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profession

Residential Building for the Future

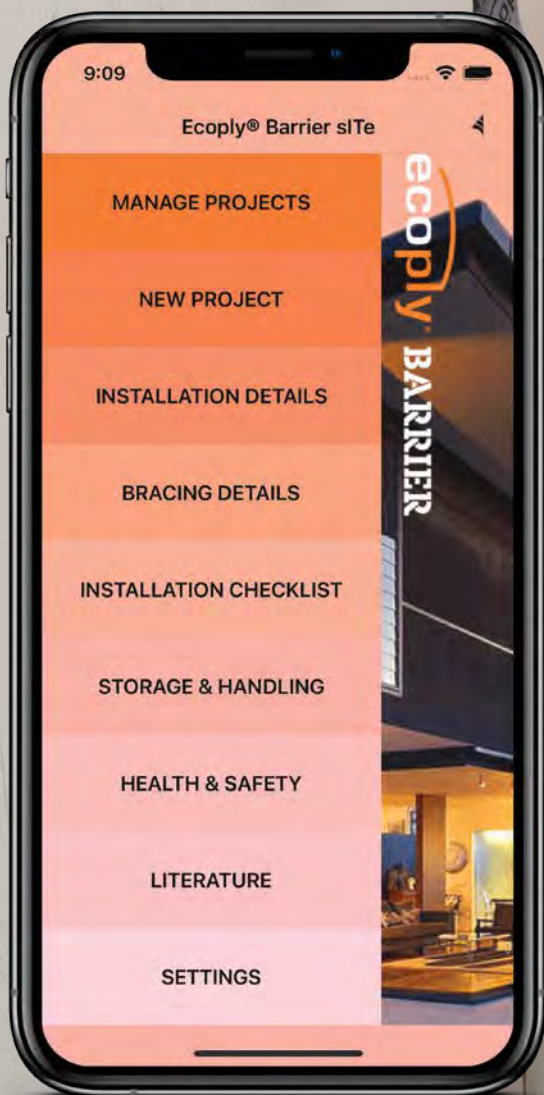
We need to wise up to
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Tidying Up the Issue of CCCs

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Residential Building for the Future

We Need to Wise Up to the New Proposal Risks



Imagine if we got all the players in the design and construction chain doing it right first time, striving for the very best in every situation



There is no denying the new Minister of Building and Construction Chris Penk has a big task ahead. His stated focus is on building affordability, and no one is going to argue with that. But in recent speeches he has taken to criticising the building consent process, implying that it is the major obstacle in achieving his aims.

Is this a convenient political lever to gain attention? If so, it is far from the reality and many of the proposals advocated will financially impact new building owners and future owners of those buildings further downstream. The fact is 70 per cent of new builds have six or more Requests for Information (RFIs) issued by Building Consent Authorities (BCAs) because the plans or building work are not up to standard, incomplete or just incorrect (non-compliant).

So why is the Minister taking aim at BCAs? Mandated and formed as a key response to the leaky building debacle, they are the only tightly regulated piece in the building chain that directly works to ensure compliant, safe, and quality building outcomes. The leaky building tragedy cost New Zealand and homeowners dearly, and still does. Some put the estimate at \$40 billion, although I believe it is still more than that. Certainly \$40 billion does not account for all the human carnage along the way, in terms of financial and family ruin. With the Minister responsible for

this area of legislation, there would be substantial risk to remove critical protections against future building failures of the likes of leaky buildings.

Fixing housing affordability by targeting BCAs and reducing their protective oversight does not make sense. BCAs are really the only link in the building chain that is strictly regulated to hold and maintain ongoing competence in one of the most complex industries around. The raft of new proposals shows initiative but a serious lack of pre-consultation, evidence-based data and considered detail means we will need more ambulances at the bottom of the cliff than we already have. It seems like every week there is a tragic building story. It would be better to put the fence at the top of the cliff and work on improving design work, so it is compliant or close to compliant first time and building inputs such as prelines, framing, cavity wraps, cladding, postlines, tanking foundations and so forth are right first time.

The argument that building consents are too expensive does not stack up given their building and public assurance outcomes. Firstly, consenting is independent of any developer, designer, and builder interference. It is about ensuring compliance, quality, and safety. Secondly, consents are incredibly affordable and importantly the cost is minimal proportionally, given the expertise and oversight. Being

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somewhere between 1.5% and 3% of total build cost, even without considering the cost impact of land and the resource consent, the delivered value compared to failure is surely insignificant. Let's be honest, costly building failures rarely appear just after build completion, they appear years later when those involved have purposely avoided accountability or cannot be found.

The hefty costs for a new development are in land, resource consents, and labour and the area of competence when the developers, designers and builders get it wrong. No one wants to talk about competence in the design and build environment. They will not necessarily tell the owner or buyer their incompetence has led to unnecessary cost increases and instead just pass it on or conveniently bury it in the contingency line. A contingency allocation is supposed to be for unexpected and unforeseen circumstances not incompetence. Competence is an ethical dilemma the build community needs to address.

Compared to building requirements in many European countries (which

I see as world benchmarks), it is too easy to get into building in New Zealand. What is even more concerning is that the NZ Building Code training at universities and polytechnics is inadequate. For years BCAs have been the default trainer and ambulance to the sector and if building surveyor staff of BCAs did not have to triage low standard applications and carry out re-inspections as much as they do, building consent fees would be lower, and the processing of consent plans and site inspections would be incredibly more efficient.

Greater owner transparency to the RFI process would further put the spotlight on poor design, engineering and build practices and importantly allow fault and cost over-runs to be apportioned appropriately. Mandating appropriate NZ Building Code training for all building qualifications is necessary in lifting efficiencies and reducing unwarranted costs. The Licenced Building Practitioner (LBP) scheme needs to move quickly on this for both new and existing LBPs.

There needs to be a good look at



Nick Hill - Chief Executive

the LBP scheme in terms of who is doing the work. Firstly, the scheme only relates to residential work. Commercial work has no licensing scheme but still carries high risk. Secondly there are too many workers on building sites who are not registered under the scheme, making them effectively unaccountable. Occupational licencing ensures

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We would like to thank our Premier Partners for their support and commitment to the Institute.

everyone is working to the same standards. There were recently estimated to be about 26,000 registered LBPs across seven broad disciplines in New Zealand That's lower than registered electrician or plumber registrations. Something is not right here given the total working in the construction sector is over 250,000.

The big question for me is whether the Minister's new policy proposals will protect New Zealanders long term. I do support one policy and that is the requirement of BCAs to furnish monthly building data to the Ministry of Business Innovation and Employment (MBIE). Data is the baseline for decisions, and MBIE has been guilty in not requiring more robust building related data in the past.

However, I am concerned about the risky, cumulative implications of proposals for removing barriers to importing building products, using Remote Visual Inspection, and

diluting the consenting of Granny Flats (an unbelievable political vote-catching nonsense of a title). Why would anyone think 'Granny' (or rather anyone who lives in these second dwellings on a property) deserves less in terms of building safety and compliance?

All these proposals are extremely complex and under-considered in terms of existing legislative pathways. They will need extreme scrutiny by the Minister and his officials to ensure there are not unintended and costly consequences of the like of the Leaky Buildings crisis.

He Tangata he Tangata he Tangata, it is about the people - and their inputs. Fix the inputs and fix the problems. Require skills training, require code training, ensure all undertaking technical building work are captured under the LBPs scheme and capable of being held accountable. Importantly let us celebrate what is an affordable and efficient independent building design and

construction review process. Let's not take a tall poppy syndrome approach to building consenting. Imagine if we got all the players in the design and construction chain doing it right time, striving for the very best in every situation.

Let us not tinker with the building consent process. MBIE by its own consultations has found that the process is not broken. We must stop pandering to builders' and plumbers' squeaky wheels rhetoric. Instead, our politicians should ask builders to clean up their own playgrounds first. It would deliver more affordable and better-quality building outcomes and bring respect to the sector. It's a longer game but it will produce better economic outcomes.

Nick Hill
Chief Executive

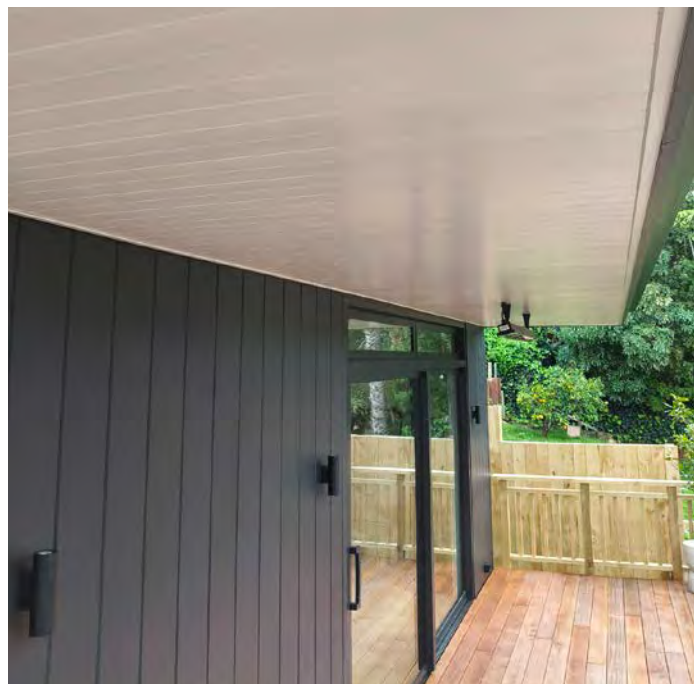


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CCCS

Tidying Up the Issue of CCCs

As you are all aware the government is focused on improving construction efficiencies by introducing proposals to reduce regulation, encourage remote inspections and making the consenting process faster and easier.

Throughout my 20 years experience I have identified areas of the Building Act that do not support a clear, consistent, efficient consenting pathway and that in my opinion should be reviewed as part of the government objectives.

One of those areas is the Code Compliance Certificate (CCC) process.

I believe it is not fit for purpose, does not meet the intent of the Act and it is time for a change.

The process from the application of a CCC to the decision to issue or refuse a CCC is overly complex, confusing, not well understood by building owners and inconsistently managed by BCAs.

It is an area that is regularly raised through IANZ general non compliances during audits, especially relating to the required documentation and management of the CCC clock and CCC requests for information.

Currently the Act requires the applicant to submit an application for CCC when the building work is complete along with certain documentation which triggers the start of the 20 working day clock.

The applicant generally does not understand the implications of the clock at this stage and often CCC applications are submitted at inappropriate times and without the appropriate documentation.

Fundamentally I believe this process to be irrelevant as both the BCA and building owner are aware of the status of the building work through the inspections completed and visibility within consenting software.

There is also the trigger within the Act at 24 months for the BCA to make a decision to issue or refuse; this being a backstop should building work not progress in a timely manner.

In reality the building owner is more interested in the timely issue of the CCC following the passing of the final inspection. This is the stage where there is often time pressure due to the release of funds or occupation of the building.

With this in mind it would it not be more appropriate to have a 5 working day timeframe for the issue of the CCC from the passed final inspection?

This timeframe may need to be slightly longer for commercial projects due to the generation of the compliance schedule and compliance schedule statement at the time of CCC issue.

This change would be simpler, clearer and easier to manage due to the



The process from the application of a CCC to the decision to issue or refuse a CCC is overly complex

reduced complexity of the clock management and lack of a CCC RFI process. Outstanding compliance items can be dealt with through the inspection process (as they do currently) or NTF (Notice to Fix) if necessary, up to the point of a final 'passed' inspection.

I believe that this change to the legislation will support the government directive of streamlining the consenting process considerably by creating clearer understanding for everyone involved in the process and reducing the administrative complexity of the CCC process.

By Karel Boakes

Building Surveyors Keep Us Safe

But What Are We Doing To Ensure The Safety Of Growing The Profession For The Next Generation?

BOINZ is proud to be promoting the crucial role that our members fulfil in the built sector to ensure New Zealand's buildings are safe, functional and compliant with regulations.

The last decade our industry has battled with the growing concern that there is a shortage of qualified building surveyors across the country, a trend that could have significant implications for the industry and public safety. As New Zealand continues to experience rapid urban development and construction activity, it's clear we need to work together to ensure the long-term sustainability of the profession.

It is also important that the profession is viewed as one where there is the relevant training and consistency with regards to quality and building outcomes.

