

# BUILDINGTODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

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DECEMBER 2017

[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)

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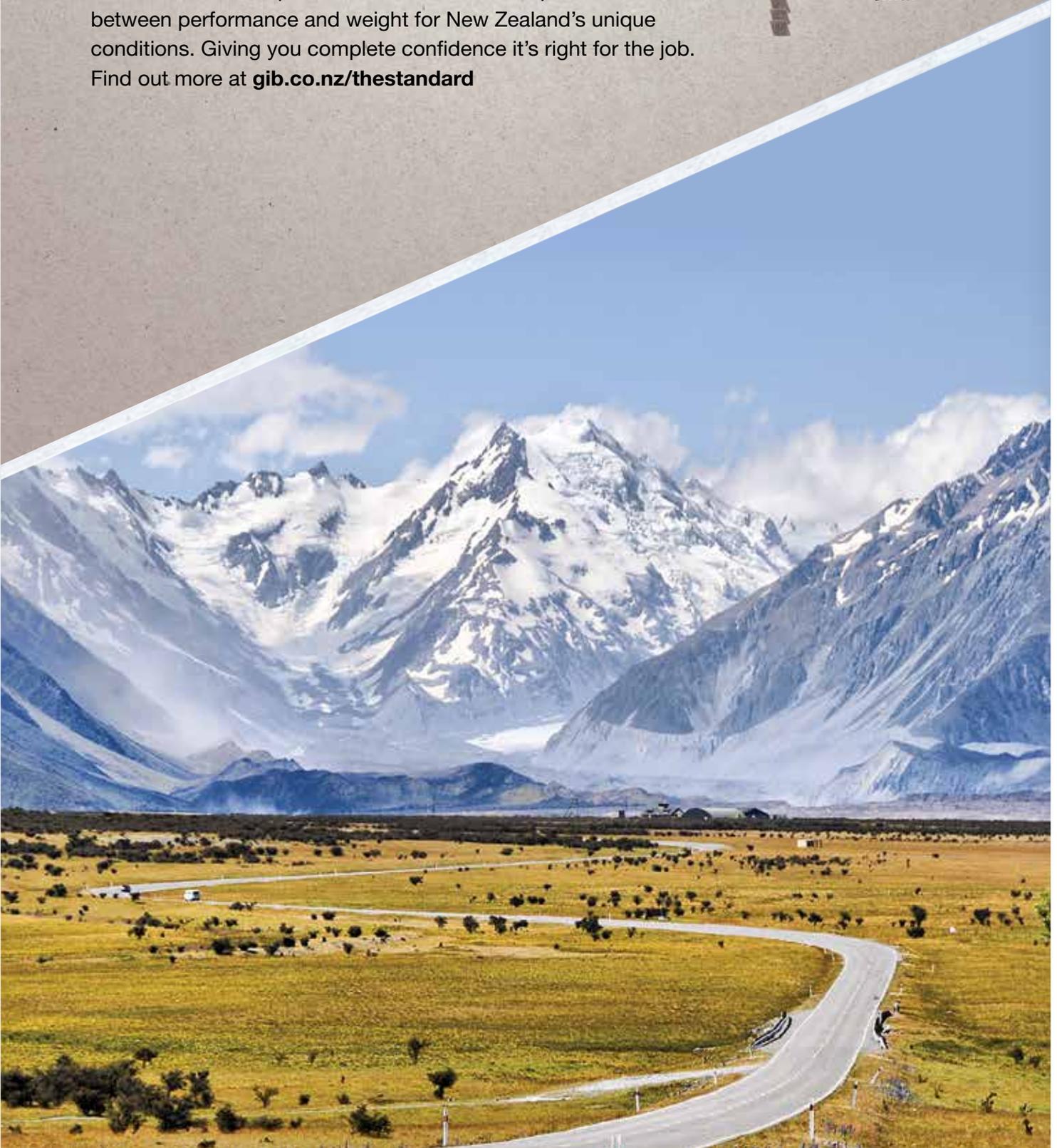
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**FROM THE EDITOR**

This final issue for the year includes full coverage, results and comment from the RMB 2017 House of the Year, the national gala dinner for which was held late in November.

The competition again showcased some outstanding new builds and renovations undertaken by Registered Master Builder members.

We would also like to take the opportunity to thank the RMBA, advertisers and you, our readers, for your support during the past year. With the recent change of Government, next year looks to hold some uncertainty, but also some new opportunities for the industry.

Have a Merry Christmas and a prosperous and Happy New Year.

**Andrew Darlington** — Editor

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## Apprentice of the Year Vinny Hubbard's passion and craftsmanship wows judges

Vincent "Vinny" Hubbard's ability to focus and handle the pressure saw him take out the Registered Master Builders CARTERS 2017 Apprentice of the Year recently.

The 24-year-old from Hamilton, employed by Urban Homes, says realising he had won the national competition was an amazing moment.

"It definitely was a surprise. I knew I was in with a shot based on the competition day's events, but I had never really entertained the idea that I would actually win it," he says.

"I had to take a minute to double check that it was actually my name and my picture on the screen when I won!"

Vinny says he entered the competition to challenge himself and see how his skills stacked up against other apprentices in the industry.

"I wanted the opportunity to get an idea of

where I was at compared to my peers. Also, I knew that entering the competition would only make me a better apprentice by putting me to the test and making me work and study harder," he says.

As part of the national competition, the 10 finalists were tasked with a six-hour practical challenge where they built "puppy palaces" to be donated to the SPCA.

"There was definitely a lot of pressure with TV cameras and judges watching your every move, and your family and employers on the sideline. The giant clock on the wall also added to the intensity!" Vinny says.

"It challenged me to stay in a good head space and really focus. It was such an awesome experience and very rewarding all round, especially getting to meet the other contestants and hearing about their experiences in the trades."

Judges were impressed with Vinny's all-round knowledge of the industry and excellence in all competencies.

"Vincent had a very solid submission and spoke well about his project in the interview. His passion for his project and the industry really shone through," the judges said.

"He had a calm temperament throughout the entire competition and handled the pressure extremely well. This was evident in being the only apprentice to complete the puppy palace on time.

"His puppy palace was completed to a very high standard of craftsmanship — a worthy winner of the 2017 Apprentice of the Year."

After realising that university wasn't for him, Vinny decided to try his hand at an apprenticeship and hasn't looked back.

"I gave it a go and I was really surprised to find it was the perfect fit for me," he says.

"I really enjoy the work. It's physically challenging, there is so much to learn and so many opportunities available for young people in the industry."

As well as the title of Registered Master Builders CARTERS 2017 Apprentice of the Year, Vinny won the use of a brand new XLT Ford Ranger, provided by CARTERS, for one year, a \$5000 CARTERS Business Tools Grant, a place on an Outward Bound course, and a range of products and tools.

Apprentices, employers and young people aspiring to be part of the construction industry are also encouraged to join the Registered Master Builders Facebook page at [www.facebook.com/registeredmasterbuilders](http://www.facebook.com/registeredmasterbuilders).

The Registered Master Builders Apprentice of the Year competition is made possible thanks to principal sponsor CARTERS, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsors the Ministry of Business, Innovation and Employment (MBIE), and APL through their Altherm, First and Vantage brands.



Registered Master Builders CARTERS 2017 Apprentice of the Year Vincent Hubbard.



# 'Once in a lifetime' project wins Retail Award

An extremely ambitious design has resulted in a win for WG de Gruchy Construction at the 2017 New Zealand Commercial Project Awards.

Their Waiheke Island project, Tantalus Winery, Brewery & Restaurant, won a Gold Award and also took out the Retail Award category.

Willie de Gruchy says winning the award for the large-scale project was an exciting moment for all the team involved.

"It was a pretty special project, so we were confident it would do well, but it was a really great surprise to come away with the win," he says.

Mr de Gruchy describes the winery as a "once in a lifetime project," and says the bespoke, customised nature of all the features made the build stand out from the competition.

"Every detail was handcrafted. We had some really clever craftsmen, tradesmen and architects on the job, and it was the collaboration of this strong team that definitely showed through in the finished product," he says.

"The whole build took about 20 months to complete. It was a really big scale project for us — we specialise in high-end residential construction, so this was a great project to work on."

