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THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

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**2013
regional
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building today

A transformational year is what RMBF president David Fabish has called 2013 — and if you thought the past year was all about change then look out for 2014, especially as far as Registered Master Builders members are concerned.

The restructure of the organisation — now called the Registered Master Builders Association of NZ Inc — has been voted in, and will take effect on January 1, 2014.

The new entity promises better and increased services to its members, something that *Building Today* will be highlighting in coming issues, so look out for that.

Building Today wishes all its readers, editorial contributors, advertisers, the new RMBA and its members, and other industry organisations a very Merry Christmas and a Happy New Year. Enjoy a great festive season, and we'll see you again in a month's time.

Andrew Darlington
Editor

cover story 16



Demolition of the earthquake-damaged Christ Church Cathedral has been given the go ahead, following a Supreme Court decision.

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chief's chat

by ceo warwick quinn

Another year coming to an end — let's recap



Well, the end of 2013 has arrived and it has been quite a year on many fronts. Let's recap a bit.

On the regulatory front there have been a number of significant changes during the year. The Building Act Amendment Number 4 was passed in November so this now sets the way forward in 2014 for the introduction of the consumer protection mechanisms.

This will mean it will be compulsory for building work to have a written contract, there will be a 12 month "go back and fix it" clause, greater fines for breaching the Building Act, and compulsory disclosure of certain information to consumers prior to entering into a building contract of certain information, such as your LBP status, experience, and whether you can offer a guarantee.

This is likely to change the awareness and knowledge of consumers who may become a lot more discerning about who they select as their builder — but I guess time will tell.

The seismic review was completed, and earthquake-prone buildings under 33% of code will have to be demolished or strengthened within 15 years.

I understand now the Building Act is through that this legislation can be passed, so look out for that in 2014. This all follows the completion of the commission's review into the Canterbury earthquakes.

Health and safety has been at the forefront, and a new government agency (WorkSafe NZ) has been set up to concentrate on health and safety as a result of the Pike River Commission of Enquiry and a wider review into health and safety.

We saw the impact of trying to lift the game in health and safety in construction with the Working at Heights campaign, and you can expect similar attention going forward.

I am pleased to say the Construction Safety Council has developed a clever and effective health and safety competency framework which is revolutionary in New Zealand that could see a potential step change in health and safety performance in our industry.

We certainly need a new approach — the Government is currently reviewing the framework and is due to report back early in the New Year. We look forward to its thoughts.

Of course, the Reserve Bank introduced the LVR policy which came into effect on October 1 in an effort to cool house prices rises, predominantly in Auckland and Canterbury. You are all aware of our feelings about that and its effect on construction activity.

From an activity perspective things have certainly improved from 2012. Last year a little under 17,000 new residential building consents were issued, and we will do a tick over 20,000 this year.

Auckland and Canterbury are leading the way with growth between 25% and 30%. The rest of the North Island has also improved by some 10% across the board, but is still somewhat patchy. Unfortunately, the South Island outside of Canterbury and, more recently, the Central Lakes area, have been slower to recover.

Still, we are on the improve and if we can hold steady at between 20,000 and 25,000 consents per annum we might just cope. But my suspicion is we will see Christchurch and Auckland continuing to expand and putting more pressure on our capacity, and a shortage of skilled labour becoming apparent.

On the internal front, from 2014 the RMBF will be no longer. Historic and courageous decisions made this year by our members see the birth of the Registered Master Builders Association of NZ Inc, with 22 branches and builders being members of the national association directly.

This modern and functional structure will stand us in great stead for many years to come, and we will be working our butts off to improve the level of services and benefits to you all.

On a personal note I would like to thank you all for your support this year, and wish you all a very Merry Christmas and a prosperous 2014.

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A year of change with plenty to celebrate

By RMBF president
David Fabish

2013 has been a transformational year for our sector as we finally move out of a five year bust cycle and into what looks like being a much busier 2014.

Building consent numbers are up, and this year we look like achieving approximately 20,000 new home consents compared to last year's 17,000.

The Canterbury rebuild is now starting to gather some real momentum and, along with the Auckland housing shortage, our two largest cities will dominate the construction sector's workloads for the foreseeable future.

Increased economic growth forecasts for New Zealand as a whole will undoubtedly mean better times ahead for the building industry in the rest of the country too.

I congratulate our builders on their resilience through the past five years of very tough economic times. This year has still been challenging, and it is encouraging to note that Registered Master Builders nationwide have had remarkably few company failures over the past two years.

This year has been a year to celebrate for the RMBF.

Membership numbers are currently up 10% and the restructure of our organisation, designed to provide better services to members, has been voted in.

The inaugural New Zealand Commercial Project Awards culminated in a stunning national final event in May. It is great to see our commercial construction members finally having a great stand-alone competition.

The Apprentice of the Year competition really went to another level this year with an outstanding national final event at "The Cloud" on Auckland's waterfront. TV coverage with live interviews and a charity build component contributed to a positive culmination of a very close competition.

These competitions, along with the House of the Year Awards, really do celebrate excellence well, and raise standards within our industry.

An impromptu highlight for those who attended the Apprentice of the Year final was Building and Construction Minister Maurice Williamson strapping on a Fender Stratocaster and singing his hilarious version of *The Green, Green Grass of Home* with the band backing him.



We had a memorable conference this year with an outstanding line-up of speakers, including Sir Ray Avery and Sir Graham Henry. There was certainly plenty of inspiration and information for our members to take away from the conference.

It is great to see how well our 10 Year Master Build Guarantee suite is being received by our clients. It has proven to be extremely popular and, currently, one in three homes built in New Zealand carry the security of a Master Build Guarantee.

This year saw the launch of the "Kiwi Guarantee", which is specially designed for projects under \$100,000 in value. Our Guarantee completely dominates the New Zealand home warranty sector, and the staff and

board are to be commended for continuing to improve protection for our clients and the settling of claims. Our complaints process continues to offer clients and builders assistance if disputes occur.

Our Regional Service Officers (RSO) do great work in new member applications, dispute resolution, and assisting and supporting members around the country. This is a unique service, and I encourage members to be proactive and contact their RSO, through the Federation, if they would like assistance with documentation, client or business issues, or to sign up staff to the new individual membership categories.

n3 (formerly GSB) recently reported that our members have purchased more than \$13 million of goods and services through their procurement channels. Around 65% of our business members are working smarter and taking advantage of this benefit.

Have you signed up yet? If you would like further information contact your RSO, or go to the members web site at www.masterbuilder.org.nz.

2013 saw the establishment of the Commercial Working Group and the Residential Working Group, and I would also like to thank the learned people who sit on these committees for their contribution to our members' interests and to our industry in general.

A huge amount of advocacy work goes on behind the scenes on behalf of Registered Master Builders members. I would like to acknowledge our representatives on committees, working groups and boards across the sector who contribute to continuously improve the industry that we work in.

I would also like to thank our association managers across the country for their hard work and dedication in uncertain and changing times. Your contribution and service to our members is greatly appreciated.

Finally, I would like to thank all our staff, in particular chief executive Warwick Quinn, the RMBF Board, all local association presidents and executives for the great work you all do on behalf of our members.

Merry Christmas, and have a happy and prosperous new year.



Building and Construction Minister Maurice Williamson strapped on a Fender Stratocaster and sang a hilarious version of The Green, Green Grass of Home at the 2013 Apprentice of the Year final.

Turn of the century villa restoration wins Supreme Award for Renovation of the Year

Wilson Building (Wgtn) Ltd managing director Grant Wilson knew the competition was tough when it came to winning the Supreme Award for the Registered Master Builders 2013 Renovation of the Year.

Mr Wilson says the team were "extremely excited" to take out the Future-Proof Building Renovation Award over \$500,000, and thrilled to win a Supreme Award as well.

"We always thought our project was a special one, but we're well aware that when you get to the national level of House of the Year, competition is extremely tough," he says.

"Our clients were absolutely committed to restoring their home no matter what it took. Combine that with an incredibly difficult site and the task of matching the new with the old once we came to put the existing house on new foundations, and you've got something pretty unique.

"Despite all that, there were some lovely renovations in the running for the Supreme Award. Winning took us completely by surprise!"

The judges called the renovation incredibly successful, made even more of a success given the level of difficulty and challenges arising during the build.

"A large amount of structural work was required, including undermining, underpinning and tunnelling under the building — further complicated by the proximity of the neighbouring properties," they said.

"Completed while sitting on temporary piles seven metres off the ground, the home is finished with recycled timber floors throughout and a panelled ceiling through the kitchen and living area.

"Where possible, original features have been restored and retained, as well as adding custom-made window sills, colonial skirting and architraves.

"The result is a beautiful home which retains all of its turn of the century character whilst cleverly incorporating modern technology conducive to this century's lifestyles. This is a wonderful achievement and a lesson in renovations by a fantastic builder."