The work of Building Surveyors contributes to the creation of buildings that are not only safe and functional, but also environmentally responsible.

What is BOINZ is doing to help promote building surveying as a career?

- We are actively working with industry stakeholders to share resources to collectively promote the value of the built industry
- Our dedicated partnerships with the providers of the building surveying diploma continue to upskill and qualify graduates in building surveying
- We are working on a series of video campaigns that will be used to promote building surveying as an attractive and engaging career option to recent graduates, or those already working in the industry, or younger generations wanting a sustainable career pathway - keep an eye out for these on our social media over the following months! Follow us on Linked in.

We recently launched our first video and asked some of New Zealand's most prominent building surveyors why they love their jobs - here's why!



"No Day is the Same"

No day is the same, offering you interesting and varied work - both inside and outside, whether you're escaping to the countryside or inspecting high rises in the city you'll find excitement and diversity in your work. Plus, you can work remotely from anywhere in the world!

"Work - Life Balance"

Have the confidence to develop a sustainable career in a secure industry while still having the time to enjoy what's important to you - your family and your hobbies.

"Competitive Salary & Longevity in the Industry"

Earn a competitive salary, in a rewarding field with robust training pathways and significant career development - there's a reason most building surveyors stay in the profession for their entire career!

"Make a Difference - Keeping People Safe"

Contribute to developing new and better world class living spaces for New Zealanders. Be part of a highly valued profession that advocates for the safety of our most precious asset - our people.

Do you know someone who is interested in a rewarding career as a Building Surveyor?

Or are you interested in further training to progress your career?

Visit our website www.boinz.org.nz for more information on becoming a member and our training courses.

Building Surveyors are essential for ensuring the building industry complies with national and local regulations, by:

- Conducting thorough inspections at various stages of the building process from design to completion, to ensure structures are safe, energy-efficient and built to last
- Ensuring new building developments are built to code, and ensuring compliance with all current regulations and standards
- Verifying designs meet the necessary safety, accessibility and environmental requirements
- Identifying issues or deviations from plans, and recommend corrective actions to prevent future problems
- Promoting sustainable construction practices and improve the energy efficiency of buildings - they do this by assessing buildings for environmental impact, advising on the use of sustainable materials and technologies and ensuring compliance with energy efficiency regulations.

By BOINZ



BRANZ

New Tools to Reduce Building Material Waste

Recycling or repurposing construction waste is a critically important way to improve Aotearoa's environmental sustainability.

The building and construction sector is one of New Zealand's largest waste producers – BRANZ research shows it contributes up to 50% of all waste going to landfills and cleanfills¹. Research by Auckland Council has also shown that construction of a typical house generates about 4 tonnes of waste, with the average cost of materials sent to landfill valued at more than \$31,000 per house².

A new, free online toolbox aims to help the sector make better decisions when it comes to waste management. With guidance, advice and resource recovery maps, the Reducing Building Material Waste will help companies plan and implement waste management programmes, for both large and small construction sites.

The initiative is led by the Building Research Association of New Zealand (BRANZ) in partnership with the Ministry for the Environment and in collaboration with the industry and local government.

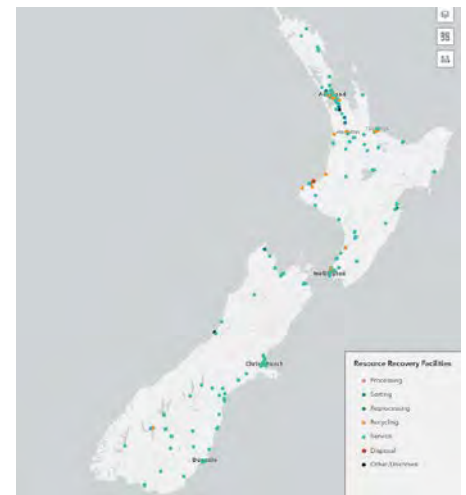
The toolbox provides step-by-step processes and easy-to-use resources to help companies minimise the amount of waste generated and ensure more construction waste is reused, recycled, or recovered.

It features guidance and support for:

- Low-waste project planning: The biggest difference we can make is designing for low waste from

the outset. The toolbox outlines a process that builders, project managers and planners can follow, and helps to find suppliers and products that align with waste reduction goals. There are also plenty of resources for recycling or reusing materials, as well as advice on where you can take your waste.

- Managing waste practices onsite: BRANZ research shows that effective communication and collaboration are key to success. Creating a positive on-site culture and maintaining a well-organised site can greatly contribute to achieving waste reduction goals.
- Deconstructing projects: The reverse of construction, deconstruction involves removing building parts in the reverse order. Sustainable site clearance methods to reduce the amount of waste that ends up in landfill during development should be encouraged.
- Resource recovery, with a new map of waste facilities around Aotearoa: The brand-new resource recovery map is a game changer for the industry. The map can be searched by waste type and location to help find nearby facilities which accept different types of construction waste. This helps to ensure the waste goes where it can be recycled appropriately, instead of to landfill. This map will continue to be updated with new locations and information.



This initiative aims support industry in reducing waste, adopt waste minimisation principles and practices, and build towards a more circular and sustainable economy. It aims to also reduce greenhouse gas emissions from degradable construction waste (in landfills) and from material manufacture as the volume of material going to waste is reduced.

When it comes to waste reduction in the building industry, what's good for the planet is good for the pocket. Finally, it will help building and construction companies save on costs, with less demand for new products and more reuse of existing materials.

Find out more: branz.co.nz/reducing-building-material-waste

By **BRANZ**

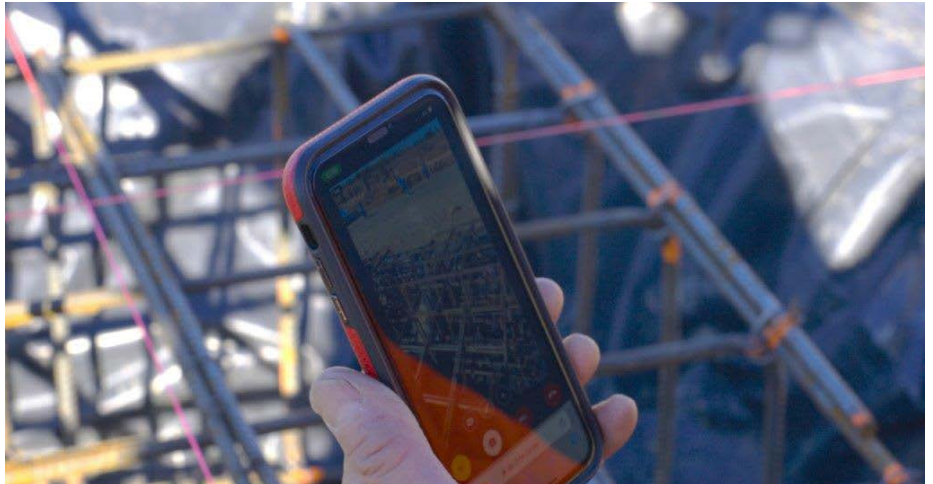
¹BRANZ (2022) BU671, Reducing construction and demolition waste. branz.co.nz

²Auckland Council (2024), Why construction waste matters. wastenothing.co.nz

Getting to Know Remote Inspections

Remote inspections allow building consent authority (BCA) inspectors to check if building work complies with a building consent without being physically on-site. They are becoming more popular for BCAs in Aotearoa/New Zealand as a way to save time and money and provide business continuity.

The use of remote inspections increased during the COVID-19 pandemic, and they have also been utilised during extreme weather events when site accessibility has been impacted by road closures.



One person sitting in an office can travel from Twizel to Fairlie across the region in seconds rather than hours

Understanding the remote inspection process

Remote inspections allow BCAs to perform compliance assessments from remote locations, whether that be from the council, home offices or different cities. Using technology in this way can help people across the building system to work differently, run their sites more efficiently, and enable people to work more flexibly and productively.

There are two main approaches to the use of remote inspections:

- Real-time remote inspections: inspections conducted via live video stream which enable the inspector to direct the on-site tradesperson in real time to acquire the information they need.

- Evidence-based remote inspections: This approach involves capturing digital information on-site, which is assessed for compliance at a later stage. The inspector sets clear expectations in advance and can request additional information from the tradesperson if needed.

In both cases, BCAs may start with lower complexity building types, such as single level builds, garages and minor renovations.

More timely inspections

Remote inspections may allow BCAs to deliver more inspections without worrying about being held up by travel. For builders, this means they get more-timely inspections at a time that suits them, rather than relying on the inspector's availability. It also reduces the chance of subcontractors having down time and being paid to wait for the inspector.

Case study – Mackenzie District Council

The Mackenzie district covers approximately seven thousand square kilometres, and with the council having only one in house building control officer, consideration needed to be given to how they were going to deliver inspections

throughout the district.

For builders in the Mackenzie, remote inspections provide surety that an inspection will happen as scheduled. In a large district with long travel times, even small delays in the arrival of a building inspector can result in big hold ups of contractors and materials.

With remote inspections, one person sitting in an office can travel from Twizel to Fairlie across the region in seconds rather than hours, just by changing from one screen in their office to another.

Hear Mackenzie District Council talk about remote inspections – <https://www.building.govt.nz/building-officials/guides-for-building-officials/building-consent-inspections#jumpto-case-studies>

Further guidance can be found at building.govt.nz.

MBIE has developed guidance with steps for BCAs looking to adopt remote inspections which will also be of interest to builders.

This guidance is a living document, which will be updated to reflect any changes to technology or future legislative changes.

By MBIE

Improved Asbestos Information Now Available

Guidance making it easier to safely manage and work with asbestos has been published by WorkSafe New Zealand.

Asbestos remains New Zealand's number one work-related killer, with an estimated 240 people dying each year from preventable asbestos-related diseases.

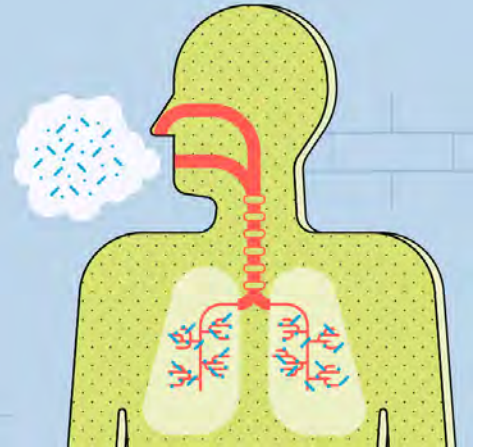
"Knowing how to identify and manage asbestos safely in homes and buildings is the first step in addressing this issue, which is why it's important we make asbestos information more accessible for people," says Karen Harvey, WorkSafe's Guidance Products Manager.

WorkSafe is working closely with industry groups and technical experts to develop the updated guides.

"We held two industry-wide workshops to listen to concerns about the existing Approved Code of Practice (ACOP) and other existing supplementary guidance. We wanted to understand what good guidance would look like for them.

"We also heard from the industry that they preferred a staged approach for releasing the updated guides, instead of waiting until all of it was ready," says Karen.

Updated
asbestos guides
now available



With these insights, WorkSafe then set up a reference group made up of technical experts from the industry and WorkSafe to assist with developing the content of the guides, giving feedback on the early drafts, and providing examples and technical expertise.

The result is a suite of targeted asbestos information for specific audiences instead of a one-size-fits-all guidance document. This makes it easier for people to find exactly what they need in a shorter amount of time.

The first set of WorkSafe's updated asbestos guidance is now available on the website, and is developed

for homeowners, commercial and residential landlords, and businesses that come across asbestos.

The guides are a mix of new and updated information, and information that is still relevant from the existing asbestos guidance, including the ACOP.