Mr de Gruchy explains that while the unique, handcrafted details of the design were what made it so special, they also created challenges for the team.

"Everything was sourced from all over the world and across New Zealand. We used stone from Europe, along with local stone, recycled kauri and recycled brick from the Hawke's Bay," he says.

"We had to source all these different materials and transport them over to Waiheke Island. Getting them over to the Island definitely added another dimension to the entire building process and planning logistics."

The judges were impressed by the extensive detailing of the project and the high level of quality in the execution.

"Set in the rolling vineyards of Waiheke Island, this extremely ambitious design emphasised



*Tantalus Winery, Brewery & Restaurant on Waiheke Island won the Retail Award category at the 2017 New Zealand Commercial Project Awards.*



one-off, hand-made details.

"This project brought together a high-end residential builder with a total commitment to quality, an adequate budget and sufficient time to deliver a truly spectacular result."

Mr de Gruchy says winning the award is great recognition for the hard work of all the team involved.

"It was our first entry into the Commercial

Project Awards, so to come away with the win was really exciting for the team," he says.

"It reinforces that the work we produce is to the highest standard, which is what we have always strived to do."

The New Zealand Commercial Project Awards are owned by the Registered Master Builders Association, and sponsored by PlaceMakers, Altus, GIB, Allied Concrete and Construction Marketing Services.

# NEW ZEALAND'S SUPREME HOMES AWARDS

**A new build in Christchurch and a renovation in Wellington have been recognised as New Zealand's best homes, winning Supreme Awards at the prestigious 27<sup>th</sup> Registered Master Builders 2017 House of the Year Awards.**

The Supreme Awards were announced at a gala dinner attended by 550 guests from the building and construction industry held at SkyCity in Auckland. National category winners and Lifestyle Awards were also announced.

Christchurch's John Creighton Builder Limited won the coveted title of Registered Master Builders 2017 Supreme House of the Year with their Mt Pleasant home, along with the national category win for the New Home over \$2 Million Award and the Craftsmanship Award.

Wellington's Planit Construction were awarded the Registered Master Builders 2017 Supreme Renovation of the Year with their major renovation of a home in Mt Victoria. The company was also awarded the national category win for the Renovation over \$1 Million Award.

Registered Master Builders Chief Executive David Kelly said the number of top-quality homes and diversity within the range of price categories shows what can be achieved within our changing housing market.

"All of the winners and finalists have showcased the wide range of materials and approaches the industry can use to meet the increasing demands of the sector. They are the

examples the industry can look to, and which demonstrate the focus of Master Builders on achieving the highest quality across all house builds," he said.

"Congratulations to all of this year's national award winners, and in particular our Supreme Award recipients – John Creighton Builder Limited and Planit Construction. The projects are truly a credit to the dedication of our members in constructing a better built New Zealand."

All Supreme, Lifestyle and Category winners were selected from the Gold Reserve National Finalists, which were all award-winners in the 10 regional competitions held throughout New Zealand during July and August.\*

The Awards are made possible through the support of PlaceMakers, Master Build Services, GIB, Nulook, CARTERS, Plumbing World, Resene and Bunnings Trade.

**For more information about the competition, visit [www.houseoftheyear.co.nz](http://www.houseoftheyear.co.nz)**

\* Entrants from the Multi Unit and Volume/Group Housing were not eligible for the Supreme Awards. Multi Unit entries were also not eligible for the Craftmanship and Lifestyle Awards.

## SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2017 HOUSE OF THE YEAR

### John Creighton Builder Limited

FOR A HOME IN MT PLEASANT, CHRISTCHURCH

#### JUDGES CITATION

This exciting and elegant home blends in well and compliments the surrounding neighbourhood.

The home consists of 3 bathrooms, 4 bedrooms, living and dining area with effortless flow to an elevated outdoor living area. A home theatre and ground floor living and den completes the package. A challenging and difficult build requiring precision workmanship throughout. A truly deserving winner of this award.



# ANNOUNCED

REGISTERED MASTER BUILDERS

# HOUSE OF THE YEAR

2017

## House of the Year

John Creighton Builder Limited  
for a home in Mt Pleasant

"We have entered House of the Year many times over the past 17 years and won numerous awards. 2017 was the first time we won the national Supreme Award, and this was incredibly exciting for the entire team. Winning the award demonstrates our consistently high standards and that we continually strive to be the best we can be.

This Canterbury home was a challenging build with a mixture of different and unique materials, so it is great to be recognised for our hard work.

House of the Year is a great competition to be involved in. The houses entered are of course high quality and there is always tough competition. It is incredibly rewarding to be acknowledged amongst the best builders in the country."

## Renovation of the Year

Planit Construction  
for a home in Mt Victoria

"We were absolutely elated to have won the Supreme Renovation of the Year. We have entered the competition for the last six years in the past ten and this was our ninth property that made it through to the national finals. This was the first time we have picked up a national category win and to get the Supreme was the icing on the cake, so we were very humbled and thankful. This was a large scale and complex renovation, so it's great to be recognised for the teams our hard work.

House of the Year is a great opportunity to see where we sit in the spectrum of work that's being done in the industry. It's a great way to not only bench-mark ourselves, but to ensure we keep our standards high and to continue to improve."

## SUPREME AWARD FOR THE REGISTERED MASTER BUILDERS 2017 RENOVATION OF THE YEAR

### Planit Construction

FOR A HOME IN MT VICTORIA, WELLINGTON

#### JUDGES CITATION

The magnitude of this renovation should not be underestimated. The overall success of this project is a classic example of the Builder, Architect/Owner working in a collaborative manner, utilizing their skills and knowledge to the maximum to produce a stunning result.

Extremely well crafted – judging this renovation was a rewarding experience for both judges.



## CRAFTSMANSHIP AWARD

### John Creighton Builder Limited

FOR FOR A HOME IN MT PLEASANT, CHRISTCHURCH

#### JUDGES CITATION

This build had a high degree of difficulty and challenging detailing throughout. The demands placed on the builder and his subtrades to complete the construction of this home to such a high standard required a considerable amount of expertise and passion to produce such a stunning result.

We congratulate the builder on his achievements. This was a home the judges didn't want to leave.



## MASTER BUILD SERVICES RENOVATION AWARD UP TO \$500,000



### John Mourits Builder Limited

FOR A HOME IN WHANGAMATA

#### JUDGES CITATION

What was a typical single-level 2-bedroom seaside bach has had a total makeover. The result is a two story house consisting of 4 bedrooms with extensive interior and exterior living areas.

The new home has been excellently designed, constructed and renovated to a very high standard. It is a credit to both the builder and home owner.



## BUNNINGS RENOVATION AWARD \$500,000 – \$1 MILLION



### Premium Homes

FOR A HOME IN LYTTELTON, CHRISTCHURCH

#### JUDGES CITATION

A significant renovation with many challenges along the way has seen the owner and builder work together to produce a fabulous home that will service its occupants for many years to come.

Designed to benefit from the stunning views, the builder's workmanship and attention to detail has made this a standout renovation.



## RENOVATION AWARD OVER \$1 MILLION

### Planit Construction

FOR A HOME IN MT VICTORIA, WELLINGTON

#### JUDGES CITATION

A substantial renovation combining skilful use of new and traditional detailing to ensure the house is transitioned into a home for the 21st century.

A project with significant construction challenges, the builders are to be congratulated for their professional and common-sense approach which has achieved a top result for the home owner.



## RESENE NEW HOME UP TO \$450,000



### Tony Wilkins Builder Limited

FOR A HOME IN PUNAKAIKI,  
WEST COAST

#### JUDGES CITATION

This small but unique holiday home is a fine example of innovative design and detailing. This is further enhanced by using materials which complement the surrounding West Coast environment.

A real test of the builder's skills, a first-class result has been achieved.



## PLACEMAKERS VOLUME/GROUP HOUSING NEW HOME UP TO \$450,000



### Jennian Homes Otago (2010) Limited

FOR A HOME IN DUNEDIN

#### JUDGES CITATION

Building in an existing residential environment provided challenges which were overcome by good design, planning and execution by all trades.

The house has been well designed for comfortable living, solar gain, heating and ventilation. The design also provides good access to the whole house including the bathroom areas.