Mr Wilson says House of the Year was a fantastic experience, and he would recommend entering the competition to anyone.

"It has been wonderful for us to be recognised by our peers. It's been great for the company and it's been really great for the guys — we're all really happy," he says.

"We will absolutely continue to enter House of the Year. It's a wonderful competition, and winning such a prestigious award was just incredible. It shows people we can complete this kind of project to the highest standard. It's something people can look for when they look for a builder — it makes us stand out. That in itself is invaluable."

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.



Wilson Building (Wgtn) Ltd won the Supreme Award for the Registered Master Builders 2013 Renovation of the Year with this entry.



Grant Wilson and Sarah Uttley-Wilson of Wilson Building (Wgtn) Ltd.



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Christchurch builder prioritised quake efforts ahead of Supreme Award-winning build

Phil Benton of Phil Benton Builders says it was “surreal” when his name was announced as the winner of the Supreme Award for the Registered Master Builders 2013 House of the Year.

The winning Christchurch home was built over the period of the 2010 and 2011 earthquakes, and Mr Benton says the hard work of the team during this time made the win all the more rewarding.

“We were building this home over both the September and February quakes, and once the February quake hit we pulled everyone off site to help repair damage in the city,” Mr Benton says.

“We were working on Colombo Street when it struck so the boys spent two days working with emergency services, helping with collapsed buildings and looking for bodies and survivors. That was tough — it took a toll on the team.

“After that, the Fendalton home was put on hold for two months while we did emergency repair work, taking cladding off buildings and applying bracing, whatever we could do. We had to do our bit to make sure everyone was safe. After those setbacks, winning the Supreme Award is certainly something to be relished.”

Also taking out the Westpac New Homes over \$2 million category, the judges said the winning home was wonderfully constructed, demonstrating an incredibly high level of accuracy throughout.

“With a cleverly constructed in situ concrete wall positioned between the living and sleeping spaces as its backbone, the design successfully incorporates a mixture of concrete, tiles and marble,” they said.

“The rawness of the concrete, layered steel frames and aluminium edged roof planes is offset by the use of wood elements,



Phil Benton Builders on stage, from left: RMBF president David Fabish, winner Phil Benton, home owner Janette Borthwick, Lee-ann Benton, home owner Jim Borthwick, Annette Fraser, Dave Fraser of Phil Benton Builders, Matt Gutsell and Building and Construction Minister Maurice Williamson.

including oak internal joinery and ceilings which take their cue from Scandinavian modern architecture, giving the spaces a sense of warmth and material quality.

“The internal and external spaces are stepped across the tapering site, forming various layers of enclosure and living options.

“Architecturally very innovative, and a challenging project which has been executed to the highest standard, this home meets the needs of its owners to a tee.

“This is a beautiful home, created by an exceptional builder, which wears this award very well indeed.”

Phil Benton Builders co-owner Dave Fraser believes the design of the home and the use of products made this build really stand out.

“This home has such a point of difference. There are houses in New Zealand that have one or two walls that might be in situ, but the entire spine of this house is constructed out of concrete,” Mr Fraser says.

“The design of the home was very clever, and we executed that design and finished the home to an incredibly high standard.



Phil Benton Builders won the Supreme Award for the Registered Master Builders 2013 House of the Year with this Christchurch entry.

Constructing a home like that, you either win or lose — there is no in between, and we nailed it.”

Dave and Phil say they will absolutely continue to enter House of the Year.

“The exposure and opportunities that come about from House of the Year are just fantastic. After 18 years of working our way through the ranks, we now have something tangible that really demonstrates our credibility. Coming out on top is a great feeling!”

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

Central North Island apprentice thrilled with second place win

Jonathan Yorke was “stoked” when his name was read out as winning second place at the Registered Master Builders Carters 2013 Apprentice of the Year.

The 22-year-old from Palmerston North, who took out first place in the Central North Island region in September, has wanted to pursue a career in building for as long as he can remember.

“I wasn’t expecting a national placing at all, it was such a surprise,” he says. “It was a really tough competition. There was a lot of great talent there, and there was no way of telling which way it was going to go.”

The nine national finalists were put through their paces over two days of the national competition in October, each undergoing a 45-minute interview with the judging panel, followed by the practical judging component in front of friends, family and the public.

Finalists were allocated five hours to build a children’s playhouse, which was gifted to a local charity on completion.

“The practical component was pretty challenging. I had never used shadow clad or rusticated weatherboards before, so I was a bit taken by surprise with the new materials. I don’t think any of us had a clue who would win the competition.”

Jonathan was inspired to enter Apprentice of the Year after one of his workmates took out second place in the Central North Island region in 2010.

“Ever since I saw one of the guys I worked with compete in Apprentice of the Year, I thought it would be something I’d like to have a go at. It looked like a great opportunity, and the prizes are amazing — that was definitely a drawcard!

“The competition gave me the opportunity to see how I compared to other apprentices around the country. It’s really hard to know how good a builder you are in comparison to your peers, and being able to judge where I stand is really valuable.”

The judges said Jonathan performed extremely well, both in his interview and during the practical component.

“Jonathan impressed us with his passion and enthusiasm in his interview, and his detailed technical knowledge of his submitted project,” they said.

“Throughout the practical element, Jonathan’s technical prowess shone through in the way he paced himself according to the specific requirements of each task.”

Jonathan is looking to continue bettering his skills and making his way up the career ladder.

“I’m really happy with where I am at the moment, which I know can be quite rare in a working environment. I’d like to keep working here, and make my way through the ranks to eventually become a partner at Arnott & Arnott,” he says.

“After Apprentice of the Year, I’m pretty sure most things are within my reach if I work hard enough. I’d really recommend other apprentices enter the competition and just go for it — you have absolutely nothing to lose.”

The Apprentice of the Year competition is made possible thanks to principal sponsor Carters, the Registered Master Builders Federation, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsor the Ministry of Business, Innovation and Employment (MBIE).



Jonathan Yorke from Palmerston North won second place at the Registered Master Builders Carters 2013 Apprentice of the Year.

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Regions looking

Building Today canvassed Registered Master Builders Association presidents for their views on the past 12 months and their region's prospects for 2014, asking them the following questions:

- 1 Has activity in 2013 in your Association's region increased or decreased from 2012, both in the residential and commercial sectors? If known, roughly by what percentage?
- 2 Have builders and subcontractors been readily available to do the work that has taken place in 2013, or have there been shortages of skilled labour in your region?
- 3 What major projects are underway or have been completed in your Association's region over the past 12 months? Please add dollar values if known.
- 4 Are you positive about the prospect of increased activity in your area for 2014? What do you think would help make this possible?
- 5 Please add any further comment.

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forward to 2014

AUCKLAND

Kieron Mallon

1 Activity has greatly increased in the residential and commercial sectors, especially during the past six months.

The pre-Christmas silly season is also back with a vengeance this year — something that hasn't been there for the past few years. However, the Northland region is still relatively quiet.

2 Everyone is really keen to take on the work and then find additional resources, which is starting to come back on a few.

We are getting requests through the Auckland office every few days from builders wanting more qualified labour. I'd suggest that next year we'll see a definite shortage of labour.

3 I couldn't give a list of all the major projects underway now, but the cranes are now starting to pop up again on the Auckland skyline.

4 I see the current level of work as being sustainable and increasing next year. Listening to the media it seems that LVR will have a major effect on the residential market.

5 My personal view is that we will end up with an apprentice shortage in the region as more of our housing is being done by the group home builders who are subcontracting to small gangs which are mainly made up of qualified chippies.

They are only being paid a contract rate set by the group home builder, and they do not have the time nor the margin to train.

GISBORNE

Kath Kitchen

1 Yes, activity has increased in the commercial up to \$1 million sector, and there has been a small increase in housing.

2 We have not experienced any shortages of skilled labour.

3 Major projects underway include ongoing earthquake strengthening, Coast schools rebuilding at Hicks Bay and Whangaparoa, new Farmlands building, Gisborne Intermediate School leaky building remedial work, the War Memorial Theatre rebuild, Rescue Helicopter building, Te Kura Kaupapa Maori O Nga Uri A Maui total immersion school rebuild, and the Te Karaka Area School rebuild.

4 2014 is looking better with consumers being more engaged. The BCITO apprenticeship scheme with the \$2000 incentive for employers is also a positive step.

HAWKE'S BAY

Gordon Sanson

1 Residential has picked up slightly but is still relatively flat. Commercial has shown a slightly higher increase.

2 A shortage of skilled labour hasn't been a problem — yet.

3 The major project in our area this year was the Hawke's Bay Museum and Art Gallery.

4 Approval of the Ruataniwha Water Storage Scheme will result in numerous construction projects over the

next five years, as well as long-term sustained growth in major local industries such as Watties and McCains.