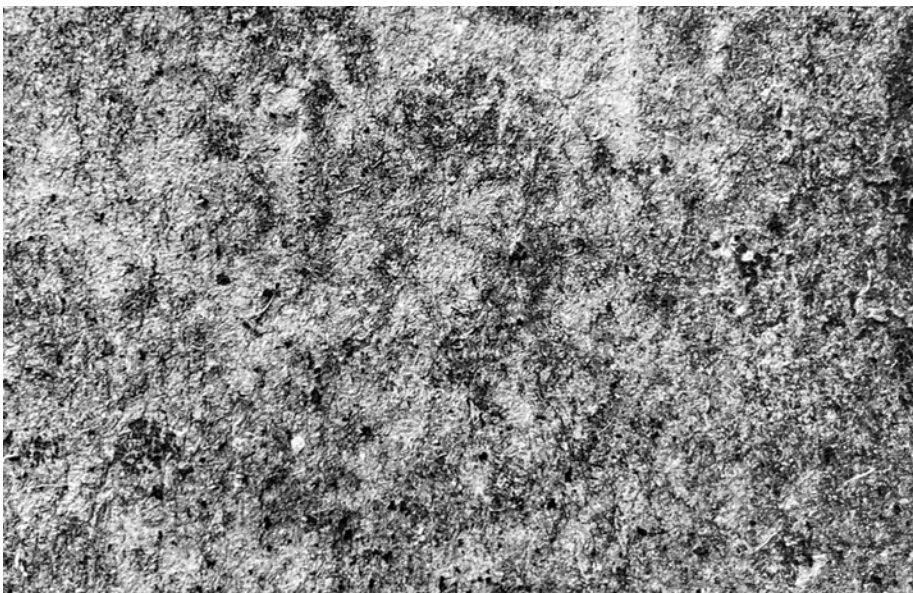
Further guides specifically for surveyors, removalists, assessors, and tradies are currently in development and are planned for release in 2025/26.

"The ACOP remains in place until all asbestos guidance has been updated. In the meantime, please refer to both the ACOP and updated guidance to ensure you're applying good practice when working with or near asbestos," adds Karen.

As the primary work health and safety regulator, WorkSafe's role is to influence businesses and workers to meet their health and safety responsibilities. A key part of their influencing role is developing and sharing resources to help businesses and workers ensure work is healthy and safe for everyone.

<https://www.worksafe.govt.nz/topic-and-industry/asbestos/we-are-updating-our-asbestos-related-guidance/>

By Worksafe





New MBIE Guidance and Tools on Dangerous Buildings and Applying the 'Satisfied on Reasonable Grounds' Test

The Ministry of Business, Innovation and Employment (MBIE) has developed new guidance to help:

- territorial authorities developing and adopting policies on dangerous, affected and insanitary buildings, and
- building consent authorities applying the 'satisfied on reasonable grounds' test. This guidance may also be useful for designers, builders and homeowners.

Dangerous, Affected, and Insanitary Buildings

People who use buildings need to be able to do so safely and without endangering themselves and their health.

Dangerous, affected, and insanitary buildings have the potential to cause serious harm to people, or damage other property.

Buildings may become dangerous or insanitary if they are used for something they were not designed for, have suffered structural damage or if they don't have functioning sanitary facilities.

All territorial authorities, or councils, are required by the Building Act 2004 to manage dangerous, affected and insanitary buildings in their districts.

They are also required to adopt and maintain policies that state their approach and priorities for doing this and to confirm how the policy applies

to heritage buildings. The policies must be reviewed by the council every five years.

MBIE's updated guidance on this topic incorporates the changes made to the Building Act and other related legislation.

The changes include:

- the addition of provisions for affected buildings
- information about how the provisions for dangerous, affected and insanitary buildings apply to dangerous dams and in areas designated for building management in emergencies.

Other tools have been developed to help authorities to manage these types of buildings.

- A process flow chart. It sets out the steps territorial authorities can take to manage a dangerous, affected or insanitary building from initial report/identification through to resolution.
- A template for a building inspection report. It will be helpful to territorial authorities who are inspecting potentially dangerous, affected or insanitary buildings.

Find the guidance and other tools on the Building.govt.nz website.

<https://www.building.govt.nz/building-officials/guides-for-building-officials/dangerous-and-insanitary-buildings-policies>

Satisfied on Reasonable Grounds

When assessing building consent applications, or processing code compliance certificates, building consent authorities (BCAs) must be 'satisfied on reasonable grounds' that the provisions of the Building Code will be met if the building work is completed in accordance with the plans and specifications.

In the past, there has been no set definition of what 'satisfied on reasonable grounds' means. This has led to different outcomes across the country.

MBIE's new guidance aims to provide a consistent approach for BCAs to apply the 'reasonable grounds' test. It should help improve the understanding of what it means to be 'satisfied on reasonable grounds' for everyone involved in the building consent process.

The information in the guidance may also be useful for designers, builders, and homeowners.

Find it on the Building.govt.nz website.

<https://www.building.govt.nz/building-officials/guides-for-building-officials/satisfied-on-reasonable-grounds>

By MBIE

Who is Responsible for Compliant Materials and Building Safety?

Steel is a safety-critical component of most builds. As such, the way it is manufactured and processed – and therefore the way it performs – is crucial to public safety.

Checking that steel adheres to New Zealand Standards and is exactly what was purchased is laborious and complicated. That's why the market chooses to use the Australasian Certification Authority for Reinforcing and Structural Steels (ACRS): the JAS-ANZ-accredited steel certifier known for its robust, independent certification schemes.

Your Responsibility

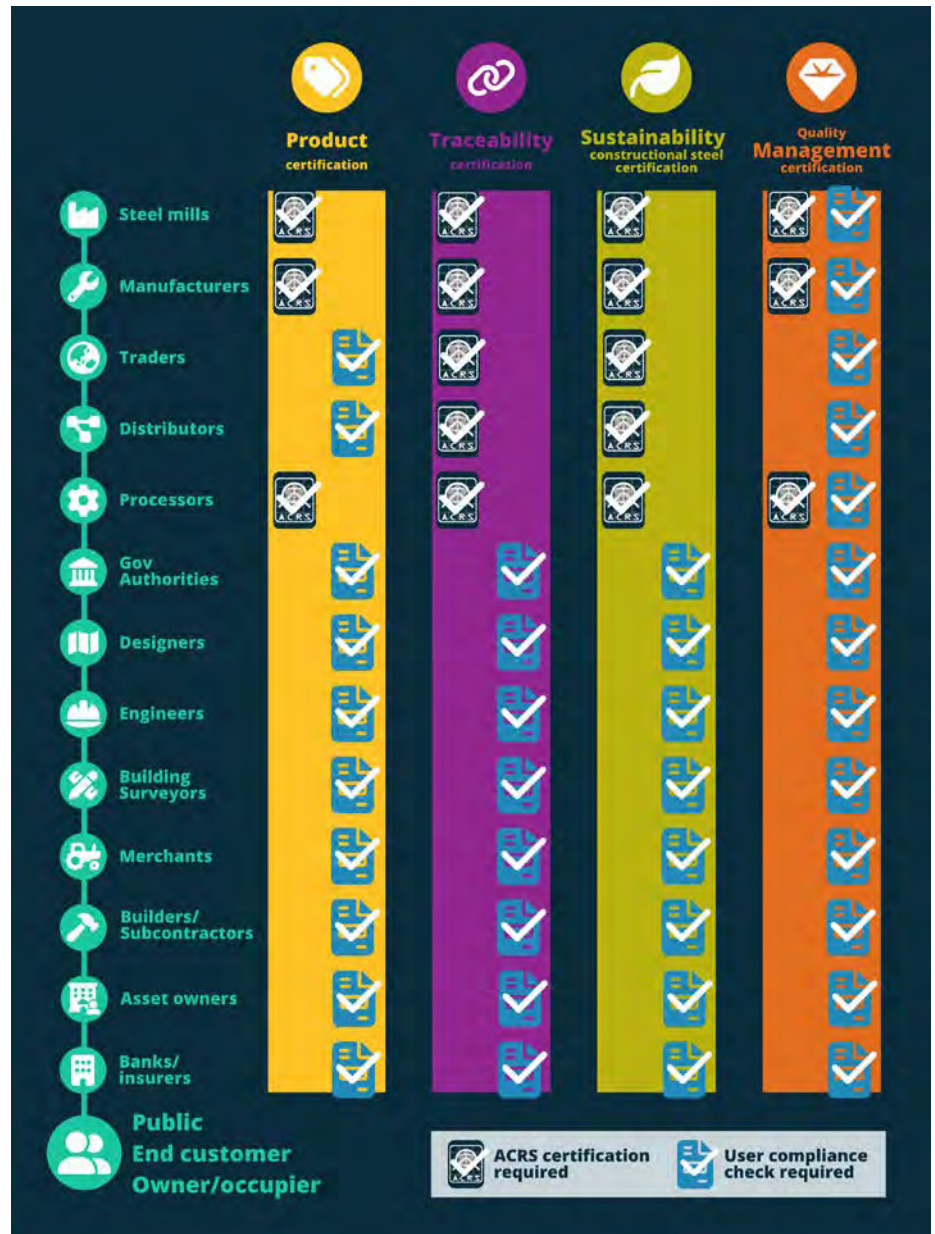
Many parties through the supply chain turn to ACRS certification for surety around compliance and steel quality. But while ACRS does all the legwork for you – checking that steel meets standards and is traceable throughout its journey – it's up to you to check that the ACRS certification is in place and correct when you receive steel.

It is the responsibility of everyone through the supply chain to check certification when they receive a steel consignment – giving the end user the reassurance that steel will perform as expected.

For certification to work, all receivers and users in the chain need to ensure that there is connection between product received and the documentation. This ensures you are getting compliant products, and most importantly, ensures public safety for the end user. So wherever you are on the supply chain, you need to either undertake compliance checks or ensure they have been carried out.

Just Point and Scan

The easiest way to do this is to use the ACRS Cloud app, the first digital certification system of its kind for steel in the region. Using Cloud, you can check product certificates at the touch of a button.



Download the app for free at steelcertification.com/cloud or in your app store. Scan ACRS QR codes on steel tags or test certificates, which – if valid – will open in the secure environment of the app.

Check that the details – name and location of the steel provider (mill, plant, etc) and the scope of products it is certified for – match between the certificate in the app and the tag/document you have received. Check that the steel markings match on

every item of steel (to avoid a mixed batch of some certified and some other steel).

Find out more about ACRS Certification at steelcertification.com.

By Dr. Andrew Wheeler, Executive Director, ACRS

Get Your Newer BCOs Up To Speed More Quickly

Entry to BCA-Part Two 2025

Our very highly rated Entry to BCA – Part Two programme kicks off in the new year again for BOINZ, starting on 29 January 2025. Get in early and contact training@boinz.org.nz to reserve a spot for newer staff.

We know that getting newer staff up to speed matters – it adds that all important staff capacity and capability you are looking for.

The BOINZ Entry to BCA-Part Two programme has been designed with building managers to do exactly that. It's geared to supporting newer staff to establish their Res 1 competency and help them:

- better manage upcoming learning commitments like the Building Surveying Diploma or
- add the BCA context to an existing Reg 18 qualification.

Last year Richard Knudsen, Team Leader, Buller DC enrolled two newer staff members in the programme and had this to say afterwards on its merits:

“I have noticed a big difference in the staff who have just completed the BOINZ programme with their processing and inspection progress.

I have just completed their 6-month competencies in May. The way they both provide reasons for decisions in their processing notes, have demonstrated understanding of Building Code clauses and also how they are positive in their inspections and making sound technical decisions, I believe that they are steps ahead of where I had expected them to be in their short time they have been within the BCA.

I expect that with the way they have progressed, they will be fully competent to at least R1 processing and inspections by the end of the year.

I fully back the course and have no hesitation in recommending this to other BCAs.”



The programme is:

- Flexible – run online, the programme supports easy participation and participants can work in their BCAs between courses. Staff can enrol in the full programme or just in individual courses within it.
- Comprehensive – the 14 courses cover the full gamut of topics from Building Controls, the Building Code clauses including B1 Structure to Fire to Plumbing and Drainage, along with Communications and Ethics.
- Cost-effective – the programme is priced at a significant discount on the number of learning hours.

- Practical – Programme facilitators include building managers who can share practical, ‘real-life’ experience.

And a great way to prepare for this 12-week programme is with our online and self-paced Entry to BCA – Part One programme which includes three short courses on Complying with the Building Code, Introduction to Building Control Processes, and Writing for BCOs. Each can be completed in one-two hours at any time and place of the learner’s choosing.

By BOINZ

Breaking News: Minister Announces A Discussion Of Reforming The Building Consent System

The Institute has significant interest in this review in respect of possible consenting efficiencies, quality of work and compliance outcomes. There are more questions than answers and it is BOINZ's expectation that the end user in particular is advantaged and that those in the building, design and construction chain improve their inputs which are currently major causes of building unaffordability.