This property was well built providing exceptional value for money. It has been accurately constructed and finished to a very high standard - a worthy category winner.





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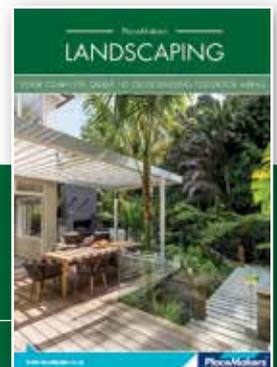
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## PLACEMAKERS VOLUME/GROUP HOUSING NEW HOME \$450,000 - \$700,000

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### Jennian Homes Manawatu

FOR A HOME IN MARTON

#### JUDGES CITATION

Building in a rural environment, this home has been perfectly situated to maximise the sun and beautiful rural views. It has been well designed for comfortable living, maximising natural solar gain, good ventilation, heated with a wood fire and ducted transfer unit.

This residence with its simplicity of design, choice of materials, very precise assemblage and superb construction value, sets a high standard for the industry.



## PLACEMAKERS NEW HOME \$450,000 - \$550,000

PlaceMakers®

### Greenland Homes

FOR A HOME IN WIGRAM, CHRISTCHURCH

#### JUDGES CITATION

The complete package – this home offers well balanced design and functionality coupled with good detailing, workmanship and appropriate material selections.

This has resulted in low ongoing maintenance and a comfortable life style for its owners. The builder has achieved a great result for his clients.



## LIFESTYLE AWARDS



### SUSTAINABLE HOME AWARD

**John Hamilton Construction**  
FOR A HOME IN FENDALTON, CHRISTCHURCH

#### JUDGES CITATION

This Christchurch house has achieved a renovation of historical significance with an eye to the future.

The house incorporates a raft of sustainable and energy efficiencies to provide safety to the building and its occupants, and increasing their comfort and the enclosure amenity values.



### HEART OF THE HOME KITCHEN AWARD

**Paragon Developments (2011) Limited**  
FOR A HOME IN TAUPAKI

#### JUDGES CITATION

At this home's heart is a kitchen arrangement of exceptional detailing and design. The kitchen comprises two fully equipped cooking areas which are linked and functionally complimentary.

The quality and detailing of cabinetry, stone surfaces and the sheer scale of the kitchen, which also provides a direct link to dining and living areas, is an entertainer and master chefs delight.



### PLUMBING WORLD BATHROOM EXCELLENCE AWARD

**Jason Barlow Building**  
FOR A HOME IN TE ANAU

#### JUDGES CITATION

This ensuite bathroom situated off the master bedroom is stylish and functional with space and light carefully considered in the design.

It features fully tiled walls and floor with cedar ceilings, a custom-built oak vanity with stone top, and a free-standing bath which sits against an island wall and which conceals the his and hers showers.

plumbingworld



### OUTDOOR LIVING AWARD

**Belco Homes Limited**  
FOR A HOME IN TAURANGA

#### JUDGES CITATION

Innovation has been the key to creating this remarkable private urban oasis, which is situated on such a tight site that presented unique challenges and opportunities.

Every square meter has been cleverly utilized with every consideration to the surrounding views without compromising privacy.

A focus on good materials and products, has been well complimented by the attention to detail and high standards this builder has achieved.

## NEW HOME \$550,000 - \$700,000

### Landmark Homes Gisborne T/A Bain Construction Limited

FOR A HOME IN MAHIA

#### JUDGES CITATION

Located high on the hill overlooking Mahia, this home is well designed to capture the 180 degree views this site offers. The house provides a sensational outlook for its owners, further complimented by the good indoor/outdoor flow to the exterior living areas.

Clad in vertical cedar with aluminium cavity sliding joinery, providing clear viewing options to key areas of the house. The end result is something this builder can be proud of for years to come.



## NULOOK NEW HOME \$700,000 - \$1 MILLION



### Aspiers Building Limited

FOR A HOME IN GORDONTON

#### JUDGES CITATION

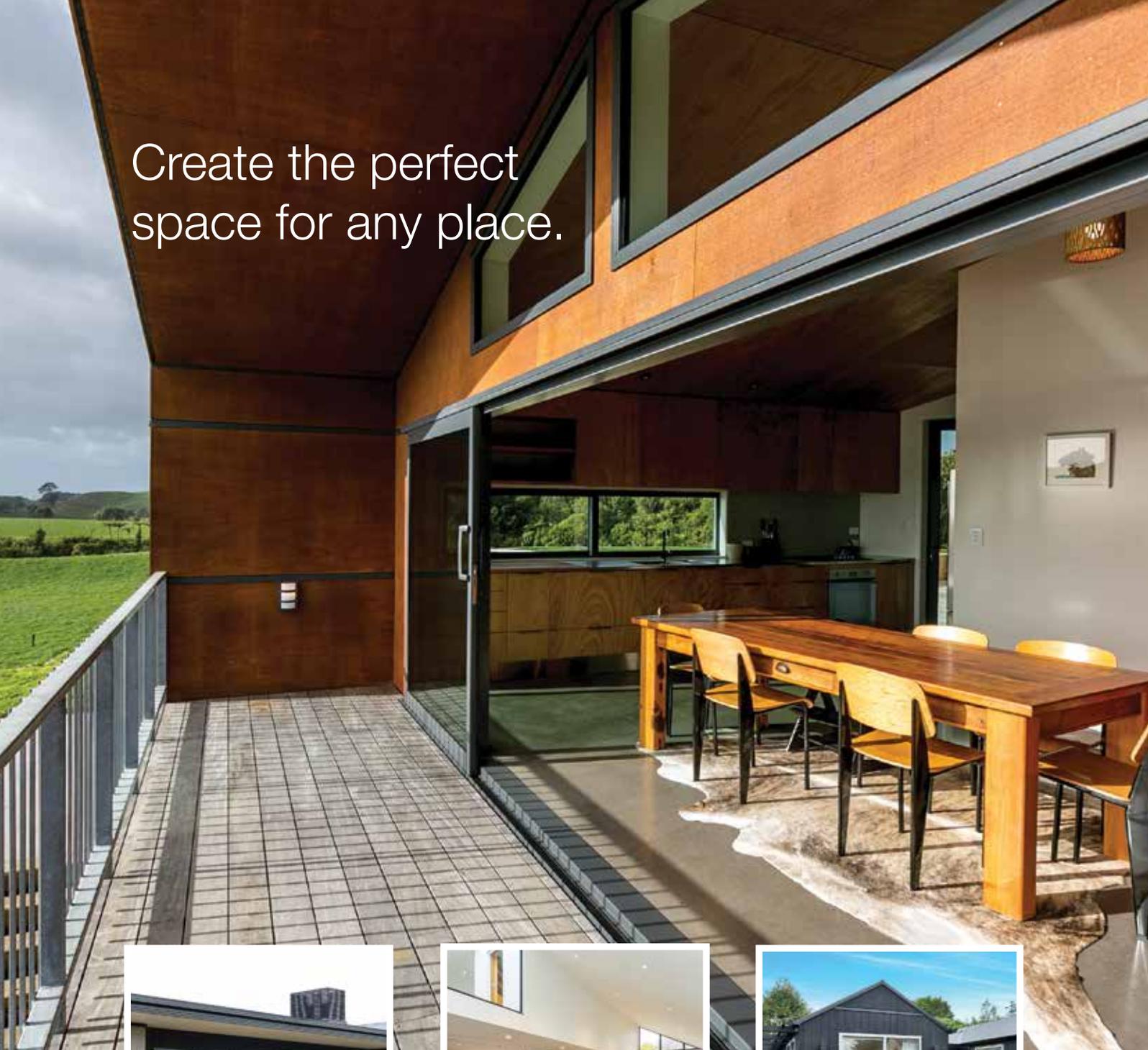
Milled from a number of large trees off the owners' property, the extensive use of macrocarpa cladding to both exterior and interior walls in combination with other materials makes this a unique and interesting home.

Good design with a sensible approach to detailing by the builder has made this house feel special.

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## CARTERS MULTI UNIT NEW HOME AWARD

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### Bennie Builders Limited

FOR A HOME IN QUEENSTOWN

#### JUDGES CITATION

Overlooking Queenstown, Lake Wakatipu and the mountains beyond, this bespoke duplex is tightly positioned on a challenging long and narrow elevated site.