The scheme is a long-term sustainable water supply solution for Central Hawke's Bay. It is part of a wider programme to better manage water resources in the Tukituki Catchment.

The scheme consists of a 91 million cu m storage reservoir located in the upper Makaroro River, storing water during periods of high flow and over winter.

Water from the scheme can then be released, improving river flows in the Tukituki Catchment through summer for aquatic life and other river users while, at the same time, providing secure water to irrigators. The scheme will be funded by the public and private sectors.

MANAWATU

Steve Brown

1 Yes, commercial activity has increased and there has also been a small increase in housing activity in our region.

2 We have not experienced any shortages of skilled labour.

3 Major projects underway include expansion work at the Ohakea air base.

4 Yes we are positive, but the Government has made a big mistake with the national 20% LVR housing deposit. This should have applied only in Auckland and Christchurch as the average value of houses in the rest

Continued page 12

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Regions looking forward to 2014

From page 11

of the country is a lot lower. This legislation has started to slow things down in the smaller areas already.

MARLBOROUGH

Ken Anderson

1 There has been a noticeable decrease in activity, particularly in the commercial sector. However, commercial is notoriously inconsistent.

Residential has shown a pick-up in the first half of 2013 by around 20% to 25%. However, in the latter months of the year this levelled off to around the same level as 12 months ago.

2 There are no shortages of builders or subcontractors in our region. However, a number have been working in Christchurch which could lead to bottlenecks should the volume of work increase.

3 Major projects include Pak n Save supermarket (\$12m, completed); New winery and additions to existing wineries (around \$10m, mainly completed); New theatre (\$16m, currently under construction).

4 We are cautiously optimistic if consents are granted for two new residential subdivisions. There is talk of more winery investment, the salt works will be embarking on a major upgrade, the airport terminal building is to be more than doubled in size, and there is the possibility of another large supermarket.

Having said that, one major local construction company is ceasing operation in the new year, and layoffs at Safe Air and other businesses may mean that people will be moving away from the area.

We are expecting an increase rather than a reduction in interest rates soon, and the new mortgage rules will have an impact on new home building.

Apprentice training remains at a low level, and will only increase once there are definite signs of a regional recovery.

5 Marlborough's economy took a hard hit in 2010, as it is reliant to a large degree on the wine industry. 2012 and 2013 harvests were good, and there are signs that the wine industry is on the mend. In 2012 there were many smaller vineyards that were forced into liquidation and bought up by the major players, and a number of smaller growers have left the region.

Tourism, our other major income generator, is also showing signs of recovery, which may lead to further investment in accommodation construction.

The recovery is slow and has been painful for many in the construction industry, but there is a definite upward trend, although the gradient is gradual. It will take a long time to get back to the highs of the mid-2000s.

NELSON

Alistair Middleton

1 Residential has been on a decrease compared to last year, while commercial has had an increase and has more positive signs of recovery.

2 There has been no significant loss of skilled labour in our region, with sub-trades and skilled labour having been readily available.

3 The main projects have been mainly in the commercial sector, with a number of new buildings and new tenants such as a new K Mart and Warehouse in Richmond, and new buildings in the Nelson CBD as well.

4 The start of 2014 is looking like it will be slow. I think we will need change in government legislation, bank interest rates and lending criteria to see an increase in the residential sector.

ROTORUA

Bill Clement

1 Apart from some renovation work, residential has decreased compared to last year. Commercial is ticking along due to Government spending on police stations and schools.

2 Rotorua tends to get an influx of builders from other areas, notably Tauranga, at any such time when extra labour is required in the Rotorua area.

3 A major expansion at Waiariki Polytechnic is planned for next year.

4 We're not positive regarding activity levels for the coming year, as all the work seems to be concentrated in Auckland and Canterbury.

SOUTH CANTERBURY

Richard Geary

1 Activity has increased greatly, by 80% to 100% in both residential and commercial sectors.

2 Skilled labour is lacking, and inspectors are also under huge pressure with the heavy work load, resulting in many builders waiting for the consent process to be carried out.

3 Major projects include many large storage facilities

for factories, valued at \$5 million plus.

4 There are a lot of unskilled businesses starting up. The Government needs to watch this as it is pressuring industry pricing, with the danger that many of the new businesses are not paying tax or bank loans. Training in business management, pricing and employment rules should be encouraged.

Supply and demand is putting material pricing under huge pressure. Exports are overwhelming quality materials and we are receiving seconds.

Encouraging apprenticeships at school level may increase numbers interested in a career in construction.

SOUTHLAND

Kerry Archer

1 Activity has increased in the last quarter of the year, where previously it was a bit flat. This has been felt more so in the residential sector than commercial, although there is some new commercial work planned for early next year. There are a lot more plans available for pricing but it's still very competitive.

2 There are signs starting to show of shortages of builders and sub-trades. It's harder to get subbies on jobs as most firms have decreased numbers over the past couple of years, and more older builders are leaving the industry due to concerns and frustration with new legislation and H&S regulations.

3 Major projects underway or completed include the \$23 million BUPA rest home development to be completed this month, and the \$35 million Stadium Southland which is set for completion next year.

4 I am positive about next year and feel others are also feeling a bit more positive. I think there needs to be a look at the cost of building compared to the cost of compliance.

The cost of compliance seems to be getting out of hand, and many smaller projects are not going ahead as soon as the councils get hold of them, as the costs outweigh the benefits.

TAURANGA

Brian Foster

1 Activity has definitely increased in the residential and commercial sectors — at a guess, a 50% to 100% increase from the previous year.

2 We haven't heard of any manpower shortages, but there has been good manpower sharing between

Master Builder members.

3 Major projects completed or underway include the Ryman retirement village in Bethlehem, Te Puke roading bypass, Port extension, and a Pak n Save extension.

4 It's looking very positive for next year in Tauranga unless the Government kills the market with its 20% LVR deposit requirement.

5 Overall it looks like a good year ahead, but really we're just playing catch-up from the past three quiet years.

WHAKATANE

Gary Hunt

1 Activity in the region has increased from 2012.

2 Yes there have been shortages of skilled labour in the region.

3 Major projects include Project WAKA - Whakatane Hospital, a new Baptist Church, Tuhoi Build — a 19 section residential subdivision in Taneatua, and a marae complex.

4 Yes, we're generally hopeful that the recovery in activity will continue and increase, with ongoing remedial works to leaky school buildings, and the council being proactive in increasing the population base from new business activity coming to the area. Keeping interest rates low will also help.

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Developer signs deals for 245 new homes at Hobsonville Point

AVJennings, development partner to Hobsonville Land Company, has signed new deals to complete a further 245 homes in the fast-growing Buckley Precinct — Hobsonville Point's first stage.

The latest deals are part of a land release of 245 lots covering Buckley Precinct's next stage which has already commenced, and is to be completed by July 2014.

The deals were signed with local builders GJ Gardner Homes, Classic Builders and Jalcon Homes, each of whom have already built homes in the community.

AVJennings project director Rod Chadwick says in keeping with the overall vision for the new Auckland housing development, the new homes will provide a variety of dwelling styles.

"Hobsonville Point has been carefully planned to cater for a variety of life stages. These 245 new homes in

the Buckley Precinct will be a mix of garden apartments, townhouses, terraces, courtyards and villas, and range in price from \$395,000 for a compact garden apartment to \$900,000 for a large traditional villa."

AVJennings has committed to delivering a total of 715 homes in Buckley Precinct. It has completed 132 so far, with a further 146 currently under construction.

Mr Chadwick says the latest deals reflect the successful development model AVJennings is employing at Hobsonville Point.

"As with all our developments across Australia, and here at Hobsonville Point, not compromising on quality and getting the balance right between the house size and the price is crucial," Mr Chadwick says.

"The bottom line for us is that the quality of your new home and the community environment is not

compromised, no matter what the price is.

"We've made sure that everyone who chooses to come and live at Hobsonville Point is getting a warm and efficient home with a high build quality, and that's why we only partner with the best builders.

"For these reasons, Buckley Precinct at Hobsonville Point is currently AVJennings' fastest-moving development Australasia-wide."

Hobsonville Point progress points (excluding retirement village figures):

Forecast dwelling starts:	2013: 254	2014: 238
Forecast dwelling finishes:	2013: 105	2014: 272
Total dwellings finished to date:	132	
Number of residents to date:	396 (averaging three per house)	
Proportion of affordable homes (below \$485,000):	25%	
Total dwellings to be built in Buckley Precinct:	715	
Total dwellings to be built at Hobsonville Point:	3000	

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The designer says



The 16mm thick profile creates consistent deep shadows. The 3 widths available and the range of corner finishing provide design flexibility to achieve different looks. James Hardie provides me with a great online technical & design resource via ACCEL.co.nz. It gives me the confidence to design with the range of Scyon products.