Building and Construction

The Government is investigating options for a major reform of the building consent system to improve efficiency and consistency across New Zealand, Building and Construction Minister Chris Penk says.

"New Zealand has some of the least affordable housing in the world, which has dire social and economic implications. At the heart of the issue is unreasonably high building costs and a cumbersome consenting system which saps

productivity and disincentivises growth and development.

"The building consent system is intended to protect homeowners from defective building work by requiring work to be inspected and consented by a Building Consent Authority (BCA).

"There are currently 67 BCAs across the country, each with different practices and approaches. We have a single building code that is supposed to apply consistently to all building work nationally. However, there are many instances of builders submitting the exact same plans to different BCAs and finding considerable additional costs and delays result from differing interpretations of the building code.

"This is especially challenging for large scale home builders and off-site manufacturers, along with modular and prefab builders, who work across regional boundaries. For example, in a recent survey of Master Builders Association members 80 per cent reported having to deal with multiple BCAs, and 66 per cent experienced delays.

"The status-quo is not serving New Zealanders well. We need to incentivise innovative solutions that improve productivity and enable building at scale.

"That's why we are beginning discussion on options to replace the current BCA system."

The aim is to establish a more consistent and streamlined model, with options including:

1. Voluntary consolidation – allowing councils to group together to deliver building control functions. There are already a number of councils who are pooling some resources but barriers exist to full integration. This approach focuses on removing these barriers.

2. Regional BCAs – establishing a smaller number of relatively large regional BCAs to replace the current 66 district and city council BCAs. This approach focuses on improving consistency and forming entities with the critical mass to drive economies of scale.
3. Single point of contact – setting up a single point of contact for builders to submit plans to. Building inspection may be contracted out to existing BCAs or private consenting providers, creating competition and encouraging specialisation.

"We are looking forward to receiving feedback from the sector and welcome suggestions for additional or hybrid options to deliver the desired outcomes.

"As part of this work the Government will be looking at liability settings across the whole building system.

"Under the current settings, councils and their ratepayers are liable for defective work. Joint and several liability means councils can be 'the last person standing' available to foot the bill when things go wrong. This creates a highly conservative and risk averse approach, which contributes cost and draws out deadlines.

"This work is in addition to reforms already underway to improve the existing building consent process, such as making it easier to build granny flats by removing consent requirements, increasing the uptake of remote inspections and removing barriers for the use of overseas building products."

*Article from The Beehive,
29 September 2024*

We are looking forward to receiving feedback from the sector and welcome suggestions for additional or hybrid options to deliver the desired outcomes.

What is the CPEng Competency Framework and Process?

Engineers apply mathematical and scientific principles to design and build solutions that serve societal needs and make our world a better place.

Engineers are entrusted to maintain their professional competence, and to serve the interests of public safety and environmental sustainability in the work that they do. By achieving and maintaining professional registration as a Chartered Professional Engineer (CPEng), engineers demonstrate that they are worthy of the trust that is placed in them.

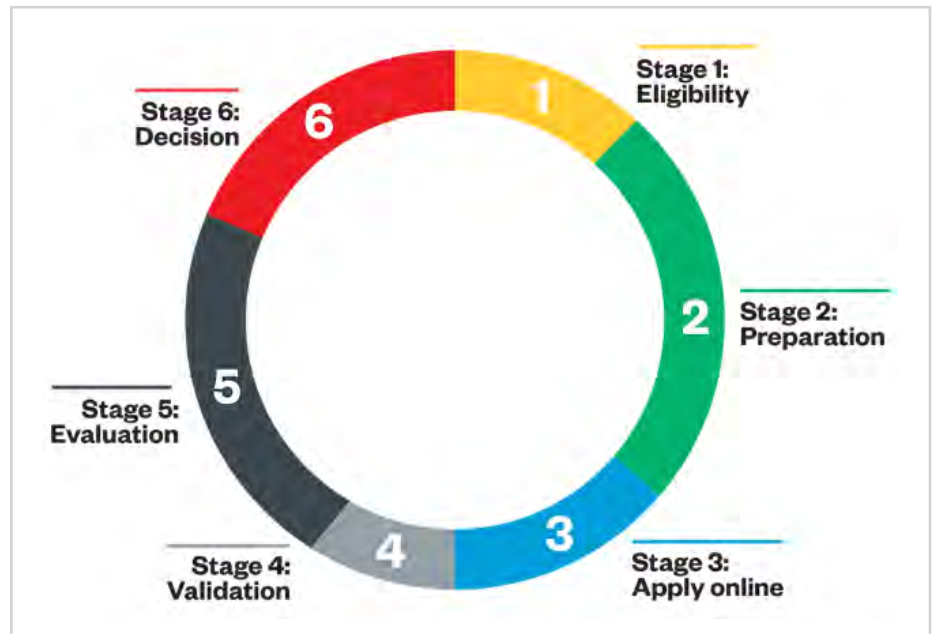
CPEng Competencies

Chartered Professional Engineers have been assessed against twelve competency elements, defined by Rule 6 of the CPEng Rules (2002). Engineering New Zealand has grouped the twelve competency elements into four foundational pillars which reflect the core areas of competency in engineering practice, as shown in the competency framework overleaf.

The competence framework identifies the knowledge, experience, and abilities expected of professional engineers in New Zealand. The pillars and elements represent the foundational competencies that all CPEng engineers must demonstrate, regardless of their specific discipline.

Additional discipline-specific competencies are specified by relevant industry representatives, such as technical groups (for example, the Structural Engineering Society; the New Zealand Geotechnical Society). Bodies of Knowledge and Skills have been developed for Structural, Fire, Geotechnical, and Recognised Engineers (Dam Safety). Bodies of Knowledge and Skills provide a benchmark for the assessment process, ensuring that engineers meet the specific technical demands of their fields.

You can find out more about competency pillars, elements, and performance indicators at different career stages in our self-assessment tool.



Code of Ethical Conduct

A cornerstone of CPEng registration is the commitment to a stringent Code of Ethical Conduct¹. CPEngs are expected to safeguard the health and safety of the public, take responsibility for their actions, be accountable, act competently, behave ethically, and treat others fairly, with honesty and respect. CPEngs are also expected to report any breaches to the Code of Ethical Conduct to the Registration Authority.

CPEng engineers are obliged to report any potential adverse consequences to regulatory bodies if they believe an engineering issue poses or could pose risks.

Assessment Process

With approximately 1,200 assessments processed annually, Engineering New Zealand is committed to maintaining the integrity and efficiency of the CPEng registration process. We aim to complete applications within a median timeframe of 66 business

days (3 months). Last month, we had a median processing time of 40 business days (a massive improvement, given two years ago our median processing time was over 130 business days!).

The assessment process is summarised below:

Stage 1 – Eligibility: Applicants must have a Washington Accord-accredited qualification (a 4-year Bachelor of Engineering (Honours) in New Zealand) or demonstrate equivalent knowledge. Engineering New Zealand offers a Knowledge Assessment for those without the required degree but with equivalent experience.

Stage 2 – Preparation: It typically takes 4-6 years of experience to be ready for CPEng. Applicants must demonstrate they can competently practice in their area to the standard of a reasonable professional engineer.

Stage 3 – Apply online: Applications are submitted online. The list of current applicants is published on our website, inviting public feedback.

¹The CPEng Code of Ethical Conduct is detailed in Part 3 of the CPEng Rules (2002)

Engineering knowledge	Managing engineering work	Professional accumen	Developing technical solutions
Engineering principles	Decision-making	Ethics	Defining, Investigating, and analysing engineering solutions
Local knowledge	Managing complex activities	Social, Cultural, Environmental and Economic Impacts	Developing solutions
Keeping up to date	Sound professional judgement	Communication	
	Risk identification and management		

Professional Engineer: Washington Accord level degree or equivalent. Work on complex engineering problems and activities.

Professional Engineering Geologist: Post-graduate level engineering geology qualification. Work on complex engineering problems and activities.

Engineering Technologist: Sydney Accord level qualification. Work on broadly defined engineering problems and activities.

Engineering Technician: Dublin Accord level qualification. Work on well-defined engineering problems and activities.

Pillars: Four foundational pillars, or Competency Groups, reflect the core areas of competency in engineering practice.

Elements: The elements are the building blocks of each pillar.

Levels of proficiency: Within each element, three levels of proficiency are defined.

Type of Chartership: The pillars, competence elements and levels above are applicable to Professionals, Technologists and Technicians; with the difference being the type of engineering work that technicians and technologists do being at different levels of complexity.

Competency Framework

Stage 4 – Validation:

A Competence Assessment Advisor reviews the application and advises if changes are needed before it's sent to the Assessment Panel.

Stage 5 – Evaluation:

An assessment panel, usually comprised of a Lead Assessor (who manages the process) and a Practice Area Assessor (the technical expert), evaluates the application and recommends an outcome to the Competency Assessment Board.

Stage 6 – Decision:

The Competency Assessment Board, comprising senior Chartered Professional Engineers, meets monthly to review panel recommendations and make final decisions on applications.

What happens to declined applications?

If an application is proposed for decline, the applicant has 28 calendar days to respond under the principles of natural justice. The Competency Assessment Board considers the response, and if necessary, refers the application back to the panel, possibly with additional assessors for a more comprehensive review.

Once a final decision is made, the applicant has 28 calendar days to appeal to the Chartered Professional Engineers Council. If the declined application is for continued registration, the engineer remains on the Register during this 28-day period and possibly throughout the entire appeal period (which can sometimes take over a year to finalise).

Engineering New Zealand notifies BCAs whenever a CPEng is removed from the Register following a declined competence assessment process.

What if a CPEng isn't displaying the CPEng competencies?

We encourage you to reach out. Often, we can intervene early to resolve issues. Not all concerns result in formal investigations – often the engineer just needs some guidance, or a polite request to change their behaviour, for problems to be resolved. We have a form you can download and email to Concerns@engineeringnz.org, or if you feel more comfortable having a chat you can give the Registrar a call: 04 474 8984 / 027 359 8607

By Engineering New Zealand

BOINZ CPD Requirements and Building Quality Standards

BOINZ recognizes the vital role that qualifications, experience, and continuous education play in enhancing public confidence in the built environment. This dedication is reflected in our Continuing Professional Development (CPD) requirements.

As a professional organisation BOINZ has worked hard to bring up the standard of building surveying in New Zealand and to ensure that our members meet the professional standards expected.

BOINZ requires that Licensed Members earn 25 CPD points annually, while Accredited Members are required to obtain 20 points. These points are a measure of ongoing engagement with professional and technical knowledge essential for maintaining the high quality of building surveying in New Zealand.

Submitting your CPD points is straightforward through My BOINZ on our website. The CPD Details Page provides a comprehensive list of point allocations and additional information to assist you in meeting these requirements. The range of these opportunities is broad to ensure that you can create a depth of experience and blend your "on the job" learning such as peer reviews, submissions and work contributions as well as



attending the BOINZ conferences, Training Academy Courses and courses with accredited providers.

Continuing Professional Development is crucial for staying current with the evolving demands of the New Zealand building sector. It ensures that our members not only maintain but also enhance their expertise and skills in a rapidly changing field.

From November we will be reviewing

our CPD process and would value your input on any aspect which would further enhance your experience.

For any inquiries and input please reach out to the BOINZ National Office at 04-473 6002 or email us at membership@boinz.org.nz. We are here to support you in achieving and exceeding the professional standards we strive for in our industry.

By BOINZ



Insurance in a Risky, Risk-Averse Market



The insurance needs for property inspectors (inspectors) are continually evolving. Maintaining high standards of professionalism and expertise is paramount to obtaining and retaining insurance cover in line with the relevant Acts and regulations.

The Building Officials Institute of New Zealand (BOINZ) plays a crucial role maintaining these standards by helping their members develop a better understanding of the responsibilities and duties imposed by regulations via their accreditation system and ongoing training. Inspectors are better equipped to provide consistent, high quality services and generally this will increase their likelihood of obtaining adequate insurance cover.

Most inspectors will be aware that obtaining liability insurance cover, including Professional Indemnity, is often challenging. One factor is the severity and frequency of leaky building litigations, which are one of the largest contributors to claims costs paid by insurers of inspectors. For example, inspectors face the risk of a lawsuit due to:

- Inspecting a property and failing to identify weathertightness issues
- Providing negligent reports which may breach sections of the Fair Trading Act 1986, as there is an expectation that reasonable care and skill is used when providing reports

Even where weathertightness building issues relate to defective materials and/or workmanship, inspectors may face litigation by the customer who requested the inspection report, or by the council involved.