Clearly a large amount of strategic forward planning was involved in this complex build, which compliments the natural features of the site. The duplex includes exposed salt and pepper concrete features, negative detailing, full height elements, multi bespoke joinery elements and texture finishes. The executed attention to detail became clearly apparent in every area.

The builder has created an outstanding example of fine workmanship, bringing the architects creative vision and the owners dream to life. This was a pleasure to judge.



## CARTERS NEW HOME \$1 MILLION - \$2 MILLION

**CARTERS**  
Your Building Partner

### Belco Homes Limited

FOR A HOME IN TAURANGA

#### JUDGES CITATION

Innovation has been the key to creating this remarkable private urban oasis, which is situated on such a tight site that presented unique challenges and opportunities.

Every square meter has been cleverly utilized with every consideration to the surrounding views without compromising privacy.

A focus on good materials and products, has been well complimented by the attention to detail and high standards this builder has achieved.



## NEW HOME OVER \$2 MILLION

### John Creighton Builder Limited

FOR A HOME A HOME IN MT PLEASANT, CHRISTCHURCH

#### JUDGES CITATION

A very well designed and functional family home that utilizes the site and views across the city to the maximum. The comprehensive detailing throughout, coupled with the style of structure and cladding, commands an accurate and accomplished skill set by both the builder and his subtrades.

We believe this builder has ticked all the boxes.



## BUILDER'S OWN HOME AWARD

### Excel Builders Limited

FOR A HOME IN PALMERSTON NORTH

#### JUDGES CITATION

Builders Own Home Award is a great chance for a builder to demonstrate their construction skills and knowledge. This includes design and the good detailing practice they have acquired from previous experience.

This house is a fine example of those skills being put to good use to produce an excellent result. This contemporary home has been designed with style, low maintenance and maximum living options in mind.



## GIB SHOW HOME AWARD



### Penny Homes Limited

FOR A HOME IN TAUPO

#### JUDGES CITATION

Show homes are a great opportunity to showcase the best you can offer your potential clients.

The builder and design team have done just that with a well put together package demonstrating their design initiatives and building skills with a very good all-round presentation.

Good product and decor selection has also contributed to what is an excellent and appealing home. Congratulations on a job well done.



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*With a -/120/120 FRR, the Boss FyreBox insulation rating of the penetrating services, including steel and copper pipes, can be increased to 120 minutes by wrapping the services on both sides of the FyreBox with Boss P40MAK-Wrap.*

*This game changer is cost-effective and easy to install, with nothing comparable in the market.*



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## Christchurch Arts Centre buildings honoured with international award

The immaculate heritage restoration of two Arts Centre buildings in Christchurch has received an Award of Merit in the prestigious UNESCO Asia-Pacific Awards for Cultural Heritage Conservation.

It's the fourth time a New Zealand project has been recognised by the awards, with the Arts Centre taking out honours in a field of 43 projects from 10 countries.

It received the award for the post-earthquake restoration of two of the site's most historically valuable buildings — the Great Hall and Clock Tower.

Judged by an international panel of conservation experts, 16 awards were presented to diverse projects from six countries — the others being from Australia, China, India, Iran and Singapore.

Duong Bich Hanh, Chair of the Jury and Chief of UNESCO Bangkok's Culture Unit, says the resurrection of the Great Hall and Clock Tower has returned a major historic landmark back to the public, which now continues to serve as a social, educational and cultural hub in the community.



"The restoration celebrates a memorable step towards the city's recovery following the devastating earthquakes of 2010 and 2011.

"Suffering major damage, the Gothic Revival masonry structures underwent a sophisticated regime of seismic strengthening and retrofitting, along with painstaking reconstruction of significant heritage features such as the turret and stained glass windows.

"Modern facilities and services were discreetly inserted to enhance the contemporary functionality of the buildings."

The UNESCO Asia-Pacific Awards for Cultural

Heritage Conservation programme recognise the efforts of private individuals and organisations that have successfully restored and conserved structures and buildings of heritage value.

Awarded projects reflect a clear understanding and application of various criteria, such as the articulation of the spirit of place, technical achievement and appropriate use or adaptation.

The jury also judges the project's contribution to the surrounding environment and to the local community's cultural and historical continuity.

"The jury was impressed by the heroic nature of the conservation projects, especially those that underscore the importance of protecting heritage that is rooted in the least powerful segments of society," Duong says.

Arts Centre chief executive Andre Lovatt says the award provides significant endorsement for the magnificent restoration work underway at the Arts Centre.

The UNESCO Award is the fifth post-earthquake award won by the Arts Centre for the restoration of its buildings.



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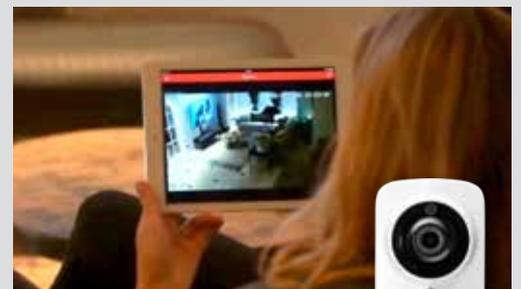
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## New Hospice building first of its kind in New Zealand

A new Warkworth Wellsford Hospice caring centre, with architecture influenced by “The Architecture of Hope” from Maggie’s Centres abroad and offering wraparound care within, will be the first of its kind in New Zealand.

The new Hospice, Tui House, offers a fresh approach in architecture and health, hosting private and semi-private spaces with most rooms connecting to the outdoors.

A distinguishing feature of the Warkworth building is that it is based on the concept of a barn to suit the largely rural area it serves, and to provide a hopeful, open energy space which is homely, welcoming and familiar.

The day programmes have been largely modelled on the Dove House Model of wraparound care which supports and empowers people in the community to navigate holistically through the process of living with, and dying from, life threatening illness.

Patients, family members and other carers will be able to attend nurse-led clinics, day programmes, patient and caregiver education, therapy groups (eg relaxation and mindfulness), grief and other support groups.

Tui House will provide two day respite beds, and includes an education and community wing where hospice nurses can give palliative care training to health care workers and members of the community.

The community wing will also be available for hire to the community for meetings, small events and private functions.

Warkworth Wellsford Hospice general manager Kathryn Ashworth says the new purpose-built facility will enable Warkworth Wellsford Hospice to keep pace with the growing need for care as the local population grows and ages.

“We believe rural people deserve the same quality of care as people in urban areas, and



*The new Warkworth Wellsford Hospice, Tui House, offers a fresh approach in architecture and health, hosting private and semi-private spaces with most rooms connecting to the outdoors.*

we look forward to providing that,” she says.

“We will be able to offer services which help keep our patients close to home and may keep them out of hospital.

“Tui House will allow Hospice to offer wraparound support, giving families confidence to care for their loved ones at home and deal with challenges as the person’s illness progresses,” Ms Ashworth says.

Construction of the new \$6 million facility began in May last year. The majority of donations came from 157 individuals, businesses and community groups, and funds pledged from Trusts and Foundations.

Major donations came from the Rodney Health Charitable Trust, Pub Charity, the Ted and Mollie Carr Endowment Trust, the Lotteries Community Facilities Fund and The David Levene Foundation. Hospices receive no government funding for capital projects.

Warkworth Wellsford Hospice previously

operated out of two former dairy factory houses which are now inadequate for current and future demand.

The opening of the new building coincides with the release of Hospice’s video, *This Cause is Dying*, featuring local celebrity Rachel Hunter.

The video aims to encourage people to help keep the service alive in the face of increasing costs and a growing need.

Rachel donated her time to make the video with the Hospice which cared for her mother, Janeen Phillips, when she was dying earlier this year. “I wanted to give something back to this amazing cause,” she says.

It was important to her that her support reached as many people as possible, and the charity readily agreed to create a campaign with her which benefits those who need Hospice care across New Zealand.

The video can be viewed at <https://www.youtube.com/watch?v=FCEmKoNih7w>.

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## Rotorua tourism icon unveils new-look geothermal cafe

Geothermally-heated seats, native timber and volcanic rock have been architecturally incorporated into the upgrade of a newly refurbished modern cafe for Rotorua's Polynesian Spa.