The builder says



The 4.2m long boards are bevel back to sit flush with the stud. The enhanced durability and stability means less callbacks, saving time & money. The product is backed by great customer service & technical support to ensure I complete the project on time. It is a product that I trust to build with.



¹ When installed and maintained correctly and to the extent set out in James Hardie's published literature current at the time of installation. © 2013 James Hardie New Zealand. [™] and [®] denote a trademark or registered mark owned by James Hardie Technology Limited.

Go ahead given for cathedral demolition

Demolition of the Christ Church Cathedral has been given the go ahead, following a judgement from the Supreme Court dismissing an appeal against an earlier decision legally enabling its destruction.

The recent judgement brings an end to months of legal wrangling between campaigners hoping to save the gothic-style church and custodians of the cathedral — the Church Property Trustees.

The judgement acknowledged the circumstances giving rise to the application for leave to appeal were of “great national importance” to the citizens of Christchurch.

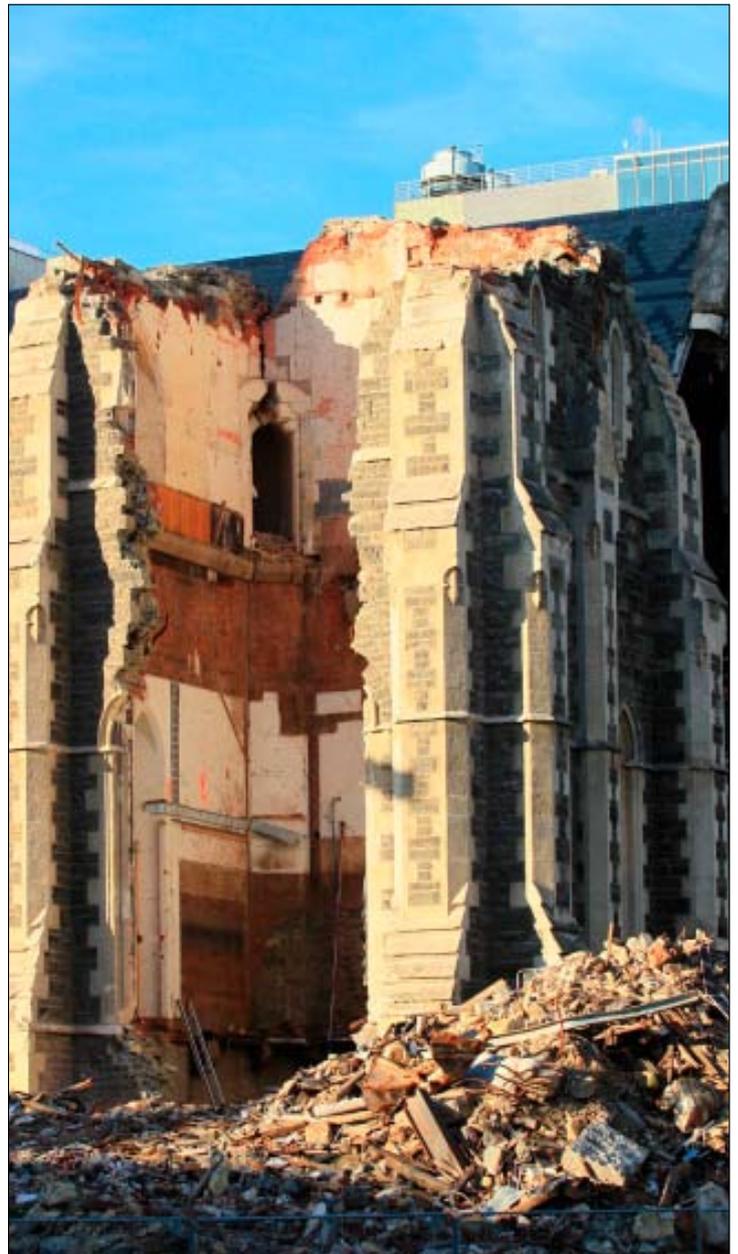
“That importance arises from the history, function, and iconic nature of the cathedral.

“However, in this case, nothing that has been raised on behalf of the applicant

reaches the threshold of showing that the decision of the courts below may be in error,” the judgement stated.

Earlier this year, the Church Property Trustees released three design options for a future cathedral.

It included restoration, a timber replacement or a contemporary design — the latter of which the church said it preferred.



Christ Church Cathedral is headed for demolition following a Supreme Court decision dismissing an appeal against an earlier decision that legally enabled its destruction.

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back in time

BT's Back in Time

Welcome to Back in Time, where we delve into our magazine archives and discover what was making news way back when . . .

20 years ago:

- Sky City Casino Ltd was named the preferred applicant to build the Sky City Casino complex, a project that was to create 3670 jobs and be completed by Christmas 1995.

The complex included a 328m sky tower, 344-room hotel, an eight-level underground car park, a theatre, convention areas, retail shops, four restaurants and two food halls seating 1200 people.

Auckland mayor Les Mills said the casino would attract billions of dollars worth of new projects to Auckland in the coming years.

15 years ago:

- The BCITO decided not to enter any contracts with polytechnics for the upcoming year because of a New Zealand Qualifications Authority decision that effectively took control of industry training away from industry and its employers and put it in the hands of academics.

BCITO chief executive Trevor Allsebrook said apprentices and their employers would benefit from the switch from polytechnic to manual-based theory training by not having to spend time away from work attending block courses.

10 years ago:

- The RMBF continued to discuss mandatory principals bonding with the Government. Chief executive Chris Preston said the aim was to ensure there was at least 10% of the contract price held in bond should the principal be unwilling or unable to pay.

"The issues remain the cost and availability of a suitable bond. The RMBF is working with Mainzeal and Fletchers to help put a workable and affordable bond proposal to the Government," Mr Preston said.

5 years ago:

- Goldman Sachs JBWere analyst Shamubeel Eaqub said the construction sector was "very weak" after Statistics New Zealand figures showed the seasonally adjusted volume of residential building put in place in the September quarter was the lowest since June 2002.

He said there were fears that if the fall-off in house building continued that 35,00 jobs could be lost in the construction sector.

"The domestic recession is clearly worsening, and we expect this to be compounded by a global recession," Mr Eaqub said.

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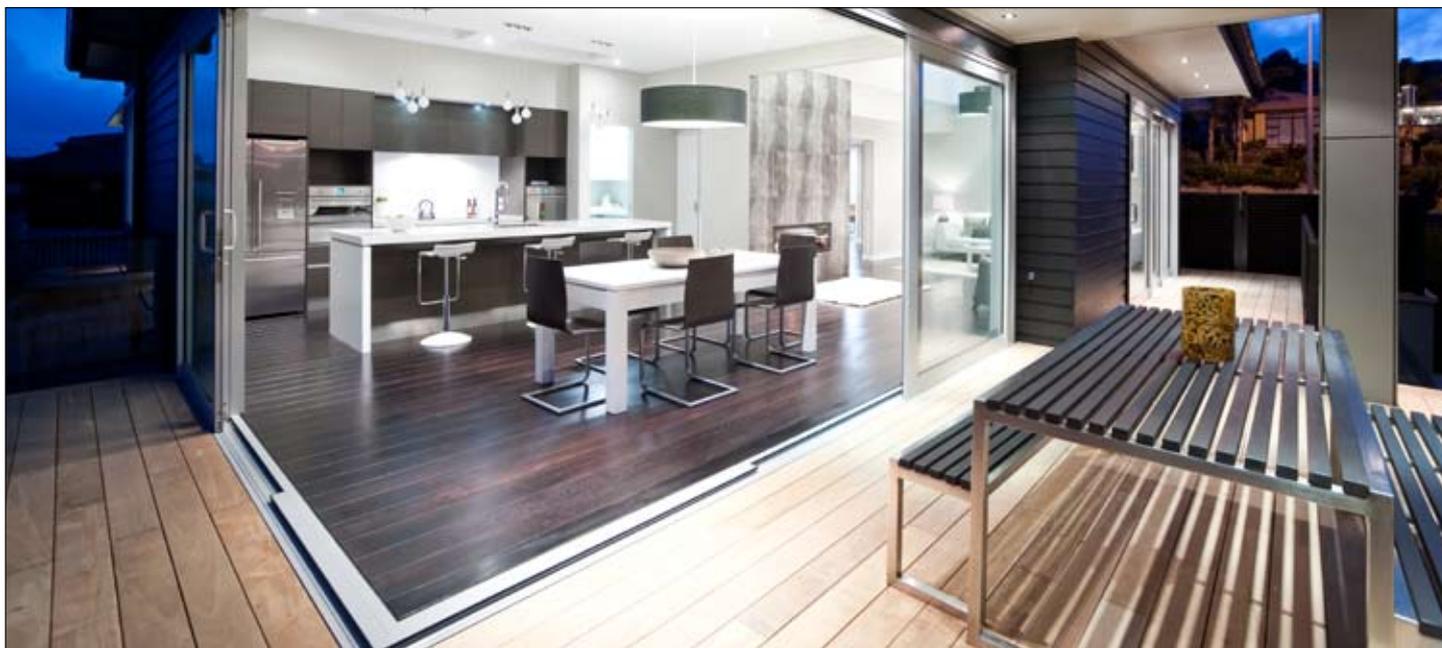
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The front, or most accessed entranceway to a home should have a level entry surface.