Understanding what business changes can affect your insurance

It's important for inspectors to inform their insurer or insurance broker about any changes in business activities and services offered to ensure these



changes are agreed by their insurer and their insurance policy is adjusted accordingly.

This is especially relevant for inspectors who have gained higher levels of accreditation through the Institute's Accredited Building Surveyors programme and have started offering new services. For example, an inspector who has passed the level 2 accreditation process can begin to carry out specialist reports as listed in asbestos sampling and healthy homes surveys, and therefore, is best to check with their insurer if they are covered for these specific services. The use of drones for surveying or inspecting is another activity that insurers treat differently – some cover it and others do not (but may consider it on application).

During tough economic times, many businesses may pivot or diversify their revenue stream by providing ancillary services such as minor building maintenance. This is another example of where it's important for inspectors to inform their insurer or insurance broker to ensure they are covered for any new service offerings as these are not automatically covered.

Liability insurance: Importance of experience and professionalism

Insurers will consider the experience and professionalism of the inspector when assessing their available insurance cover. Being able to demonstrate commitment to continuous professional development will assist insurance brokers in

delivering a quality submission representing your business to market.

BOINZ plays a pivotal role in enhancing inspectors' professional development by providing ongoing training and education for its members.

Staying informed about industry best practices

The property inspection industry is constantly evolving with new trends, technologies, and risks emerging. Keeping informed about these changes is crucial for inspectors to remain competitive and compliant with best practice industry standards.

BOINZ ensures that its members are kept up to date with the latest developments through regular training sessions, workshops, and industry updates. By participating in these initiatives, inspectors stay ahead of the curve, offering the most relevant and effective services to their customers and reducing the likelihood of potential litigation claims.

Furthermore, BOINZ's commitment to training, education, and advocacy ensures that its members are well-equipped to navigate the complexities of the industry and remain insurable in a challenging market. The value of BOINZ membership is vital for inspectors, as it provides the support and resources needed to thrive in their profession.

By Rothbury



TE PAE

Te Pae – Rebuilding the Economy and Central Buildings of Christchurch

Te Pae Christchurch Convention Centre is a new generation, international standard venue that showcases the very best of local culture, design and craftsmanship – underscored by the tradition of Manaakitanga.

Te Pae Christchurch ('a gathering place' in te reo Māori) was one of the key anchor projects intended to spearhead the regeneration of the city. Since opening in May 2022, the centre has far outstripped expectations, with over 250,000 visitors attending more than 500 events. Christchurch Airport is already preparing for an additional 10,000 passengers next year due to the increased delegate numbers for 2025.

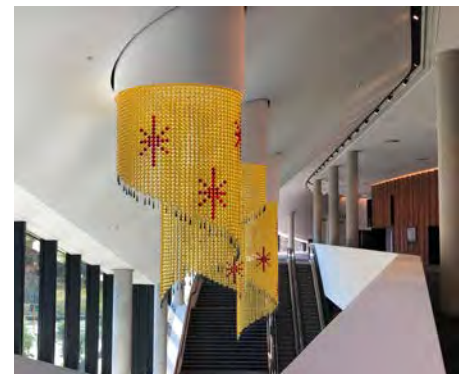
Te Pae Christchurch was funded by the Crown and delivered by infrastructure delivery company, Rau Paenga (formerly Ōtākaro Limited). Designed and built by CPB Contractors, Woods Bagot with Warren and Mahoney and Kamo Marsh, Holmes Consulting, WSP and Tonkin & Taylor, in consultation with Matapopore, the \$450 million, 28,000sq metre building was completed in 2021.

Te Pae Christchurch hosts 3,000 patrons for a variety of local, national and international events, and is best known for hosting convention events

for up to 1500 delegates. The venue features an array of modern, flexible spaces including 24 meeting rooms, 1,364 seat auditorium, 200 booth exhibition hall, riverside banquet room, VIP spaces and organiser offices.

In contrast to many international convention centres, typically built on a 'big-box' model, Te Pae Christchurch's design reflects a unique sense of place. The distinctive profile of the venue recalls the jagged outline of the Southern Alps, while the fluid exterior façade, featuring 43,000 herringbone tiles, evokes Canterbury's braided rivers. The concept of flow is also a key part of the interior, with curving forms, timber feature walls and natural light provided by large, floor-to-ceiling windows. From bespoke furnishings to the numerous artworks telling stories of Māori culture, every element has been carefully considered for its contribution to the overall narrative.

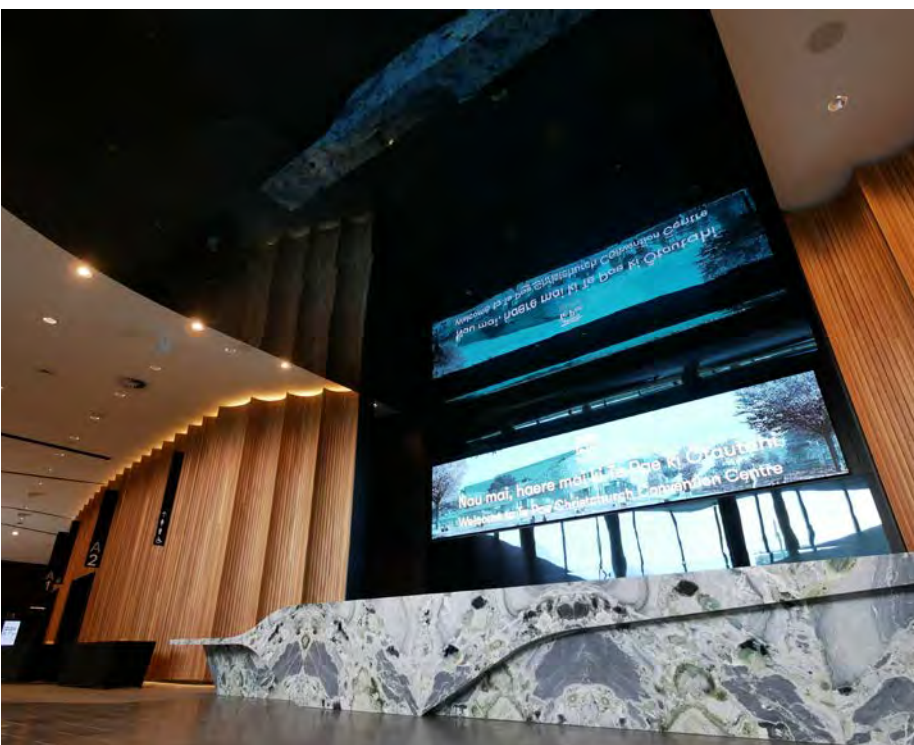
Te Pae Christchurch, which was built to a New Zealand Green Building Council Green Star 5-star rating, also has a strong sustainability focus within its design and operations. The venue has a careful waste management system which includes tracking and weighing output, and the building incorporates a circular economy strategy to reduce waste.



The building management system captures all specialised building services, metering and controls in a single platform, and connects directly with security, audio visual, vertical transport, and event management systems. Te Pae Christchurch also features state-of-the-art technology throughout the venue, ensuring it's well equipped to host in-person, virtual or hybrid events.

Widely recognised for the quality of its architecture, Te Pae Christchurch was recently recognised in the Civic Centre category of the 2024 International Architecture Awards.

By Te Pae and BOINZ



SAVE THE DATES: 26-28 MAY 2025

BOINZ is delighted to be hosting the Building Officials of New Zealand Event at the stunning Te Pae in Christchurch 26-28 May.

Our new event will see us repositioning our old Conference and SBCO Forum into a combined, new look programme.

The refreshed programme is underway and will be tailored to provide both members and BCA leadership with valuable and enhanced learning outcomes.

More information will be released in the forthcoming months!

Senior Building Officials Forum Receives Rave Reviews

The BOINZ Senior Building Officials Forum, held from August 8-9 in picturesque Queenstown, proved to be a resounding success, drawing building officials from councils across New Zealand. This year's forum was notable for its strong mix of relevant technical and leadership content.

Speakers delved into cutting-edge discussions on off-site manufacturing, window performance, and installation, alongside updates from MBIE. One of the standout sessions was "Leading with Stories" by Jehan Casinader, who captivated the audience with insights on harnessing the power of storytelling to foster trust and enhance communication within teams and with industry partners.

Networking opportunities were plentiful, and a memorable highlight was the scenic voyage aboard the TSS Earnshaw, culminating in a visit to the Colonel's Homestead at Walter Peak High Country Farm. Attendees were treated to a delicious dinner and demonstration by Kim, the renowned sheep herding dog, adding a touch of charm and local flavor to the event.

The forum's success was generously supported by our sponsors Allco, Simpson Strong-Tie, The Building Agency, New Zealand Steel, NZMRM, Dimond Roofing, Winstone Wallboards (GIB), Objective, James Hardie, Juralco, ACRS, Future Skills, Heaney & Partners, and Datacom.

Overall, the BOINZ Senior Building Officials Forum 2024 has set a high standard for future events, blending professional development with networking and memorable experiences in a spectacular setting.

By SBCO Forum



Really great content and applicable to the industry and technology currently. This was probably one of the best BOINZ conferences I've attended, and I've attended a few BOINZ and SBCO Forums over the past few years



Presentations such as Jehan I believe is very relevant when a lot of what we do is affected for better or worse by how we communicate.



All of the speakers were worth listening to, with takeaways from them all



I found the tech programme very relevant, and a lot of the information provided to the BCOs would also be very valuable to our design community...



Appreciated specific photo, video, time-lapse of complex projects and hearing from council officers of how they approach the projects. The complex projects are useful for comparison and learning.



Super selection and great topics here

MEMBER RATING OF NETWORKING AT THE EVENT

One of the key successful outcomes of these events is the valuable networking opportunities and that senior building officials benefit from learning from others in the industry who come from different councils and organisations.



SAVE THE DATES: 25-28 MAY 2025, CHRISTCHURCH!

In 2025 BOINZ is revamping our two separate events into a single refreshed programme catering for interests of both members and BCA Leadership. The dual focus event will be across 3 days, Monday 26th, Tuesday 27th and Wednesday 28th May, with the BCA leadership day on the 28th May.

We will provide more detail in the forthcoming months!



A Vision for the Future - Farsight

As Sue Bai steps into her new role as Managing Director at Farsight, the future of the company looks promisingly innovative.

With over nine years of experience at Farsight, six years working in building consents within the council, and a solid foundation from the Institute of Directors, Sue is uniquely positioned to lead the company forward.

Her interest in the industry was first sparked during her work on the Copthorne Hotel renovations, where she gained firsthand insight into the intricacies of construction.

Sue's commitment to achieving high-quality build outcomes and her enthusiasm for integrating cutting-edge technology reflect her vision for Farsight's future.

In a time when rapid advancements in construction and the crucial roles of councils and consenting officials are evolving, Sue aims to harness the best skills and technology to support both councils and end users. We sat down with Sue to explore her vision for Farsight and the exciting path ahead.

What is your Vision for Farsight NZ?

As the new Managing Director, I am deeply committed to continuing Farsight's solid foundation of fostering a culture of innovation, collaboration, and excellence. I am passionate about empowering our talented team as we aspire to become a leader in the industry and the trusted advisor to our customers and stakeholders.

I am acutely aware of the rapid global changes we are facing, particularly the technological advances that will transform the way we live and work. In New Zealand, challenges such as the housing crisis, aging population, and skilled labour shortage demand our attention if we are

to maintain our quality of life and standard of living. At Farsight, we recognize our important role in shaping the future of our industry and our communities.

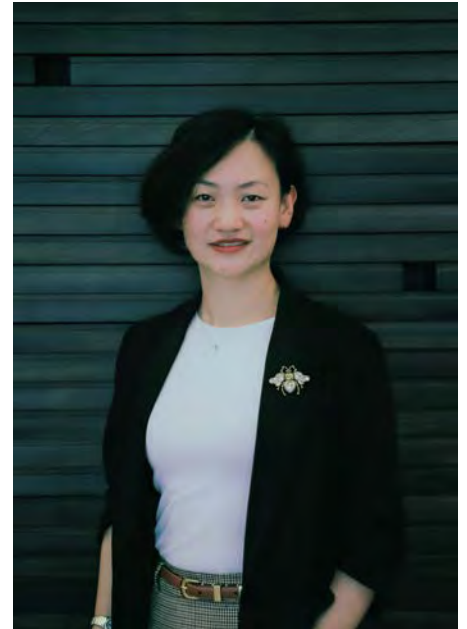
We have an unwavering commitment to delivering smart, simple, high-quality solutions tailored to meet the evolving needs of our clients and are proactively driving the trends that shape these sectors.