The redevelopment of the visitor cafe at the popular geothermal bathing complex is part of a \$1 million project that includes a new health and wellness-focused juice bar and outdoor courtyard.

Polynesian Spa chief executive Gert Taljaard says the innovative design complements the heritage of the building which is registered with the New Zealand Historic Places Trust and dates back to the 1930s.

"All of the materials used in the cafe have a story to tell about this wonderful geothermal environment and the rich history of Polynesian Spa," Mr Taljaard says.

"We've incorporated plenty of seating options with banquette seating, communal and group table settings and bar leaners, as well as lounge areas and countertops with USB charging points for visitors to use."

The concrete bench seating in the outdoor courtyard is heated using the geothermal water supply, and the full height glass doors can slide wide open on sunny days.

Wingate Architects say they were inspired by Rotorua's natural beauty, nearby lake and history of the Polynesian Spa when designing the new space.

"Rotorua has a wild charm to it, and we chose a lot of hand-made natural materials that reflected this so the imperfections and irregularities can be celebrated," David Wingate says.

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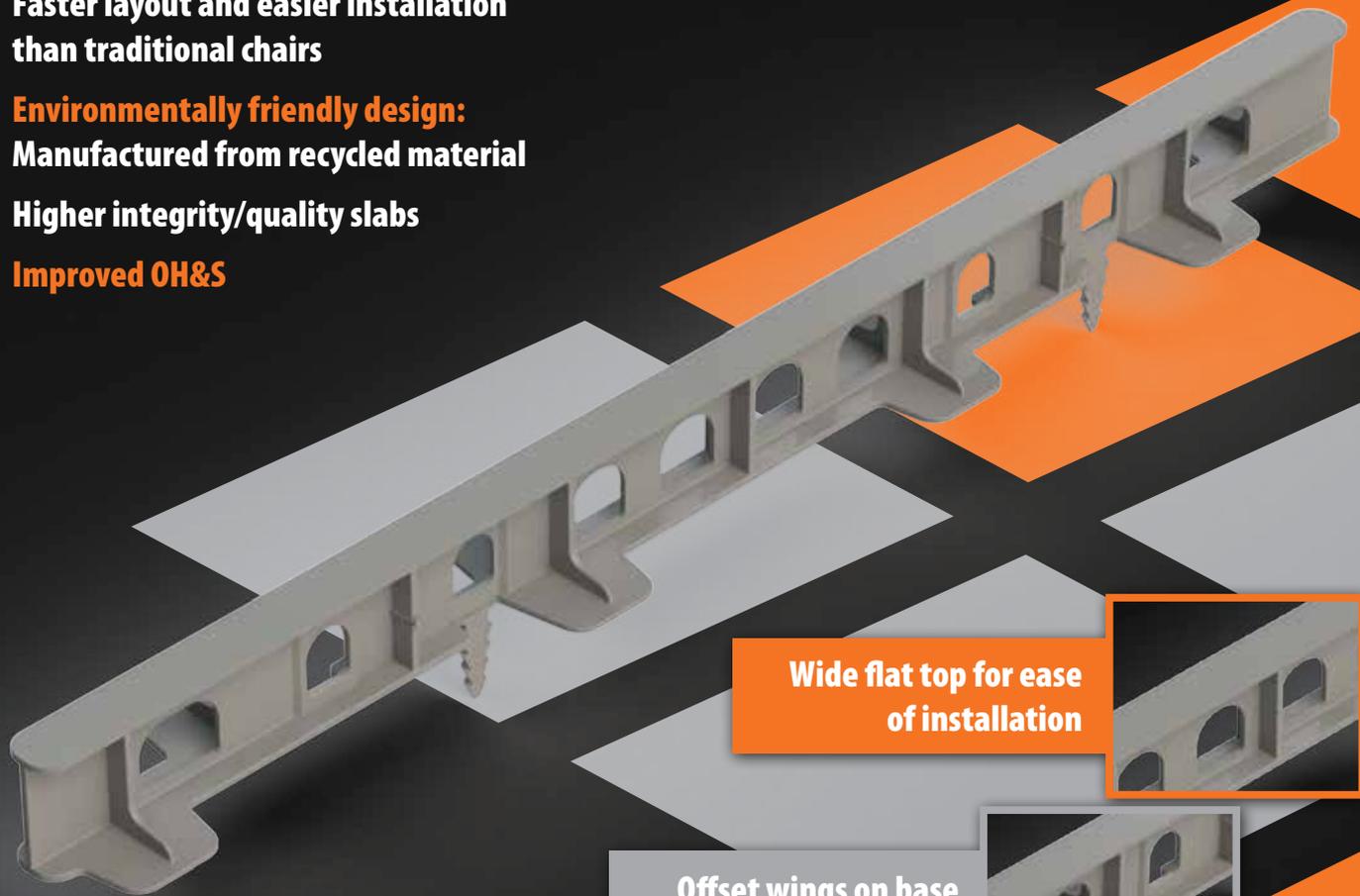
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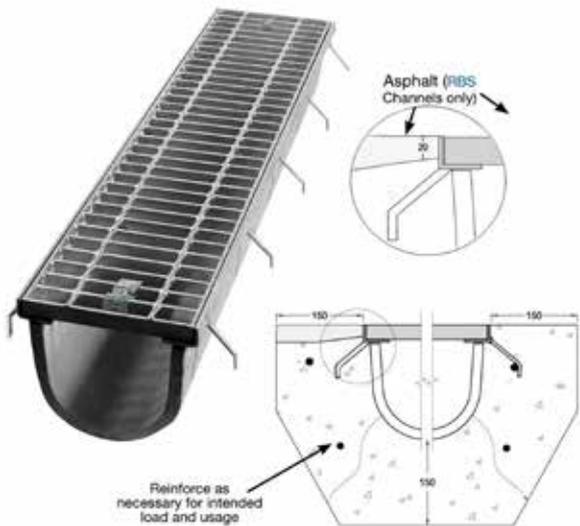
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## CHA welcomes collaboration

Community Housing Aotearoa (CHA) welcomes Minister for Housing and Urban Development Phil Twyford's call to sit down with the community housing sector and agree a multi-year plan for growing the sector in an ambitious and sustainable way.

"We commend Minister Twyford's vision and commitment to a true partnership with the community housing sector," Community Housing Aotearoa chief executive Scott Figenshow says.

"Our 110 members will be very heartened to hear the Minister's commitment to negotiate a multi-year plan that is both ambitious and sustainable.

"We are supportive of a collaborative environment, and welcome a shift from the quasi-market situation that has pitted provider against provider, and has held back the delivery of genuinely affordable housing across the housing continuum.

"The community housing sector's strong and stable track record in delivering over 13,000 quality homes and the right services is a base of success we are chomping at the bit to build upon.

"The Minister's commitment to improving rental housing, as demonstrated in the Healthy Homes Guarantee Bill and the review to modernise the Residential Tenancies Act and strengthen security of tenure, are welcome news to renters.

"We look forward to sitting down with Minister Twyford, sector leaders, and colleagues at the MBIE and Ministry of Social Development to put a multi-year plan in place as soon as possible," Mr Figenshow says.

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# Eagerly anticipated Legends of Bathurst on in January

The 4Guys Autobarn Legends of Bathurst festival is one of the most eagerly anticipated events in this summer's motorsport calendar.

North Waikato's Hampton Downs will celebrate all things Bathurst from January 13 to 14, 2018, with a host of legends including Jim Richards, Greg Murphy, Paul Radisich, John Bowe and Steve Richards confirmed for the event.

A highlight of the festival will be the Bathurst Revival, which will be a chance for cars and drivers that have a connection with Bathurst to race on track.

The two feature categories, the Historic Touring Car (NZ) Association and ENZED Central Muscle Cars promise to deliver some outstanding racing on the track.

The Historic Touring Car category was set up in 2015 to promote the purchase and active use of touring cars from the various categories which were run through the 1980s and 1990s.



Fans can expect to see a broad range of Super Tourer models in a 23-strong field, from the popular E30 and E36 BMW 3-series models to the later model Honda Accords, Nissan Primeras and Volvo S40s.