All New Zealanders relish the outdoors. Allowing Kiwis the freedom to enjoy fresh air no matter what their age or mobility requirements starts at home.

Lifemark encourages designers to consider not only internal layout when producing a home for the future, but also how that home is accessed.

Easy and safe access is required by parents with strollers or a child on their hip, toddlers taking their first steps, and elderly parents or those with disabilities.

Alongside the outside areas of car parking, driveways and pathways, all of which should allow enough room to be easily navigated by those using mobility devices, our front doors, patio and deck access are important to New Zealanders heading into another hot, dry summer.

The front, or most accessed entranceway to a home should have a level entry surface. There are a number of ways this can be achieved without fuss or excess costs. Think about the height and placement of doorbells, handles or pincode pads too. If they are wedged into a corner they can be difficult to reach for the elderly, those holding bags or wheelchair users.

When looking at deck or patio sliders to open up that all important indoor-outdoor flow, ensure the first opening leaf leaves an 810mm clear space. This will allow ease of movement between indoor and outdoor surfaces with a less than 20mm threshold.

Consideration should also be given to how best to then access the garden from your deck or patio.

Direct and level access should also be considered for car parking spaces. These should be at least 3500mm

wide, enabling occupants to fully extend the car door and have space for walkers, wheelchairs and strollers.

Driveway gradients and stormwater run-off should be taken into consideration, as should garage doors. A double garage with a single opening door is ideal as vehicles can be parked centrally if need be.

Pathways used for accessing homes and gardens should be of a width that allows an able bodied person to walk alongside someone who requires help. Mossy, uneven surfaces encourage slips and falls, so some thought regarding non-slip surfaces is a must.

As well as minimising potential risks for all occupants and visitors, taking the time to consider accessibility when planning the indoor-outdoor flow in your new home means you, your friends and family can make the most of New Zealand's summer living.

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The BCITO is proud to announce the coming together of three ITOs which will bring the BCITO one step closer to realising the vision of its Board — to create a single construction and infrastructure ITO.

Over the past year the BCITO has been in discussions with a number of potential merger partners, culminating in the Joinery Industry Training Organisation (JITO), DecorateNZ/FloorNZ and the BCITO merging to form one ITO under the BCITO banner. The official merger takes place on January 1, 2014.

This union of three ITOs will bring about gradual positive change for our industries. As the number of specialist trades under BCITO coverage will increase substantially, the organisation will be better placed to

TOGETHER AS ONE






focus efforts and resources in this space.

A new Specialist Trades Group will be established and headed by former FloorNZ/DecorateNZ chief executive Greg Durkin to service these trades.

The three ITOs have a long history of working together on joint projects within the BETA Group of ITOs, as well as having recently collaborated on the Allied Trades Cluster Targeted Review of Qualifications.

All three of the ITOs are enthusiastic about the opportunities which come from having these related construction trades together within the coverage of one organisation. It will give all related trades a

chance to learn from each other and work closer together.

For the BCITO's current and new clients, nothing much will change. They'll still continue to receive the same level of

service as before, and all the usual contacts and phone numbers will remain unchanged.

Also, fees and billing will not change. Both new and existing BCITO clients will continue to be billed the same amount, and in the same way as before.

However, there may be a few minor changes to some BCITO documents, such as invoices, training agreements and letterheads, but this will not affect how clients currently deal with the BCITO. If you have any questions or concerns about the merger, contact your Training Advisor, or call the BCITO on 0800 422 486.

BCITO apprentice secures top job in Papua New Guinea

Hawke's Bay building apprentice Adam Knott has gone up against 90 applicants from all over the world to secure a role on a high-profile \$60 million project with Fletcher South Pacific.

Based in Papua New Guinea for two years, Mr Knott, who is only 14 months out of his building apprenticeship through the BCITO, will be supervising the build of a swimming complex for the 2015 South Pacific Games.

He says while giving up his life in New Zealand is a big step, this job will be invaluable to furthering his career.

"I've never been to Papua New Guinea before and I know it can be a dangerous place to live, but when I realised what an incredible experience it would be I had to put that aside and concentrate on the benefits. This kind of opportunity is just too good to pass up," he says.

"The sheer size and scale of the project is huge. We are building a swimming complex for the 2015 South Pacific Games, including an enclosed arena, changing facilities, a gym and the pools themselves. As a construction supervisor, I'll be in charge of one of three areas of the building site."



Former BCITO apprentice and Registered Master Builders Carters 2012 Apprentice of the Year runner up Adam Knott.

BCITO chief executive Ruma Karaitiana says Mr Knott's achievement reflects the high calibre of apprentices training through the BCITO.

"It is extremely heartening to see one of our apprentices doing so well in their career. The success of the BCITO's training programme is highlighted by Adam being recruited ahead of so many others from around the world," Mr Karaitiana says.

"The building and construction industry continues to

thrive, and apprentices are high in demand. Adam proves that New Zealand builders are setting the benchmark for quality in the industry. This is a real triumph for him, and we wish him all the best for his time in Papua New Guinea."

Mr Knott believes taking out second place in the Registered Master Builders Carters 2012 Apprentice of the Year competition made him stand out from other applicants.

"A lot of the guys I was up against had more experience than me, but I think being a placegetter in the Apprentice of the Year competition showed that I've got the edge and I'm really dedicated to my career," he says.

"Apprentice of the Year can set you up for the rest of your working life and, in my situation, it's done just that. I've used the exposure to my full advantage."

Mr Knott says he has big plans for the future, hoping to get as much experience under his belt as possible before moving into a construction management or project management role.

"I always see myself as coming back to Hawke's Bay. But for now, I'm just going to take on projects as I can and re-evaluate as I go. At the moment, the world is my oyster!"

Plasterboard company vows to raise the competition

Knauf Plasterboard has opened its doors for business to New Zealand's lightweight construction industry with the recent official opening of its distribution centre in Christchurch by Canterbury Earthquake Recovery Minister Gerry Brownlee.

"The entry of Knauf Plasterboard validates the New Zealand Government's support of a healthy, competitive market for construction materials which ensures that consumers have a sustainable choice," Mr Brownlee says.

"As part of the Knauf Group, one of the world's largest global manufacturers of plasterboard, wall and ceiling products and systems, Knauf Plasterboard is a competitive supplier to be reckoned with, having significant scale and resource to enter a dominated market," Knauf Plasterboard, Australia and New Zealand managing director Mark Norris says.

"An impressive worldwide operation, with two manufacturing facilities on Australia's eastern seaboard and superior technical expertise puts Knauf Plasterboard in a strong position to service the growing needs of New Zealand's housing and commercial market," Mr Norris says.

High quality range

The distribution centres in Christchurch and Auckland consist of a 5000 sq m warehouse, showroom and offices, and will supply a high quality range of innovative products and systems designed to provide solutions for fire, water, impact, acoustic and decorative applications for all commercial and residential construction projects.

Major supplier

While Knauf is excited by the opportunities to supply New Zealand through established building merchant channels, Mr Norris revealed the company's expansive rollout plans will include a network of independently-owned PlastaLink Trade Centres that will retail Knauf

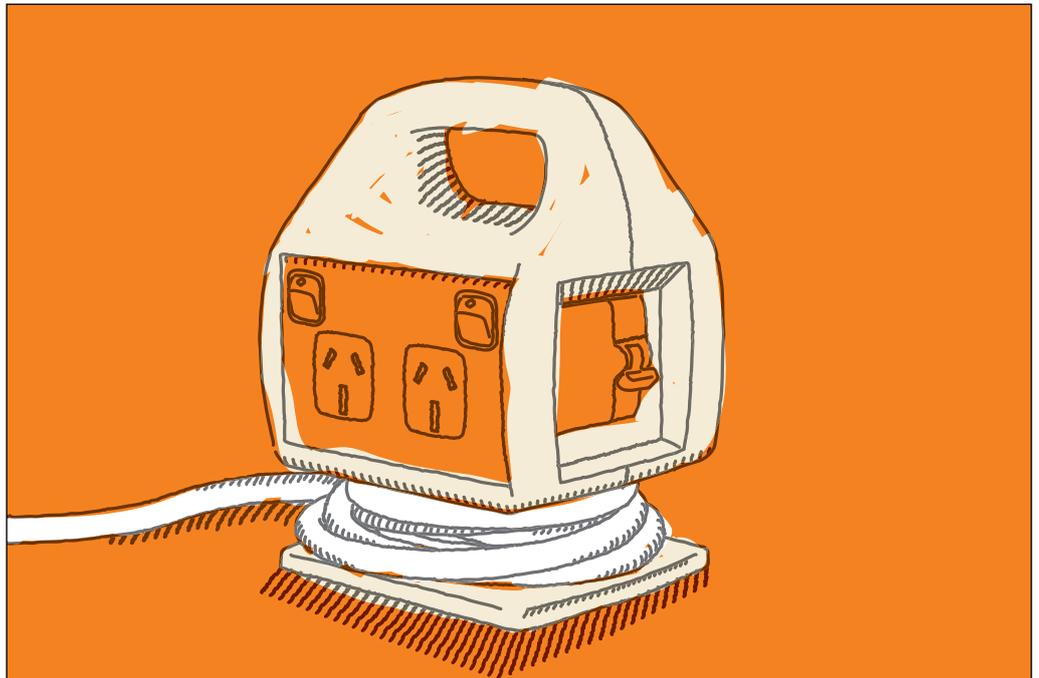
products across New Zealand.