What is one of the key areas that you see where Farsight can help councils and customers?

By leveraging Technology for Smarter Processes, we embrace cutting-edge technology to enhance our operations and consistently deliver superior results. Our use of a cloud-based platform is a key part of this strategy, enabling us to streamline processes, improve efficiency, and reduce costs.

A prime example of our tech-forward approach is our remote inspection capability, which is transforming traditional industry practices. By adopting remote inspections, we're not only enhancing operational capacity/efficiency but also positioning Farsight as a leader in the drive toward smarter, more effective building processes. It reduces our carbon footprint, and supports more sustainable industry practices.

We have also developed a comprehensive Building Warrant of Fitness (BWoF) audit process and report. This system is designed to proactively manage and maintain BWoF compliance, ensuring that we collaborate effectively with stakeholders to raise overall compliance awareness across the board. Our proactive approach in this area highlights our commitment to maintaining the highest standards of safety and regulatory compliance.



Sue Bai



At Farsight, we see ourselves not just as participants in the industry but as true change-makers



We are working on an end-to-end process that best enhances usability and captures comprehensive assessment. This initiative is aimed at promoting effective collaboration and transparency throughout the entire process, ensuring that all stakeholders are aligned and informed at every stage. By leveraging technology in these ways, we're not just keeping pace with industry changes—we're setting the standard for what's possible in building compliance and process efficiency.

What are you excited about for the new people entering the industry?

It's incredibly exciting to see the launch of the new Bachelor of Building Surveying and Control degree, which is a significant step forward for our industry.

We actively engage with universities and support graduate programs, providing opportunities for new talent to learn and grow within our company. My own career journey has been greatly influenced by the mentoring I received in my

early years, especially from my dealing with some of the metro local government managers who played a pivotal role in shaping my understanding of the industry. Their guidance has been invaluable, and it's something I'm passionate about continuing here at Farsight.

Congratulations to the new President, Karel Boakes, for promoting the growth of women in the industry. I am equally committed to driving our ongoing dedication to diversity, equity, and inclusion. Having a diverse team is essential for fostering creativity, driving innovation, and achieving sustainable growth as we strive to build a more inclusive and equitable workplace.

What is key for you as the director of Farsight?

At Farsight, we see ourselves not just as participants in the industry but as true change-makers. Our approach is anchored in our commitment to influencing positive behaviour and setting new standards that others are encouraged to follow. We prioritize productivity and

efficiency by developing smart solutions that tackle the complex compliance issues faced by our industry. Through stringent quality control measures and a focus on continuous improvement, we ensure that our standards remain high and our practices effective.

Our initiatives align closely with the Government's objectives to build better, faster, and more cost-effectively.

About Farsight NZ:

Farsight NZ LP (previously known as Holmes Farsight) was founded in 2011 by Wellington-based building compliance expert Rob Tierney as part of the Holmes Group of specialist consulting businesses. We are New Zealand's only ISO 17020 inspection body having higher independence and effective management of conflicts of interest.

By Farsight & BOINZ

Spotlight on a Member - Shay Harrop

In this issue, we're delighted to feature Shay Harrop, an expert in Off Site construction with a background as a Building Manager at Tauranga City Council. Shay's extensive experience includes working internationally and offering valuable support to councils and specialists.

Recently, he presented at the SBCO Forum with his insights on Off Site Construction and received a Longstanding Member Award with BOINZ.

We caught up with Shay to discuss his career and the evolving landscape of Off Site construction.

How long have you been working in and with Building Control?

19 years. I started in 2005 as a cadet in Whakatane. The role came up when more resources were needed after the Matatā flooding event in 2004.

Tell us about your pathway in the industry and where you are now?

I joined as a cadet before Regulation 18 existed, so I followed a customized framework involving on-the-job hours with mentors, bookwork, and practical construction experience with local tradespeople. After qualifying and gaining experience, I was sent to support Kawerau one day a week—just three weeks before an IANZ assessment. That was quite the baptism by fire!

What has been the highlight of your career so far?

Watching the people I've mentored grow has been the most rewarding.

From admin officers who are now technical experts to builders who thought they knew it all, only to become advocates for upskilling across the industry—seeing that evolution is the highlight of my career.

What are the biggest changes you have seen in the industry throughout your career?

The shift towards professionalism has been significant. We've moved from jotting down notes like APP to producing documentation we can truly be proud of. The introduction of formal qualifications, including degree-level training, is a game changer.

What is your favourite thing about off-site construction?

The challenge and immediacy of problem-solving. When an issue is identified and fixed, it benefits the entire production run and often, future projects are not even destined for the New Zealand market. It's gratifying to see improvements take effect in real time.

You recently were awarded the BOINZ longstanding member award. What part has the organisation played in your career?

Networking and development opportunities have been key. When I started, I was young and inexperienced. Although fortunate to have a strong support team, it wasn't until I connected with the wider industry through BOINZ that I could really gauge where we excelled as a team and identify areas for my own growth.



What advice would you give to someone just starting their career in Building Control?

Never stop learning. You don't have to know everything—you just need to know where to find the answers. Always use the Hierarchy triangle. The solution might be in NZS 3604, but start at the top so you understand why.

Anything else you would like to add?

It's a pleasure working with all of you helping to create better buildings. Don't hesitate to reach out—phone calls are free, and we're all part of the same network to support each other.

By BOINZ and Shay Harrop



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For New Zealand.
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GIB

Miro Homes: Terraced Housing That's A Cut Above



When we say high end, we're not just talking about high specs. It's also about the high quality of our workmanship. These homes are not boring simple boxes, they are something special.

Quality is key in a new high-end terraced housing development in the heart of Henderson.

The masterwork of award-winning design and build company, Miro Homes, the 20 unit Lavelle Road development is scheduled for completion in August, and will offer upmarket living for West Aucklanders seeking something special. Product and material selection have been pivotal to the project's success, including extensive use of GIB® systems and products such as GIB Barrierline®, Aqualine®, Weatherline®, Braceline®, Noiseline® and Fyrelines®. In fact, Miro homes director Jerry Liu says he wouldn't use anything else.

"We launched Miro Homes in 2017, but we've been using GIB® long before we started this company," says Jerry, who has over a decade of construction industry experience in New Zealand. "We prefer to use good reliable brands that people can confidently trust."



Miro's commitment to quality has clearly paid off – Jerry and his team have won a slew of awards including a bronze award and a People's Choice award at the 2023 Registered Master Builders House of the Year as well as recognition at the 2023 NZCBIA (New Zealand Chinese Building Industry Association) Excellence Awards.

Initially established as a builder of stand-alone homes, Jerry and his business partner Hongren Wang began expanding into the terraced housing development market in 2019,



quickly building a reputation for high quality projects offering a touch of luxury. While they still complete a lot of individual homes across greater Auckland, their multi-unit subdivision projects are gathering significant momentum.

“We have completed very successful terraced housing projects in Pakuranga and Saint Johns, and we’re currently building terraced homes in Mangere East and here in Henderson. Stand-alone homes are not a reality for many people these days due to budget – but just because you have to buy a smaller terraced home, doesn’t mean it can’t still be beautiful, or that you have to compromise on lifestyle.”

Their Lavelle Road project is a case in point. Every detail has been thoughtfully considered, and functionality and aesthetic appeal go hand-in-hand. Consisting of four two-bedroom homes (90 sq. metres each) and 16 three-bedroom homes (120 square metres each), the three level development is a step above your stereotypical terraced housing subdivision.

“People come to our open homes and they can just sense the difference,” says Hongren, who completed his master’s in construction management last year and has many years of experience in the sector.

“When we say high end, we’re not just talking about high specs. It’s also about the high quality of our workmanship. These homes are not boring simple boxes, they are something special.”

GIB Barrierline® has been used extensively throughout the project. Hongren says its narrow space-saving footprint, lightweight construction and cost effectiveness make it the

ideal solution for intertenancy walls.

“Our builders love using GIB® because it’s easy to install and gives us more flexibility than other products and systems. It also gives our homeowners confidence and peace of mind, because they know GIB® products are high quality, low maintenance, and backed by robust warranties.”

Another secret to Miro’s success is their high-performing team of designers, builders, project managers and quantity surveyors, who work side by side to ensure projects are designed and completed to the highest standard, on time and on budget.

“We have nine people in the office and ten builders. We are all qualified industry professionals and because we all work together, we are extremely agile and able to build really efficiently.”

Combine this with ongoing support from the GIB® technical team, and Hongren reckons they have a winning

combination.

“Almost 100% of the issues we have found onsite we have been able to work through and solve with the support of the GIB® team.”

Jerry is quick to agree.

“When we’ve had any challenges, the GIB® onsite technical support has been invaluable,” he says. “These homes are three levels with balcony, so fire resistance was tricky - and ventilation threw up another challenge - but site meetings with GIB® helped us work through solutions and saved us a lot of time and money.”

Now nearly completed, this Miro Homes terraced housing development has injected more than a dash of style and substance into Henderson’s housing stock, and looks set to dish up an enviable lifestyle to those lucky enough to call it ‘home’.

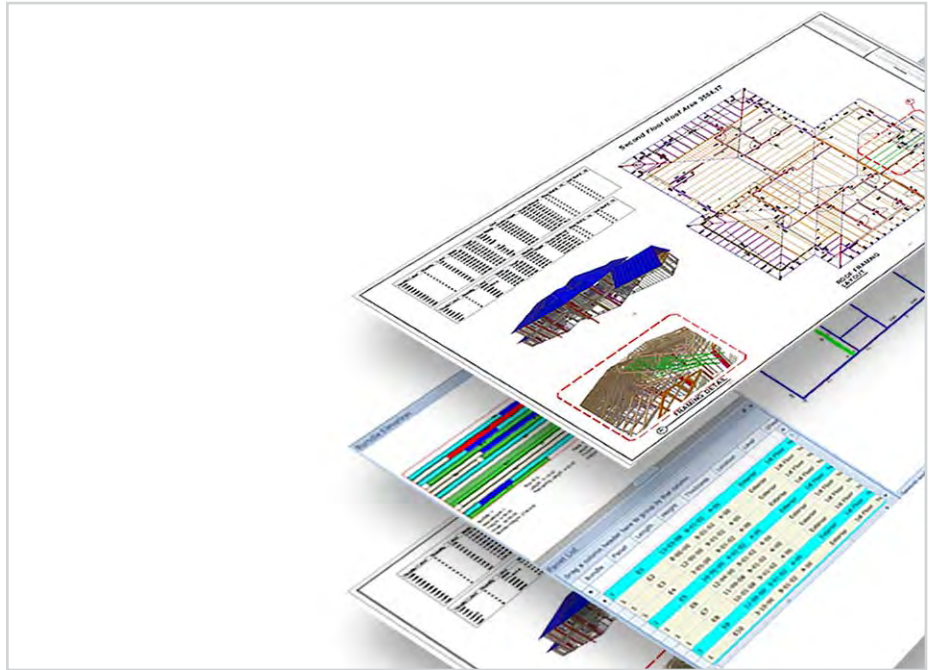
By GIB - Advertorial



MiTek Solutions – Enabling Compliant Pre-Fabrication

Timber structures are the most prevalent residential construction system in New Zealand. With timber being locally sourced and widely considered as the most sustainable building material, our building industry is advancing towards more mid-rise timber buildings. As we continue this progression, ensuring the safety and suitability of timber building solutions remains paramount.

MiTek engineered building solutions are meticulously designed, developed and certified by Chartered Professional Engineers to meet the



MiTek offers the first structural software in New Zealand capable of designing the structural components for a whole house within a single seamless program.

requirements of the New Zealand Building Code. Among the four key aspects we offer, Product, Software, Automation and Services, Software plays a pivotal role in seamlessly connecting all components, thereby enabling a compliant pre-fabrication solution for safe and suitable timber designs.