Central Muscle Cars feature classic cars from the 1960s and 70s, including Ford Mustangs, Chevy Camaros and Holden Toranas. Every car has its own distinctive sound, and they're always beautifully turned out.

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complete the racing on track. HD Auto track drive sessions will be available to Hampton Downs members so they can also take their cars on track.

The Car Club Cruise will allow members of local car clubs to have a chance to drive on the Hampton Downs International circuit, and there will also be a massive Show 'n' Shine exhibition.

Tickets are available at [www.ticketmaster.co.nz](http://www.ticketmaster.co.nz).

• **Building Today** has scored 5 x double passes to the Legends of Bathurst festival at Hampton Downs on January 13 to 14! Just answer this month's simple Sport Today Trivia Question to go into the draw to win a double pass to this fabulous event.

For more details, see page 37.

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# BCITO launches My Boss: Legend

The BCITO tells many stories across all media channels about young people who become champion apprentices — those who are high achievers in their trade, people who've struggled and through industry training have come out on top or now have a better lifestyle because they joined the construction industry.

But the stories they haven't shared regularly are those of the employers of these young people who, without their boss' dedication and best work practices, would never have been given the opportunities and support they have enjoyed.

At a gala event held in Wellington on Tuesday, November 7, the BCITO launched a new marketing campaign to promote "good bosses" across all 15 BCITO trade sectors.

My Boss: Legend will inspire employers to improve their workplace practices and behaviours to be like the legends they see and read about through this campaign.

The campaign goals are:

- to help reduce apprentice churn in the first 18 months of training by encouraging employers who train to lift their game,
- inspire behavioural change to improve workforce development, and
- give apprentices the opportunity to single out their boss as a legend within the industry and to thank them.

Do you remember someone who has inspired you? Whether it be a teacher at school, your first boss, or just someone you know in your community who has mentored and supported you — we're sure you can all think of someone. These are the types of stories the BCITO is going to tell.

The first phase of the campaign is the launch of a new micro web site at [mybosslegend.nz](http://mybosslegend.nz).

Some employers aren't just great — they're legendary. So the BCITO went out and asked apprentices a simple question — "Why is your boss a legend?"

They're sharing these apprentices' stories in 15 short films that have been commissioned.

"We hope that other employers watching will be inspired to think about and focus more on workplace culture and training within their businesses," BCITO chief executive Warwick Quinn says.

"These 15 stories are just the beginning — at [mybosslegend.nz](http://mybosslegend.nz) apprentices and employees can share their own stories with us about their



legendary bosses, and we'll craft those into inspiring tales of the real legends who help support our trainees every day on the job, and share them with the wider industry.

"We believe that if employers can have better relationships with their workers by improving their workplaces, then we may be able to curtail the number of apprentices leaving their apprenticeship because, for example, they don't get on with their boss — and we hope this will also make for better work environments," Mr Quinn says.

By creating a better working environment, including better working relationships between employers and apprentices, the BCITO hopes

some early withdrawals can be avoided.

Each film is unique, but they all share the same theme — what it means to be a good employer and, ultimately, a legendary one.

There are some great stories out there, and sharing these stories with the rest of the industry not only singles out and thanks those employers, but will also help showcase the nature of the people in the industry who make it what it is today.

People are the most important part of every business. This campaign shines a light on what employers within the industry can do to make their workplaces a better place to work and grow apprentices and future industry leaders.

More tactics are planned for this ongoing campaign in 2018 and beyond. The BCITO will be sharing case studies and other side-stories in print, online, through social media channels, and in its own publications, as well as in trade-specific and industry association magazines and newsletters.

Go to [mybosslegend.nz](http://mybosslegend.nz) to view just some of the real legends in the construction industry.



The BCITO launched the new marketing campaign to promote "good bosses" across all 15 BCITO trade sectors at a gala event held in Wellington in November.



# BT's Back in Time

## 20 years ago:

- Letters threatening court action showed that the NZMBF's quest for proven quality in building materials was taking a toll on some manufacturers, according to NZMBF chief executive Trevor Allsebrook.

Since September 1997, the Master Build Services guarantee, while continuing to cover workmanship, only covered products appraised by independent organisations such as BRANZ, or ones that had been manufactured to specified standards.

Mr Allsebrook said threats of court action showed the restriction on products used was hurting those manufacturers who had not had their products tested.

"It is clearly having an impact — and that is all the better for the manufacturers who have made the investment in research and development. All we want to do is ensure the products covered by our guarantee have been properly manufactured or tested. There may still be the possibility of product failure but it will be very rare," Mr Allsebrook said.

## 15 years ago:

- The Weathertightness Overview Group appointed by the Building Industry Authority (BIA) said the leaky homes syndrome was a "major crisis" in the industry, and more regulation may be required.

Overview Group chairman Don Hunn released the third and final part of a report into the weathertightness of buildings. It said the Overview Group acknowledged that "it has taken a major crisis in the industry to expose deficiencies in the legislation which, in many cases, are quite subtle".

It said the Government-appointed BIA had been criticised for being too slow to respond to concerns, defensive and vague, and recommended it be overhauled so it can give a more comprehensive service to the public and the industry.

## 10 years ago:

- Prominent South Island construction companies Amalgamated Builders Ltd and Naylor Love Ltd prioritised staff safety through a joint project with Remarkable Physios and the ACC.

Aimed at reducing injuries in the workplace, the initiative placed a physiotherapist at the companies' construction sites to train and educate building site employees.

Amalgamated Builders manager Karsten Pedersen said the companies were the first major commercial contractors in the region to proactively work to reduce injuries through a specifically designed injury prevention project.

ACC injury prevention consultant Fraser Fyfe said both companies proved their commitment by sharing the costs 50-50 with the ACC.

## 5 years ago:

- New Zealand's newest coastal residential development was officially opened at Long Bay on Auckland's North Shore.

The 18-stage, 162ha development was to eventually contain approximately 2500 dwellings, but much of the site was to include open space, including extensively landscaped areas, parks, reserves and newly-planted wetlands.

The project was originally challenged in the Environment Court by environment groups and residents who wanted the area to be retained as parkland adjoining the existing Long Bay Regional Park.

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# The Glass House

Architect Don Bunting visits an architectural icon of the 20th Century.



Just north of New York State is Connecticut, the most southern of the New England States. Famed as the country home of New York's rich and famous, Connecticut is also home to architect Philip Johnson's Glass House.

This is not a single building, but a collection of small architectural masterpieces within a 19 hectare (47 acre) estate.

The town of New Canaan is a short 90 minute train ride from New York's Grand Central Terminus.

As any New Yorker will tell you, Grand Central is a Terminus and not a Station as the trains only head in one direction. If you want to head south to Washington you leave from nearby Pennsylvania Station.

From the visitors centre next to the New Canaan railway station, visitors are transported by small coach to the Glass House estate. No direct public access is possible, so you will need to book a tour online (May to November) at [theglasshouse.org](http://theglasshouse.org).

Philip Johnson was a leading member of the so-called International Style of Architecture, along with Mies van der Rohe, Marcel Breuer, Richard Neutra and Louis Kahn, although Johnson's flirtation with post-modernism in the 1980s didn't endear him to other architects of the time.

However, Johnson was more interested in a broader view of architecture, as just one form of artistic expression.

Pop artist Andy Warhol was a close personal friend, with Johnson the subject of one of

Warhol's series of multi-image silk screen portraits.

Johnson donated the iconic Gold Marilyn portrait of Marilyn Monroe to the Museum of Modern Art in New York during his time as curator of architecture at the museum.

Johnson's ambition was "to work until I turn 100 and then move to Rome". He fell just short of this ambition, dying in 2005 just before his 99th birthday.

While never quite achieving the level of recognition of American architects such as Frank Lloyd Wright, Johnson has, at his Glass House estate, left a legacy for anyone interested in architecture as a form of art.

## The Glass House

The Glass House building itself was built in 1949, and is, essentially, a single space, 16.5 metres long and 8 metres wide, with only a brick cylinder containing a bathroom rising to the ceiling.

The carefully manicured landscape surrounds and becomes part of the building's interior through the glass walls. At night the interior is lit from outside, ensuring that this illusion of added space is enjoyed in the evening as well.