Knauf Plasterboard is a major supplier of plasterboard and associated products to the lightweight construction industry in Australia.

The company was successful in tendering to the New

Zealand Government in the ongoing rebuild of Christchurch.

Hawkins Construction recently entered into a preferred supplier arrangement with Knauf Plasterboard to provide a range of products and systems.



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Calder Stewart builds in steel for Christchurch

By Roy Kane

Calder Stewart Industries Ltd has incorporated Buckling-Restrained Braces in the construction of its new steel-structured office block in Christchurch's Hazeldean Business Park.

Originally designed prior to the Canterbury earthquakes, the four-storey building was to have had concrete shear walls but, following the quakes, these were replaced by Eccentrically Braced Frames (EBFs) with re-movable active links. Engineering consultants Structure Design were appointed to the project, and worked closely with Steel Construction New Zealand on the changed structural design.

Jon Haagh, a director at Structure Design, explains how the design came to include Buckling-Restrained Braces (BRBs).

"The screw-piling that had been completed before the quakes needed to be confirmed by the piling contractor. At first it seemed that significant additional piling would be needed.

"But having worked on another project where BRBs had been proposed, we were able to recommend them to Calder Stewart. All we needed for the existing piles to become usable were some heavy foundation beams. Additional piling was unnecessary."

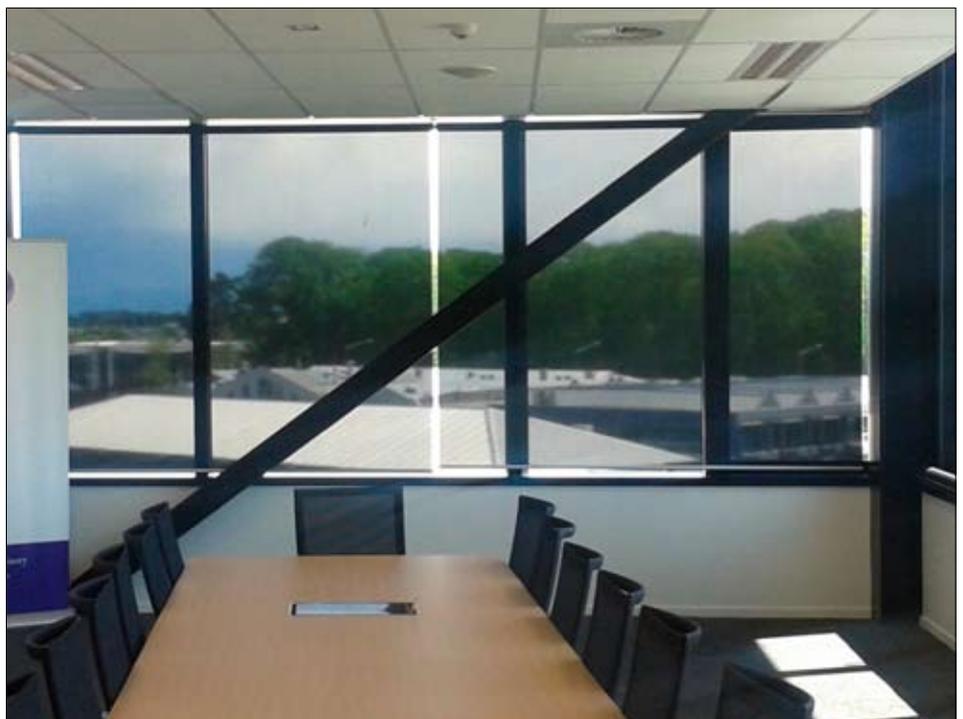
Some background on BRBs

BRBs were first developed in Japan in the late 1980s and appeared in the United States after the Northridge earthquake in 1994. They are now accepted in America and their design is regulated by current standards, but they are still relatively new to New Zealand construction.

Consisting of steel cores inside concrete-filled casing, they are designed to yield reliably in both tension and compression, taking advantage of the ductility of steel to dissipate seismic energy up to a pre-determined level without buckling.



The new four-level office block takes its place in Christchurch's Hazeldean Business Park.



The BRB is unobtrusive in this tenant's boardroom.

Beyond this level, the BRB is designed to yield like a fuse, leaving the main gravity components of the building — its columns,

beams and floor slabs — isolated from damage.

This is a significant improvement over a

conventional bracing system, in which braces tend to buckle in compression. The consequent damage to the building often leaves owners reluctant to embark on expensive repair.

By comparison, Buckling-Restrained Braces may not even need to be replaced, or if they do, it's not expensive to replace a fuse.

"The BRBs specified were the proprietary brand of StarSeismic LLC in Utah," Mr Haagh says. "The company has conducted multi-million dollar test programmes in order to be able to calibrate each size of BRB to a consistent standard. With design and quality assurance now governed by United States standards, it's much more convenient to order BRBs ready-made than having to design them from scratch.

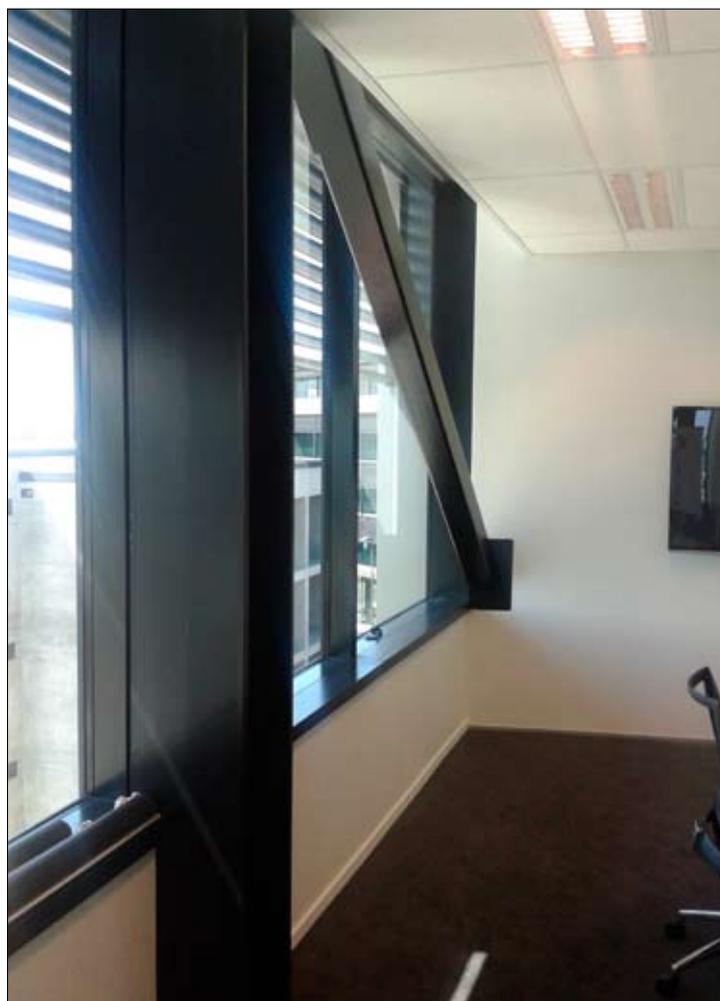
"The building is modelled in ETABS (Extended Three-dimensional Analysis Building Systems) and the brace sizes are adjusted in the model until we reach a convergence between force and capacity.

"The information on lengths and forces is then provided to StarSeismic, who review and recommend adjusting the stiffness factors. The revised data is then inputted to ETABS and analysed again, and the process is repeated until the stiffness factors don't change.

"In conventional brace design, the size of the brace is typically based only on its compression capacity. As a consequence, the brace is larger than would be needed if it were a tension-only design. Furthermore, the surrounding structure (the columns and beams) also end up being larger.

