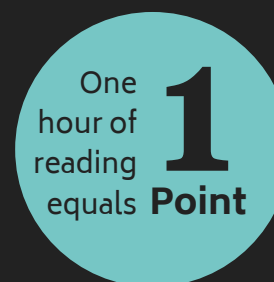
| | Dec 2025 | Nov 2025 | Dec 2024 | | Dec 2025 | Nov 2025 | Dec 2024 |
|--------------------------------|----------|----------|----------|---------------------------|-------------|-------------|-------------|
| Far North District | 21 | 29 | 7 | Palmerston North City | 79 | 26 | 29 |
| Whangarei District | 47 | 42 | 24 | Tararua District | 1 | 4 | 2 |
| Kaipara District | 9 | 7 | 7 | Horowhenua District | 23 | 28 | 11 |
| Rodney District | 30 | 61 | 38 | Kapiti Coast District | 18 | 23 | 45 |
| North Shore/Albany Wards | 224 | 240 | 127 | Porirua City | 43 | 46 | 9 |
| Waitakere Ward | 141 | 195 | 70 | Upper Hutt City | 23 | 15 | 11 |
| Auckland Wards | 401 | 365 | 465 | Lower Hutt City | 23 | 47 | 55 |
| Manukau/Howick Wards | 308 | 287 | 154 | Wellington City | 44 | 23 | 14 |
| Manurewa-Papakura Ward | 146 | 182 | 61 | Masterton District | 24 | 9 | 10 |
| Franklin Ward | 67 | 111 | 37 | Carterton District | 4 | 0 | 7 |
| Thames-Coromandel District | 10 | 19 | 14 | South Wairarapa District | 5 | 5 | 3 |
| Hauraki District | 8 | 8 | 2 | Tasman District | 13 | 22 | 16 |
| Waikato District | 78 | 82 | 38 | Nelson City | 6 | 43 | 11 |
| Matamata-Piako District | 20 | 29 | 18 | Marlborough District | 5 | 9 | 6 |
| Hamilton City | 42 | 81 | 68 | Kaikoura District | 3 | 4 | 3 |
| Waipa District | 33 | 88 | 34 | Buller District | 4 | 3 | 4 |
| Otorohanga District | 2 | 1 | 3 | Grey District | 0 | 2 | 9 |
| South Waikato District | 2 | 11 | 0 | Westland District | 1 | 3 | 11 |
| Waitomo District | 1 | 1 | 2 | Hurunui District | 11 | 13 | 10 |
| Taupo District | 19 | 21 | 19 | Waimakariri District | 78 | 88 | 46 |
| Western Bay of Plenty District | 19 | 17 | 24 | Christchurch City | 400 | 465 | 349 |
| Tauranga City | 35 | 79 | 28 | Selwyn District | 185 | 202 | 107 |
| Rotorua District | 32 | 46 | 51 | Ashburton District | 38 | 29 | 18 |
| Whakatane District | 5 | 10 | 15 | Timaru District | 17 | 9 | 14 |
| Opotiki District | 1 | 1 | 3 | Mackenzie District | 4 | 13 | 4 |
| Gisborne District | 23 | 4 | 24 | Waimate District | 1 | 2 | 3 |
| Hastings District | 31 | 10 | 29 | Waitaki District | 4 | 4 | 4 |
| Napier City | 56 | 31 | 34 | Central Otago District | 15 | 13 | 33 |
| Central Hawke's Bay District | 4 | 5 | 2 | Queenstown-Lakes District | 99 | 145 | 130 |
| New Plymouth District | 36 | 44 | 26 | Dunedin City | 36 | 39 | 27 |
| Stratford District | 1 | 1 | 3 | Clutha District | 5 | 7 | 2 |
| South Taranaki District | 5 | 2 | 5 | Southland District | 20 | 19 | 13 |
| Ruapehu District | 1 | 0 | 2 | Gore | 7 | 2 | 1 |
| Whanganui District | 8 | 9 | 10 | Invercargill City | 18 | 13 | 9 |
| Rangitikei District | 0 | 4 | 2 | Area Outside TA | 0 | 0 | 0 |
| Manawatu District | 5 | 19 | 5 | Total | 3128 | 3517 | 2478 |

Source: Stats NZ, customised report and licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

Read...



... and earn Skills Maintenance Points!



www.lbp.govt.nz/for-lbps/skills-maintenance

Advertiser's Index

| | |
|--------------------------|----|
| Asa Abloy | 19 |
| BCITO | 25 |
| Calibre & Candor | 16 |
| Carters | 32 |
| Enveloped | 11 |
| Mitre 10 | 9 |
| Northpine | 21 |
| Pacific Steel | 15 |
| Site Safe | 18 |
| The Professional Builder | 13 |
| The Trades Coach | 14 |
| Toolware | 17 |
| Winstone Wallboards | 2 |

CARTERS 
Your **Building** Partner

PARTNERING FOR SUCCESS

With over 150 years in the industry, we've learnt good business is all about partnerships. CARTERS are ready to support you and your team with the right tools for the job.



Products at trade prices



Exclusive promotions



Order on the go



Dedicated trade services



Get a Trade Account today to partner with us.

www.carters.co.nz/tradeaccount

150
YEARS

50
BRANCHES

1
ACCOUNT