The very sparse but supremely elegant furniture is all by Johnson's close associate Mies van der Rohe, including a grouping of original Barcelona chairs.

Adjoining the Glass House is a guest house, constructed with solid brick walls and lit by skylights, offering a complete contrast to the openness of the Glass House.

Below the promontory containing both houses is a lakeside pavilion, suspended over a pool Johnson constructed in 1962. The design is in the form of 2.5 modules, each with its own series of white concrete arches.

The third addition to the property was the Painting Gallery, added in 1965. The building is surrounded by an earth berm, and the interior is lit from above via a series of skylights.

Inside are three galleries, each containing a series of moveable leaves, like an oversized postcard rack. This allowed Johnson to store and display an extensive number of paintings, which could be revealed or hidden from view depending on the audience.

The fourth building is the sculpture gallery, set in woodland to the east of the property. Built in 1970, the building is sheathed in white painted brick, with a 45° roof plane of glass panels creating an ever-changing pattern as the sun moves overhead, dappled by the surrounding trees.

On a series of levels are individual art installations by contemporary American sculptors.

## That other Frank

Near the entrance to the compound is a homage to Frank Geary, designer of the Guggenheim Museum in Bilbao, Spain.

This building, christened by Johnson as Da Monsta, was built in 1995. It comprises a number of interlocking, curved plaster walls, each painted a different colour, and was intended as a visitors centre.

However, when the property was handed over to the National Trust in 2007, the local council insisted that visitors be transported to the site from a New Canaan visitors centre to reduce traffic and avoid constructing a large car park.

## New York legacy

Back in New York, pay a visit to the Johnson-designed Lincoln Centre. Also, the Seagram Building at 375 Park Avenue, designed jointly by Philip Johnson and Mies van der Rohe in 1958, is recognised as the first truly modern skyscraper.

# What constitutes effective service of key legal documents?

Timothy Bates of Auckland law firm Legal Vision, discusses the ins and outs of proving service and delivery via email of key legal documents.

It is now commonplace for many business relationship communications to be conducted predominantly in email form. Construction contracts are no exception.

Typically, the key device used for the said communications are smart phones which conveniently allow these communications to take place on and off the building site.

With the advent of construction industry-targeted legislation such as the Construction Contracts Act 2002, the proof of service and delivery of key documents such as payment claims, payment schedules and suspension notices, and the timing of their delivery, has become critical in terms of a party securing the advantages that this legislation provides to contracting parties.

The starting point for this discussion is the Construction Contracts Act 2002. Section 80 sets out the usual methods of service, such as personal service, last known business address or post.

However, Section 80(d) opens up the possibility of an alternative method of service as stipulated in the Construction Contract Regulations 2003.

In particular, Regulation 9 provides that any document prescribed by the Act can be served by email or other means of electronic communication so long as Regulation 10 is adhered to.

Regulation 9(3) then addresses what must be established to prove service via method of electronic communication, and when service is to have effect.

It records that where the recipient has designated an information system for the purpose of receiving email or other electronic communications, it will be deemed received/served at the time the email or communication



enters that information system or, alternatively, at the time the email communication comes to the attention of the recipient.

It is to be noted at Regulation 9(4) information system is defined to mean a system for producing, sending, receiving, storing, displaying or otherwise processing emails or other electronic communications.

Regulation 10 states that a document may be sent by email or other electronic communication only if the information contained within the notice/document is readily accessible, and the recipient has consented to being served in that manner.

However, Regulation 10(2)(b) goes on to explain that consent may be inferred from a person's conduct.

Potentially, the provisions contained within the Contract and Commercial Law Act 2017, which absorbed the provisions on electronic communications formerly included in the Electronic Transactions Act 2002 (now repealed), are of application.

However, they add nothing to the position under Regulations 9 and 10 of the Construction Contracts Regulations 2003.

So to summarise, the Construction Contracts Act 2002 and its Regulations contemplate service by way of email.

However, service by email must be consented to either expressly or by route of inferred consent through a party's conduct.

In order to establish service is complete, the email must have entered the recipient party's designated information system or, failing that, be brought to the attention of said recipient.

It is apparent though, that Regulation 9(3)

creates a potential difficulty in terms of proving service of an email.

Whilst the sender may be able to establish that the email was sent to a specific email address, this is not the same as establishing that the email sent entered the recipient's designated information system.

In particular, there are a whole host of reasons why an email would not ultimately reach the prescribed information system.

By way of example, there may be a problem with the host server where emails are not being dispersed or, alternatively, a virus scan may prevent an email/attachment being delivered.

This list of reasons why an email sent may not reach an intended recipient is not meant to be exhaustive.

It seems to me that in light of the potential difficulty with the interpretation of Regulation 9(3), the sender of a required document under the Construction Contracts Act 2002 is vulnerable to an argument to the effect that the said document was not received in my designated information system.

In order to prevent any possibility of such an argument on service being raised, the fool-proof method to prove service is for the sender to activate the "delivery receipt" and "read receipt" tools in its own information system as it sends the email, and to print the confirmations when they arrive.

In this way, the proof requirements of email set out in Regulation 9(3)(a) and (b) are easily met. It is noted that on some systems though, the reader receipt tool can be controlled by the recipient.

Therefore, it is not surprising some construction contracts expressly require the additional steps ("read receipt" and/or "delivery receipt") before service is deemed effective.

However, these express terms contained in the contract would still be subject to the less specific wording contained in section 80 of the Construction Contracts Act 2002 and Regulations 9 and 10.

**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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# Don't let those opportunities pass you by

Terry Sage of Trades Coaching New Zealand says the really gifted businesspeople are those who never stop looking for opportunities, even when they're busy.

It's the land of opportunity — well they may say that about many other countries and, to be fair, they will probably say it about them before they say it about our clean, green piece of paradise.

But every land is full of opportunities when and if you look for them.

Most business owners sit back and wait for opportunities to come hopping and skipping through their door, and an opportunity or three will do that.

When it does they sit back with a big smile on their dial and think they are the gift to the business world when, actually, they're just lucky.

The gifted ones are the ones among us who go looking for those opportunities and jump on everything that comes their way, whether it looks like a long shot or a sure thing.

The really gifted ones are the ones that never stop looking, even when they are really busy.

Is there a cost to looking? Of course there is. Mostly it's time — time costs us money and stops us doing other work.

But look upon it as a marketing expense and actually include it in your annual cash flow forecast — and if anyone has just said "my

what?" then there are many of my rambling columns you have not read. Shame on you.

For many, spending time feels easier than spending hard earned dollars, but is a commodity that is a lot harder to actually find.

So, with the best intentions in mind, they never get around to spending money or time. And the opportunity is lost, again.

I am going on about this now because this time of year is the absolute best for being an opportunity hunter.

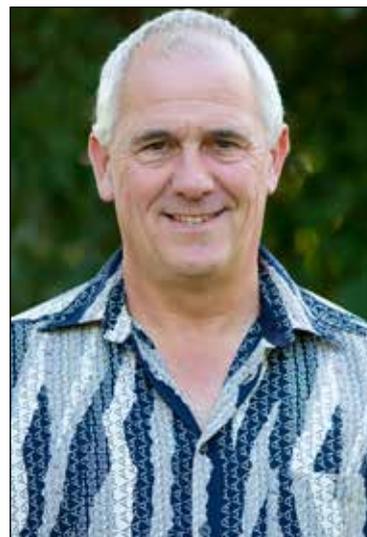
## Prospective clients are pondering future

While all other marketing gets lost in the commercial Santa parade, your prospective client base is pondering its future.

I have started working with a couple of chaps in the latter part of their careers, who are needing a complete change and a break for their future.

They are not in the construction industry, but have a product that is dear to most builder's hearts.

Okay, that's probably a slight stretch of the imagination, but they have a product I believe is world class.



I have done some extensive testing, but they do not have the capital to do it justice with a large-scale marketing initiative.

So they have had to become the absolute masters of opportunity hunting, and it's paying off.

They're going back to basics, which many businesses lose sight of in the current age of digital marketing.

They are getting into the construction sector by offering a product related to a great industry tradition — the supplier's "builders breakfast".

By doing that they are exposing themselves to a target market in a social setting and all it has cost them is a little bit of time and their product at cost.