"However, with BRBs the tension and compression capacities are equal, and this enables the structural engineer to design a brace that will yield at a pre-determined level of stress.

"Knowing what this is, the engineer can design the surrounding



Continued page 26

Colour schemes can help the effect.

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From page 25

columns and beams to be comparatively but not excessively stronger, so that the brace yields before they are damaged. It's a more efficient approach that allows safety and economic benefits to work together."

As the building owner and main contractor, Calder Stewart Industries was very pleased with the project's 10-week steel frame construction programme.

Client manager - construction Herman van Herel says temporary works bracing was unnecessary because the BRBs functioned in that role.

"Shipping from the United States was straightforward. We opted for the Star-Seismic Wildcat (welded) because it accommodates minor onsite adjustments readily, making it quicker to install than the Wildcat (bolted). It was not necessary to wait for the dead load effect before the final weld-off," Mr van Herel says.

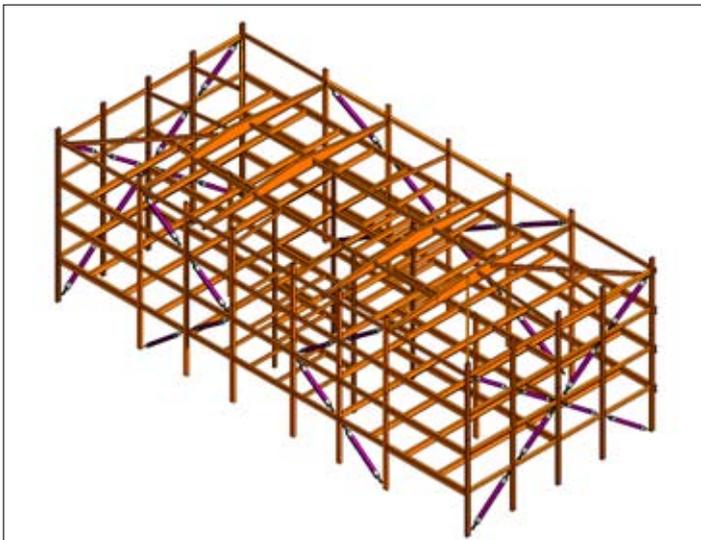
"We'll be using StarSeismic BRBs in a second Hazeldean project, this time a six-level car park with 499 spaces. It will have offices and/or retail outlets at ground level."



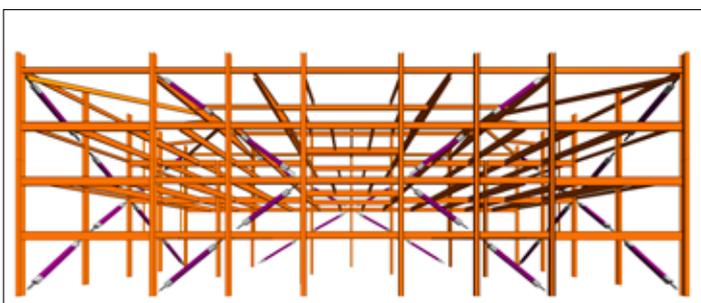
American-made BRBs consist of steel cores inside concrete-filled casing.



A round casing offers a variation for aesthetics.



A 3-D model of the steel structure showing the BRBs in purple.



The same model in front elevation.



BRBs work well with a compound ComFlor 80 flooring system.



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Yay for the holidays!

Terry Sage of Trades Coaching New Zealand says even the holidays need some sort of planning!

Yay! The holidays are nearly here — along with sun, families, parties, Christmas, fishing blah blah blah and humbug!!

Why is it all so “*#%! stressful!” I can’t even think about holidays and Christmas yet. I have two jobs that have to be finished, that quote to get out so we have some work to come back to, two staff who want three weeks off, I have to find enough money to pay everybody and, OMG, what am I going to do without Doris in the office for two weeks?

How many times have I heard stories like this leading up to Christmas? If I had a present for every time, I would need a Californian Redwood, not a humble pine tree, to put them all under!

So why do we do this to ourselves? Why is it the same every year? Can it be any different or is it really “that’s Christmas and owning a business mate, suck it up”?

No, it doesn’t have to be this way. However, there will always be those last minute rush jobs and the extra strain on cash flow. So how can you reduce the stress and go into the holidays with the right frame of mind, with all your hair intact and reduced blood pressure?

It’s simple — planning and budgeting!

“Yeah whatever”, I hear you shout. It’s true, trust me, but it’s easier to say than actually do, and it does take a wee bit of discipline to pull off.

First, start thinking of Christmas in the middle of the year (I told you there was a wee bit of discipline involved).

Why so early? Well, this is the planning part and the budgeting.

Whenever we talk planning we set the end goal and work backwards. So write down these goals — what days are we stopping and starting work, what days will the troops be away, what work will we need to come back to, what jobs have to be finished and how much money will we need to pay everybody and be able to leave some in the bank?

Not huge questions, but will you actually know the answers to them in the middle of the year? Possibly not, so keep this as a fluid document and make changes to it as the year progresses and the work load changes.

Squirrel away the holiday pay

As for the cash flow side, if it is always a tight time at Christmas start squirreling away the holiday pay into a separate account.

It is so easy to fall into the trap of head down backside up, say yes to every job that comes your way and then suddenly when you come up for air realise it is December 18 and wonder why the troops are asking when the party will be. Again, that’s where the wee bit of discipline and planning comes in.

Once you have recovered from the shock of “it’s Christmas tomorrow? are you sure?”, the presents have been opened, you have made it to your holiday destination without a speeding ticket, you have managed to wind down and it is now only three days left until work starts again, take some time to look forward to the coming year.

Now is the best time to actually make a difference to your future. Whatever you want to happen can happen if you want it to and you plan to make it happen.

Planning should be a major component to any size business, or it becomes business by luck rather than design.

If you need some advice on planning and making your goals come through, give the team at Trades Coaching New Zealand a call on 09 945 4880.

Have a great Christmas break, especially the last three days when you have finally relaxed enough to enjoy it.



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THE BUSINESS SIDE OF CONSTRUCTION

Delivering BIM

Architect **Don Bunting** asks what can we all do to achieve the real advantages BIM is capable of delivering?



It's been said that a good idea is one that can be encapsulated in 10 words or less. The challenge of delivering Building Information Modelling (BIM) can be summed up in only six.

So what do these six words and three key phrases mean, and what can we all do to achieve the real advantages BIM is capable of delivering?

1 People collaborating

Delivering BIM demands collaboration among the design professions, information and knowledge providers, contractors, sub-trades, product suppliers and local authorities. And not forgetting building owners and occupiers.

However, someone needs to take a leadership role in bringing these currently isolated players together in a meaningful way. This will allow the industry to jointly establish the legal, contractual and organisational tools and guides that will ensure all can collaborate in an open but controlled environment.

These include new forms of consultant contracts, new approaches to tendering that will allow the contractor to be brought in to the project earlier, new forms of project-based professional indemnity insurance, new forms of protection for IP, and new ways of enabling the building process.

The building model is the means for bringing the players together, but rules need to be set and protocols agreed.

2 Integrated processes

The industry currently operates within separate silos of knowledge and activity, often connecting with each other only after significant progress has been made and building forms set.

Preliminary designs, developed designs, documentation, estimating, costing, tendering, project managing, construction and setting up — all are currently disconnected and disjointed.

BIM allows all parties to operate to and through a single digital model of the project, from day one to occupation and beyond. This requires not just a legal change, not just a technological change, but a cultural change for all involved. Again, leadership is essential,

something which is sadly missing in the industry today.

A viable model is already available across the ditch. The Australian Institute of Architects and their fellow engineering professionals at Consult Australia have combined to promote the concept of BIM/IPD, IPD standing for Integrated Project Delivery.

This work provides a convenient pathway for New Zealand to develop its own approach to integrating the design and construction processes.

3 Interoperable technologies

Interoperability is about developing neutral platforms for the digital objects that will be used to populate a building model. A neutral structure and a standard way to describe the attributes and data is required to add real value to what are essentially dumb objects.

A great deal of work has been done on this challenge internationally, by BuildingSmart (www.buildingsmart.com.au) and by the associated IFD group (www.ifd-library.org). New Zealand needs to step up and either adopt this international approach or develop its own.

The major software vendors have also established their own object libraries, but can sometimes take a cavalier (perhaps commercial?) approach to interoperability. As Autodesk was once quoted as saying: "Interoperability is easy. It just requires everyone to use our software."

It cannot be entirely blamed for having that attitude as it operates in a competitive environment.

What is needed is a neutral object library to suit New Zealand products and New Zealand projects. Similarly, an agreed neutral product database and an associated archive of information on construction products would add significant value.

There are plenty of overseas models that can be adapted to get this essential work underway in New Zealand. All it needs is someone to step up.