MiTek has developed a fully integrated design software system that models a multi-story timber building. This system applies a

comprehensive suite of load actions to every roof, wall, floor and ceiling surface, distributing these forces to adjacent structural components, and transferring the loads from component to component until they reach the foundation. The software's structural integrity and reliability are founded on a load transfer system that is entirely traceable.

All MiTek software is developed, tested and certified by Chartered Professional Engineers to ensure compliance with the New Zealand Building Codes, standards and good practice. These standards include the AS/NZS 1170 series, NZS 3603, NZS 3604 and others. The timber properties used in the software are based on New Zealand Standards and data published by EWP manufacturers. Each MiTek software undergoes rigorous alpha testing and on-site customer testing prior to deployment. Additionally, the design and development processes of MiTek software are audited and certified to comply with AS/NZS ISO 9001.

All MiTek software users undertake a comprehensive training and go through an accreditation program,

equipping them with the necessary knowledge to use the software effectively. Users are required to familiarise themselves with the software's term and conditions, as outlined in User Guides, Reference Sheet, Training Notes and Manuals.

One of the software's key safeguards is the implementation of strict, hard-coded rules that ensure all users adhere to regulations and best practices. For example, external users are prevented from outputting designs that is outside the scope. Any design beyond this scope must be reviewed and certified by MiTek engineers.

Through robust code compliance, comprehensive training and stringent rules, MiTek offers the first structural software in New Zealand capable of designing the structural components for a whole house within a single seamless program. This ensures not only code-compliant solutions but also enables efficient pre-fabrication processes for the timber industry.

By MiTek



ON-SITE TRUST IS A MUST!

MiTek's off-site construction methods:

- Ensure compliance and safety with custom-made precision components
- Streamline inspections and compliance with CodeMark certification
- Save time, money and benefit the environment



ICC

Off-Site Construction Adds Up

Recognition of the need for more sustainable and efficient construction methods is growing.

This is intensified by a housing shortage in New Zealand and an increasing interest about the benefits of off-site construction to help address these challenges, as reflected in the establishment of the BuiltReady Scheme.

While off-site construction may not be the panacea for all construction, it does present significant advantages: more affordable houses can be made at scale, reducing impacts on the environment and overcoming workforce limitations.

So, what is off-site construction?

Off-site construction is not particularly new and as an industrialised replicable process, dates back many decades. The term itself is also interchangeable with 'pre-fabrication', 'modular construction', or 'modern methods of construction'¹.

Off-site construction can also be viewed as a **closed system of production** where there is a single point of supervision for inputs and outputs. This ensures

greater accountability, including for the materials and components, supply chains and inventories, and the designs and processes that go into assembly. As such, it can be compared to the way a car is manufactured.

This is different from **on-site construction**, which is an open system of production that may include the assembly of some objects that have been manufactured off-site (such as roof trusses or pre-cast panels). In this form of construction there are potentially multiple points of accountability, multiple contractors involved in assembly, complex supply chains, and more than one point of supervision.

Off-site construction benefits

The benefits of off-site construction start with the advantage of auditable quality assurance and management systems within a factory setting. This extends to include:

- Superior energy efficiency;
- Tighter building envelopes;
- Carbon and waste reduction;
- Significant cost efficiencies;

- Buffering of supply chain delays; and
- Helping to overcome workforce shortages and improving workplace safety.

The cost of housing has risen astronomically in recent years both in New Zealand and internationally. In the US, it is estimated that off-site construction can deliver projects 20 to 50 percent faster than traditional methods through simultaneous site development and building construction at the plant. This increases productivity and provides cost savings of up to 20 percent².

Additionally, embodied carbon associated with the production and transportation of construction materials in conventional practices accounts for 11 percent of global emissions. According to research by the University of Cambridge and Edinburgh Napier University, off-site modular constructed homes can provide embodied carbon savings of up to 45 percent³.

Roughly 30 percent of all building materials delivered to a conventional construction site end up as waste⁴. Off-site construction can also reduce this to a negligible amount.

¹The International Code Council (ICC) and Modular Building Institute's (MBI) 1200 series of standards define off-site construction as: 'A modular building, modular component or panelized system which is designed and constructed in compliance with adopted codes and standards, and is wholly or in substantial part fabricated or assembled in manufacturing plants for installation - or assembly and installation - on a separate building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.'

²Green Building & Design PRO July 21, 2022.

³Royal Institute of British Architects (RIBA) Journal, 'Modular schemes slash embodied carbon by over 40%, research shows' 13 June 2022.

⁴Green Building & Design PRO July 21, 2022.



The benefits of off-site construction start with the advantage of auditable quality assurance and management systems within a factory setting.



International Code Council experience

New Zealand has the opportunity to take advantage of off-site construction through its national approach, and learn from the experiences of the ICC, which has been a leader in supporting off-site construction for many years through its family of building safety solutions.

This includes conducting plan design reviews, factory inspections and audits, code development product certification and training packages. The includes a suite of standards (developed in conjunction with the US Modular Building Institute) and guidelines.

Principal amongst these resources are:

- ICC/MBI 1200 – Standard for Off-site Construction, Planning, Design, Fabrication and Assembly;
- ICC/MBI 1205 – Standard for Off-site Construction, Inspection and Regulatory Compliance;
- ICC/MBI 1210 – Standard for Off-site Construction, Mechanical, Electrical, Plumbing Systems, Energy Efficiency and Water Conservation;
- ICC Guideline 5 – Safe use of repurposed intermodal Shipping

Containers as buildings;

- ICC Guideline 6 – Advanced Panelization for Buildings; and
- ICC/THIA (Tiny Home Industry Association) 1215 – Standard for Off-site Construction for Tiny Houses where used for permanent occupancy (under development).

For more information, please visit www.iccsafe.org/offsite.

By ICC





Maximise your Membership



Download the BOINZ BOOST App





Waterproofing vs Damp Proofing – What’s The Difference?

When it comes to below ground protection, selecting the right solution is crucial to ensure the longevity and integrity of the structure.

Allco offers a full range of waterproofing and damp proofing membranes, and understanding their differences before specification is critical. While below-ground bitumen membranes provide a barrier against moisture and vapor, preventing dampness from rising into a building’s structure, our waterproof membranes are designed to resist water ingress entirely, forming a robust protection against water penetration. Selecting the right solution will depend on the specific requirements and conditions of the project.

This article covers the key differences between our CETCO Volclay waterproofing range and our Casali Damp Proof Membranes.

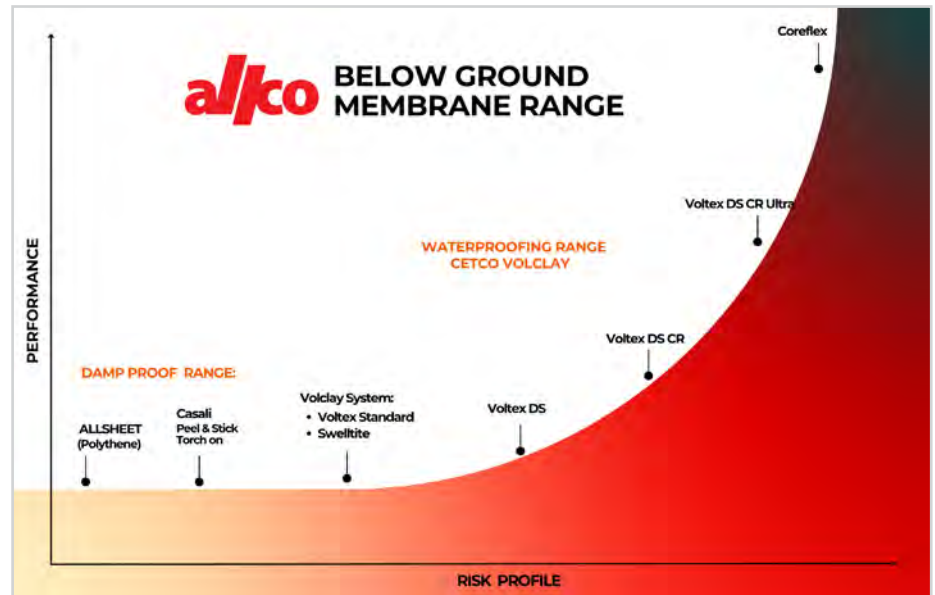
CETCO Volclay Range: The Ultimate Waterproofing Solution

CETCO Volclay is a world-leading waterproofing solution designed to provide robust protection against water ingress in below-ground structures. The Volclay range utilises sodium bentonite, a naturally occurring clay with remarkable swelling properties, which expands upon contact with water to form a dense, impervious barrier.

Key Features and Benefits:

All-Weather Installation

One of the standout features of the CETCO Volclay range, which includes Voltex and Swelltite, is its ability to be installed in virtually any weather condition, including rain and snow. This flexibility significantly reduces weather-related construction delays.



No Priming Required

Unlike other tanking membranes, Volclay products do not require a priming layer. They can be installed directly onto compacted slab substrates, saving valuable time and resources.

Pre-Applied and Post-Applied Options

Voltex is a pre-applied membrane suitable for use around formwork and horizontal surfaces. Its patented carpet-like geotextile fibers ensure the bentonite stays in place, protecting against wet weather and construction damage.

Swelltite is a post-applied membrane ideal for vertical concrete walls and block work. It combines bentonite with butyl rubber, offering flexibility and resilience, and adheres easily to concrete walls.

Self-Healing Properties

Both Voltex and Swelltite hydrate and swell upon contact with water, forming a dense, impervious membrane. This swelling action allows the products to self-heal and seal around penetrations and small cracks, ensuring long-term protection against water ingress.

Casali Damp Proof Membrane: Managing Moisture Effectively

The Casali Damp Proof Membrane (DPM) range is specifically designed to control moisture in below-ground structures by preventing water vapor from rising into the building. Unlike waterproof membranes, which are designed to resist water ingress entirely, DPMs are ideal for non-hydrostatic conditions where there is no significant water pressure.

Key Features and Benefits:

Designed for Non-Hydrostatic Conditions

The Casali DPM range is specifically designed to manage moisture in the form of water vapor rather than resist water ingress entirely. This makes it ideal for low-risk project conditions where hydrostatic pressure is not a concern.

Versatile Application Methods

Casali membranes can be applied using peel-and-stick or torch methods, offering flexibility in installation.

High-Quality Material

Manufactured from premium

modified bitumen, Casali DPMs ensure durability and reliability.

Compatibility and Warranty

The Casali DPM range is compatible with Allco's Volclay Waterproofing range, ensuring seamless integration for comprehensive moisture protection. Allco offers a 20-year product warranty, providing peace of mind to specifiers, builders, and developers.

Product Variants for Specific Needs

- Casali Aderix: Self-adhesive membrane ideal for wall applications requiring a peel-and-stick method.
- Casali Olympia (PBS): Suitable for under-slab applications with torched laps or wall applications.
- Casali Dermafil: Chipped cap sheet membrane for walls with torched applications and transitions to above ground.

- Casali Eradix: Root stop membrane designed for planter boxes.

Choosing the Right Solution

Selecting between waterproofing or damp proof will depend on the specific requirements and conditions of the project. If the site is likely to encounter hydrostatic pressure, our CETCO Volclay is the ideal choice due to its ability to form a dense, impervious barrier and self-heal around penetrations and cracks ensuring long-term protection against water ingress. For projects with no water pressure and where managing water vapor is sufficient, our Casali Damp Proof Membrane offers an effective and high-quality solution to prevent water vapor from entering the building.

It is also important to consider the weather and site conditions of the project. Volclay range can be installed in most weather

conditions, whereas a rainy day will grind the application of DPM bitumen membranes to a halt, creating delays. Volclay products can be installed in any weather, making them highly versatile and reliable, saving time and money in the long run.

Understanding these differences and benefits will help you choose the best below-ground protection for your project, enhancing the longevity and integrity of your structure. Allco offers a comprehensive range of solutions and has dedicated technical support ready to help you make the right choice every step of the way.

If you want to know more about our range visit our product page contact your local account manager or email our technical team.

By Allco



We have handpicked the leading products from around the globe to offer the best waterproofing solutions for:

- ✓ Tanking
- ✓ Roofing
- ✓ Recover roof
- ✓ Carparks
- ✓ Green roofs
- ✓ Podiums
- ✓ Balconies
- ✓ Warm roofs
- ✓ Planters

We provide technical design assistance and robust on-site support to ensure the highest installation standards, every time!