I would love to say to you all that the next sausages you will be eating at your next builders breakfast will be the best you have ever tasted because they will be a "Snag Man" banger.

Time will tell how long it takes to cover the whole country. It's small steps, and they are heading from the far north to south.

If you can't wait then look them up (they post the product nationwide).

Smokey bacon with maple syrup — mmm, see, I told you I have done extensive research!

## Become a fully-trained Business Coach

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THE BUSINESS SIDE OF CONSTRUCTION

Radio Sport Breakfast co-host Kent Johns presents his latest thought-provoking column reflecting on the previous month's sporting events and controversies, along with upcoming events. Answer his Sport Today Trivia Question below and go into the draw to win some great prizes!

## Is Dalton a real NZer or not?

When is a New Zealander not a real New Zealander . . . ?

When he willingly chases the dollar and takes the America's Cup away from Auckland.

If (and it's a sizeable if) Team NZ boss Grant Dalton gives the city of sails the middle finger and takes sport's oldest prize offshore then he is the biggest traitor in the history of New Zealand sport.

Yep, bigger than Coutts, Butterworth and Barker put together. (Full disclosure — I don't actually think any of these sailors are traitors, but since rampant nationalism and the America's Cup go hand in hand, I couldn't help but wade on in.)

If unconfirmed reports are true, TNZ has already fielded offers from overseas cities keen on hosting the next event in 2021. A hosting fee of around \$116 million has been thrown around, although a TNZ spokesperson claims that number is inflated.

It is awfully convenient for TNZ to have these rumours made public because it gives them greater negotiating power than it would otherwise have had.

As expected, Prime Minister Jacinda Ardern and Auckland City Mayor Phil Goff have been questioned as to how much New Zealand can throw at this thing, but the upshot is we are none the wiser.

Ardern refused to elaborate on how much the Labour Government would be willing to spend to ensure the event would be sailed in Auckland.

For his part, Goff was bullish when pressed on TV3's *The Nation* about paying a hosting fee.

"Am I going to compete with Sochi, the Russian Mafia in that city and the Middle East, Abu Dhabi,

to pay \$116m? Not on your life. There is a bottom line for us, I am the guardian for the ratepayers' money, and I don't have \$116m or anything of a fraction like that to throw at it," he said.

We know Auckland City will be paying millions of dollars to upgrade facilities and build quality infrastructure ahead of 2021. We know the National Government has already given TNZ \$5 million to spend on the recruitment and retention of key personnel.

How much public money does a privately-run syndicate ask for before it is taking the piddle?

This team has traded on our national identity for decades and has lapped up all the fawning the New Zealand public has offered up.

To entertain the idea of taking the America's Cup to a neutral venue for monetary gain is a slap in the face for those who have supported them for many years.

How on earth could you justify such a self-serving, nationalistic hand-out approach for so long before taking off when the well has run dry?

We possess an astute sense of fair play in New Zealand, so there can only be one answer — you couldn't. Let's hope "Dalts" does the right thing — the only thing — for New Zealand yachting fans.

In actuality, this team solely represents the Royal NZ Yacht Squadron, a private yacht club in Auckland — the rightful host city for the 2021 America's Cup.

### SHORT THOUGHTS

In a surprising decision by Team NZ, helmsman Peter Burling won't be nominated for Sportsman of the Year at the Halberg Awards.

His name was put forward by Yachting NZ but



TNZ said no, they did not want Burling to be elevated above his teammates.

A strange decision really, given it would be beneficial to yachting to have his name in the conversation. Wouldn't you rather see your guy win than have the prestigious award go to another sport?

\* \* \*

It's been a horrific year if you are a New Zealand rugby league fan. The Warriors bombed again despite expectation, and the Kiwis, well, they were simply dreadful when it counted at the World Cup.

David Kidwell may be remembered as one of the worst coaches in Kiwis history, as there is no way he will keep his job after that mess.

He did give us the best sporting quote of the year though: "The Key is in the We" (Kiwi, get it!) ahead of the World Cup starting.

And a close second went to Kiwis half back Shaun Johnson after the tortuous defeat to Fiji in the quarter-final: "Everyone who doubted us — the fans, media — you got your way." Now that would make a great T-shirt slogan.

- Thanks for reading my sporting thoughts every month. Have a great Christmas and enjoy the summer holidays. Giddyup with the good weather!



Tune in to Kent Johns, Radio Sport Breakfast. 6am – 9am weekdays

## SPORTTODAY TRIVIA QUESTION



We've scored 5 x double passes to the Legends of Bathurst festival at Hampton Downs on January 13-14!

Just answer the following question: How many tries did the victorious Australians concede in their six Rugby League World Cup matches? 1, 3 or 5? To enter, visit [www.buildingtoday.co.nz/competitions.aspx](http://www.buildingtoday.co.nz/competitions.aspx). Good luck!

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You could win 1 of 5 double passes to the Legends of Bathurst festival at Hampton Downs on January 13-14! Answer Radio Sport Breakfast co-host Kent Johns' Sport Today Trivia Question and go into the draw for this super prize! For more details, see pages 30 and 37.

## Building Consents Information

For All Authorisations, October 2017

Dwellings	\$1,205,924,000
Domestic Outbuildings	\$20,926,000
<b>Total Residential</b>	<b>\$1,226,850,000</b>
Non-residential	\$584,258,000
<b>Total All Buildings</b>	<b>\$1,811,108,000</b>
Non-building Construction	\$46,066,000
<b>Total Authorisations</b>	<b>\$1,857,174,000</b>

### Number of new dwellings consented

	Oct 2017	Sep 2017	Oct 2016		Oct 2017	Sep 2017	Oct 2016
Far North District	24	29	19	Horowhenua District	16	21	13
Whangarei District	47	64	72	Kapiti Coast District	17	18	29
Kaipara District	13	26	22	Porirua City	14	42	34
Rodney District	65	58	61	Upper Hutt City	20	17	11
North Shore/AlbanyWards	336	220	230	Lower Hutt City	14	28	20
Waitakere Ward	29	81	52	Wellington City	65	132	181
Auckland Wards	117	288	157	Masterton District	16	21	8
Manukau/Howick Wards	197	75	55	Carterton District	7	15	10
Manurewa-Papakura Ward	152	87	120	South Wairarapa District	9	9	10
Franklin Ward	48	59	117	Tasman District	24	44	28
Thames-Coromandel District	30	29	28	Nelson City	20	14	28
Hauraki District	5	7	7	Marlborough District	46	32	22
Waikato District	71	48	71	Kaikoura District	7	5	3
Matamata-Piako District	16	13	16	Buller District	2	0	3
Hamilton City	84	108	104	Grey District	2	1	4
Waipa District	60	41	36	Westland District	1	3	5
Otorohanga District	4	2	3	Hurunui District	11	15	2
South Waikato District	4	5	6	Waimakariri District	41	44	35
Waitomo District	2	3	1	Christchurch City	244	222	213
Taupo District	26	38	30	Selwyn District	78	137	93
Western Bay of Plenty District	40	51	49	Ashburton District	9	13	9
Tauranga City	114	150	166	Timaru District	17	21	18
Rotorua District	14	14	14	Mackenzie District	11	11	10
Whakatane District	7	11	3	Waimate District	2	1	2
Kawerau District	0	0	0	Chatham Islands Territory	0	0	0
Opotiki District	2	2	1	Waitaki District	7	11	7
Gisborne District	14	7	4	Central Otago District	33	47	34
Wairoa District	0	1	1	Queenstown-Lakes District	108	91	80
Hastings District	26	18	25	Dunedin City	28	34	31
Napier City	13	33	12	Clutha District	11	6	11
Central Hawke's Bay District	3	2	6	Southland District	5	12	9
New Plymouth District	30	36	52	Gore District	4	2	2
Stratford District	3	1	2	Invercargill City	8	11	11
South Taranaki District	4	2	2	Area Outside TA	0	0	0
Ruapehu District	3	0	1				
Wanganui District	9	19	8				
Rangitikei District	1	2	2				
Manawatu District	14	12	12				
Palmerston North City	21	48	32				
Taranua District	4	0	0				
<b>Total</b>	<b>2549</b>	<b>2770</b>	<b>2575</b>				

\* 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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