Implementation of BIM is at a tipping point. Serious action is needed to prevent its introduction being little more than 3D CAD on steroids. It also requires all involved in the design and construction industry to recognise the need to address the necessary changes in the way we currently operate. Separation will not cut the mustard — collaboration is the key.

The 2013 National BIM survey

The 2013 National BIM survey followed an earlier survey in November 2011. Conducted by Masterspec in conjunction with NBS (UK) and with support from BRANZ, RMBF, NZIA, ACENZ and the MBIE-sponsored Productivity Partnership, the survey attracted 426 respondents.

Some key results from the 2013 survey were:

- A steep increase in those who currently use BIM (57% versus 38% in 2011)
- A reduction in those neither aware of nor using BIM (2% versus 12% in 2011)
- A solid increase in those who will be using BIM in one year's time (72% versus 68% in 2011).

However, 69% of respondents agreed that the industry is not yet clear enough on what BIM is, and there is more work to be done to ensure that the real advantages of BIM are realised.

BIM is a digital representation of the complete physical and functional characteristics of a building project. To achieve this requires a cultural as well as a technological shift.

The industry is beginning to address the challenges involved in a successful move to BIM, and work has commenced on a National BIM Guide. However, there is still much more to do, including:

- Agreement on a national, neutral classification system for BIM objects,
- A national library of BIM objects, to provide consistency and certainty,
- Education and training at all levels of using BIM technology, and
- Research into what impact the implementation of BIM has on design and construction teams operating in this new environment.

The survey points to significant increases in BIM awareness. However, there is a danger that the industry will continue to operate in isolated clusters. For the real benefits of BIM to be realised, all members of the design and construction industry need to work together as a team.

The full report is now available to download from www.masterspec.co.nz.

Auckland's Unitary Plan — a changing building landscape

Timothy Bates of Auckland law firm Legal Vision delves into some key aspects of Auckland's Unitary Plan, and what it means to those working in the construction industry.



thought for the last article of 2013, I would report back on some key aspects of the proposed Unitary Plan that was notified on September 30, 2013.

Whilst parts of this Unitary Plan came into force immediately, the substance of it will not come into force for at least three years or possibly four years from the date of notification. It seems to me that anyone caught up in the construction business needs at least a working knowledge of its effects/impacts.

A starting point is that the Auckland Council web site provides a very useful Unitary Viewer where you can specifically identify the area or property that interests you, and then go in and view the various planning restrictions relevant to that property.

I would encourage each reader of this article to, at the very least, carry out this exercise on their own property, and print the report that is available through the Unitary Viewer. It is a very useful first snapshot of the effects of the Unitary Plan.

Policy

In terms of policy, it is fair to say that the Unitary Plan

and the amendments made to the Resource Management Act 1991 (RMA) that came with it is a switch in focus, with the inclusion of these principles:

- Effective functioning of the built environment, including the availability of land to support population changes and urban development,
- Management of significant risks of natural hazards, and
- Efficient provision of infrastructure.

It is a move away, it seems, from perhaps what the current Government perceives as too great a focus on environmental protection. However, there remain contradictions, in particular "the maintenance and enhancement of the quality of the environment" has been removed from the RMA. Yet its removal is at odds with the stated Government objective of "enabling economic development while ensuring good environmental outcomes are achieved".

Make up of the Unitary Plan

The Unitary Plan is made up of the following parts:

- Introduction,
- Regional Policy Statement,
- Regional District Plan Objectives and Policies, and
- Regional and District Rules.

It is the Regional and District Rules which will concern most of the readers of this article. The underlying theme to the Unitary Plan is urban intensification.

Under the Unitary Plan there are 45 different types of zones and 53 potential overlays. All land and coastal water (except some roads) are zoned. Overlays can apply across multiple zones. There are also precincts created called "mini zones" that contain "place-based provisions" which recognise "local differences".

It is important to note that the Unitary Plan is only a proposed plan at the moment that will only come into effect after everyone who wishes to be heard has had their submissions considered by the appointed Hearings Panel.

The cut-off date for all submissions is February 28, 2014 (although I have read at least one article suggesting that, in fact, to be safe, all submissions ought to be made one month earlier due to potential ambiguities in interpretation of the relevant statutory provisions).

It is also important to note that some aspects of the Unitary Plan have already come into force — for example the pre-1944 Building Demolition Control overlay which is prevalent in areas such as Westmere and Pt Chevalier in Auckland.

One of the potentially more controversial new zones created by the Unitary Plan is Terraced Housing and Apartment Buildings (THAB). Typically, local shopping centres and streets adjoining these areas have been zoned within THAB under the Unitary Plan.

It is anticipated that this particular zoning is likely to create some opposition via the submission process. In particular, the THAB zoning allows a landowner within this zone as of right to construct four-storey buildings (14.5 metres high plus 1 metre semi-basement parking) next to local centres and most town centres, and six storeys (20.5 metres high) next to metropolitan centres and some town centres.

I have already fielded enquiries from home owners concerned about this zoning under the Unitary Plan.

Practical tips

- The reality now is that even for a simple house extension which requires a resource consent, a planning consultant is most likely required, who will need to address the existing plans and the Unitary Plan.
- Furthermore, any potential purchaser ought to be seeking planning advice on the likely planning affects of the Unitary Plan prior to entering into a binding contract to purchase land. I would go further and suggest that conveyancing solicitors ought to direct their clients to obtain that advice prior to purchasing.
- If you want to be heard upon the Unitary Plan, you need to put in a submission even if you agree with the Unitary Plan in its current form, or otherwise you will not have the right to lodge cross submissions where you disagree with submissions in opposition.

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

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Building Consents Information

For All Authorisations, October 2013

Dwellings	\$726,203,000
Domestic Outbuildings	\$12,930,000
Total Residential	\$739,132,000
Non-residential	\$442,726,000
Total All Buildings	\$1,181,858,000
Non-building Construction	\$40,682,000
Total Authorisations	\$1,222,540,000

Number of new dwellings consented

	Oct 2013	Sep 2013	Oct 2012	Oct 2013	Sep 2013	Oct 2012
Far North District	15	14	10	Horowhenua District	7	6
Whangarei District	36	33	32	Kapiti Coast District	28	12
Kaipara District	12	15	12	Porirua City	10	8
Rodney District	116	92	88	Upper Hutt City	14	9
North Shore City	50	113	38	Lower Hutt City	8	8
Waitakere City	65	62	51	Wellington City	96	52
Auckland City	108	87	84	Masterton District	2	4
Manukau City	78	85	93	Carterton District	8	4
Papakura District	38	31	46	South Wairarapa District	3	3
Franklin District	35	29	44	Tasman District	30	27
Thames-Coromandel District	12	17	17	Nelson City	25	8
Hauraki District	5	3	11	Marlborough District	11	18
Waikato District	20	34	26	Kaikoura District	4	2
Matamata-Piako District	5	12	7	Buller District	3	5
Hamilton City	73	67	85	Grey District	4	3
Waipa District	36	40	25	Westland District	3	2
Otorohanga District	2	3	4	Hurunui District	12	5
South Waikato District	5	2	0	Waimakariri District	116	115
Waitomo District	2	1	2	Christchurch City	280	309
Taupo District	15	9	11	Selwyn District	120	120
Western Bay of Plenty District	15	29	15	Ashburton District	13	24
Tauranga City	67	61	104	Timaru District	22	21
Rotorua District	3	1	10	Mackenzie District	1	3
Whakatane District	4	4	4	Waimate District	3	0
Kawerau District	0	0	1	Chatham Islands Territory	0	0
Opotiki District	1	6	2	Waitaki District	5	4
Gisborne District	5	4	3	Central Otago District	9	16
Wairoa District	1	0	1	Queenstown-Lakes District	38	60
Hastings District	20	12	19	Dunedin City	55	23
Napier City	8	22	15	Clutha District	4	6
Central Hawke's Bay District	2	1	3	Southland District	9	6
New Plymouth District	30	28	39	Gore District	5	2
Stratford District	3	3	4	Invercargill City	10	9
South Taranaki District	10	5	3	Area Outside TA	0	0
Ruapehu District	3	1	2			
Wanganui District	6	3	10	Total	1891	1860
Rangitikei District	0	2	2			1639
Manawatu District	10	9	71			
Palmerston North City	16	27	10			
Tararua District	1	1	1			

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

Source: Statistics New Zealand

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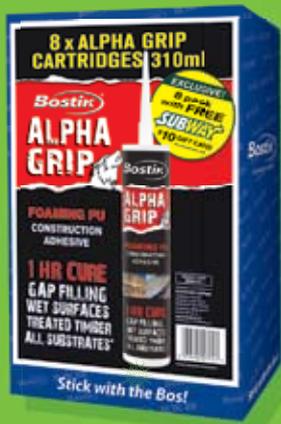
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