Our approved applicators undergo rigorous in-house and on-site training to ensure top-quality installation. With over 48 years of expertise, our solutions are designed to keep water out!

ONE SUPPLIER | ONE APPLICATOR | ONE WARRANTY

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#FutureReady Past Experience

For product manufacturers, compliance isn't just a matter what you say on a glossy brochure or a gleaming website, it's a matter of consistent performance over time, backed up by robust testing.

With copycat companies and products entering the building materials market, there is a need for increased vigilance from designers, consenting officials, construction professionals and inspectors throughout the build process.

Here in New Zealand and indeed in Australia, TRACKLOK® Ltd has noted imitators riding on our hard fought compliance pathway, without necessarily carrying out adequate testing, or relying on past experience and due diligence we all expect of building products, especially in the seismic space.

For 11 years, the TRACKLOK suite of products have been tested across three countries – New Zealand, Australia and the United States. As first to market by 10 years or so, these solutions have not only been tested to NZBC and ICC standards, but also to the higher levels of HCAI criteria for hospital projects in California, USA.

TRACKLOK® solutions have been tested, analysed and critiqued by engineers here and abroad, scrutinised by our very own MBIE resulting in a big tick of approval and torture tested by mother nature herself, including Christchurch, Kaikoura and thousands of smaller events across New Zealand, Australia and USA.

New entrants into this space must provide evidence of the testing they claim to have completed, to show compliance to our codes and evidence of the consistent performance demanded. Rigorous analysis of this testing must be carried out before products make it to site – there is just too much at stake.



Our journey has seen some of these attempts at imitation end in legal disputes over intellectual property (IP).

With a long history of testing, collaboration with industry partners and consistent performance in the field, we know that the TRACKLOK® makes for easy compliance and true peace of mind. Our range of seismic solutions, combined with our complimentary mark-up service allows all players an even field for providing wall and ceiling bracing plans that translate on the ground. Our brand has become the eponym for the action of seismic bracing on project sites – this is a testament to hard work, yes, but also a shining example of what can be achieved through true collaboration on ideas motivated by altruism not profit.

So, the team at TRACKLOK® can look back with pride at the achievements over the last 11 years, but we are determined to remain future ready – let's challenge new entrants and bad actors on their approach to testing, their experience in this space and ultimately their pathway to compliance.

By Tracklok



Our brand has become the eponym for the action of seismic bracing on project sites – this is a testament to hard work, yes, but also a shining example of what can be achieved through true collaboration on ideas motivated by altruism not profit.

TRIBOARD

BRACING PANEL VALUES // Framing as per NZS 3604

Triboard stands out as a premium wood solution with proven wall bracing values.

Triboard is composed of engineered strands orientated in such a way as to maximise strength and durability with an additional MDF fibre surface giving a smooth paint ready finish.

Certified uniform strength throughout its core gives Triboard Panels excellent wall bracing capabilities.

Triboard bracing information has been developed from tests carried out in the Timber Laboratory of SCION. For Triboard bracing details go to www.jnl.co.nz/product/triboard/ **Brochures and Specs** or scan the QR code.



Accredited Building Surveyors



The Institute has conducted three courses so far this year in Auckland, Christchurch and Wellington and are conducting this year's final course in November.

Through the ABS course, BOINZ offers accreditation to members qualified to perform pre-purchase property inspections.

Our Accredited Building Surveyors conduct comprehensive building inspections which are essential for prospective buyers seeking to learn more about a property, and are often required by banks or insurance companies before finalising the sales and purchase agreement.

Once accredited, members are featured on our website. Only those listed on our site are authorized to conduct pre-purchase property inspections through BOINZ.

- **Level 1** - Accreditation to carry out Residential Property Inspections in accordance with NZS 4306-2005 Residential Property Inspections
- **Level 2** - Accreditation to carry out specialist reports as listed in NZS 4306-2005, asbestos sampling, methamphetamine sampling, healthy homes surveys or other specialist reports
- **Level 3** - Accreditation to carry out building surveying work for any building type

Our next course takes place:

Friday 1st November – Sunday 3rd November, Auckland

Contact our Accreditation Manager for further information and to apply:

Kirsty Lett
 accreditation@boinz.org.nz
 04 473 6002.

By **BOINZ**

Building Consent Performance Monitoring Reports

These quarterly reports establish consistent monitoring on the performance of the building consent system, with a particular focus on building consent and code compliance certificate timeframes. The data provided is as reported by Building Consent Authorities (BCAs). Timeframes for building consent and/or code compliance certificate approval are some of the key indicators for building consent system performance.

Overall Timeframes – All Applications

The overall timeframe results include all application data (ie building consent applications, amendments, and code compliance certificates).

Data for the second quarter of 2024 showed the overall median time to process an application was nine working days. All BCAs had a median processing time of less than 20 days. In total, 91.4 per cent of applications were processed within the statutory period. Of the 69 BCAs, seven processed 100 per cent of their applications within the statutory timeframe.

This is a very credible result given the variable inputs and multiple issues associated with applications.

<https://www.mbie.govt.nz/dmsdocument/28918-building-consent-system-performance-monitoring-q2-april-to-june-2024-pdf>

By **BOINZ**

Hamilton's New Bridge: Te Ara Pekapeka

On 30 August, Waikato celebrated the opening of its newest river crossing, the Te Ara Pekapeka Bridge. This landmark structure links Hamilton's eastern suburbs with its southern neighbours, marking the first new bridge spanning the city in nearly three decades. It also represents the initial phase of the Southern Links state highway and arterial road network, a collaborative effort involving central government, local government, and iwi.

Te Ara Pekapeka Bridge is the name gifted to the city by mana whenua. The name means pathway of the bat and reflects the consideration that was given in the design of the bridge to protect pekapeka-tou-roa (long-tailed bat) that live in the Peacocke area.

The bridge's simple structure, lighting, and landscape planting provides for bat flight paths above traffic routes or along the river beneath the bridge, ensuring the bats as well as people can continue to live in the growth cell as it is developed.



The Te Ara Pekapeka Bridge is not just a crucial transportation link; it is a testament to comprehensive urban planning. The bridge integrates seamlessly with surrounding infrastructure, supporting public transport, pedestrian, and cyclist access. It also enhances connectivity with parks and manages strategic water, wastewater, and stormwater systems. It will eventually support around 7400 homes for up to 20,000 people.

Hamilton Mayor Paula Southgate said this moment marked the start of a whole new community.

"This bridge is a critical gateway to a fabulous and important new part of our city, enabling thousands of new homes which we need now and into the future. It also provides a well-connected transport network linking to our central city and key routes.

"The Peacocke area is one of Hamilton's largest greenfield areas and our biggest-ever investment in

environment restoration, which is in part a home for endangered long tail bats - so its new name is fitting," she said.

"I am immensely proud of this project, which is a great example of community-led placemaking, delivered in partnership with iwi, and backed up by much-needed funding support from Government."

Peacocke is being built with the support from the Government's Housing Infrastructure Fund, made up of a \$180.3 million 10-year interest-free loan and \$110.1 million of NZ Transport Agency Waka Kotahi subsidies. As Hamilton's newest and most ambitious infrastructure project, Te Ara Pekapeka Bridge not only bridges physical spaces but also paves the way for future growth and connectivity in the region.

**By Hamilton City Council and
Waikato Business news**



I am immensely proud of this project, which is a great example of community-led placemaking, delivered in partnership with iwi, and backed up by much-needed funding support from Government.

Transition to Lower Emissions Steel Making Can Go Further, Faster



The electric arc furnace provides New Zealand Steel with significantly more production flexibility which means we can scale down production at times of peak demand or supply shortages such as those we have experienced this winter

Chief Executive Robin Davies has said that New Zealand Steel's partnership with government and industry to change the way it makes steel at Glenbrook could cut greenhouse gas emissions by up to one million tonnes per annum – 200,000 tonnes more per annum than previously advised. Mr Davies also expects commissioning of the new plant to be brought forward to the end of 2025, rather than 2026.

In May 2023 New Zealand Steel announced it would build a new electric arc furnace at its Glenbrook steelworks within the next three years as part of its move to lower emissions production, reducing the site's annual GHG emissions by up to 800,000 tonnes once commissioned. The investment is also intended to secure the future of steelmaking at New Zealand Steel's plant, south of Auckland.

Mr Davies said: "The electric arc furnace project is progressing at pace with civil works well underway – we are on track to deliver this significant reduction in the country's emissions, in fact, we are very pleased to advise the design phase shows we can go further, faster than originally planned.

"We are now looking at up to a one million tonne, or a megatonne, reduction in our annual GHG emissions, with starting commissioning brought forward to the end of 2025.

"Taking up to a megatonne of emissions out of the country's current annual carbon footprint will make a significant contribution to meeting New Zealand's emissions reduction targets."

The project has been supported by EECA (Energy Efficiency and Conservation Authority) as a bespoke partnership with New Zealand Steel as a large energy user and emitter. Dr Marcos Pelenur, EECA CEO, said "This project already ticked a number of boxes, delivering significant energy efficiency and emissions cuts, innovating in a key New Zealand industry, and sustaining a key

contributor to regional economic development and improved resilience.

"The news that this will be delivered faster, and with greater savings, is welcome. We're pleased to be working alongside New Zealand Steel."

Mr Davies says renewably generated electricity and local scrap steel supply are central to the plan to almost halve New Zealand Steel's emissions.

"To enable this push to go further, faster we have gone to market for additional power purchase agreements to supplement the original competitive and innovative supply agreement reached with Contact Energy last year.

"The electric arc furnace provides New Zealand Steel with significantly more production flexibility which means we can scale down production at times of peak demand or supply shortages such as those we have experienced this winter – more power supply arrangements will deliver even greater demand management flexibility for peak power supply into the Auckland region.

"It also means recycling more domestic scrap steel in New Zealand, rather than it being shipped overseas to be recycled, further strengthening domestic waste-to-value solutions."

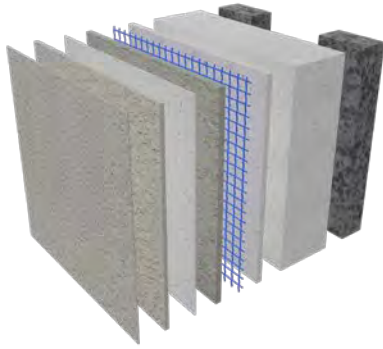
Since announcing the electric arc furnace last year New Zealand Steel has secured supply contracts with Global Metal Solutions and SIMS for hundreds of thousands of tonnes of domestic scrap steel.

In terms of installation of the electric arc furnace itself, the site is currently being prepared and New Zealand Steel expects parts of the arc furnace to begin arriving from its design and supply partner – Italian firm Danieli – in February 2025.

"I'm excited to see this state of the art technology arriving on our shores and being installed here at Glenbrook," Mr Davies said.

By New Zealand Steel

Timeless Finish Enduring Quality



INTEGRA lightweight concrete plaster cladding

Driven to create surfaces that make a living environment durable, feel and look good to live in, we believe the tactile nature of plaster cladding is unrivaled.

The construction process contains many facets which when combined, and applied accurately make for a shining, and durable example of the construction process - from the clients needs, the Architecture, through to the selection of products, and the professional trades people that apply their skills.

At Resene Construction Systems we only promote tested & trusted products, all applied by LBP registered Plastering Professionals for each and every project.

Visit our website to discover more about our exciting range of facade systems, bespoke interior finishes, and construction products.

Resene 
Construction Systems

www.reseneconstruction.co.nz | 0800 50 70 40



Leading a locally made, low carbon future.



Be a part of positioning New Zealand as a global leader in low-emissions steel production.

We're proud to announce that we're set to have our source steel supplied from New Zealand Steel's new Electric Arc Furnace (EAF) from 2026. Support us while we transition by investing in locally-made products that will contribute to ensuring steel production in New Zealand is sustainable for generations to come. Recycling domestic scrap steel instead of exporting it offshore means we'll be maximising the lifecycle of our products and delivering locally made, lower carbon reinforcing steel. The introduction of the EAF at New Zealand Steel and your support of locally-made, means you'll be part of the biggest industrial decarbonisation effort in our country's history to date. Around 50% less coal usage and 45% less emissions (scope 1 & 2) from day one is just the beginning of a significant industry transformation. Join us on this landmark journey.

Find out more at pacificsteel.co.nz/EAF

