STRAIGHT UP

BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND

Thames-Coromandel District Council

Thames-Coromandel Pilots Streamlined Building Consent Audit

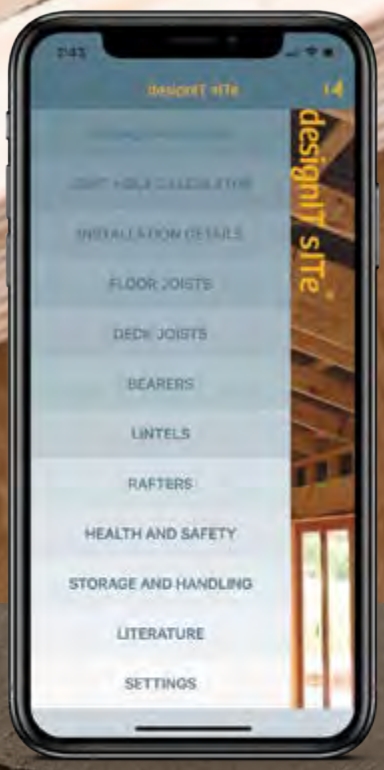
Tainui Group Holdings

Ruakura Superhub

Terra Lana

Wool Insulation Grown and Made in NZ

WINTER 2024



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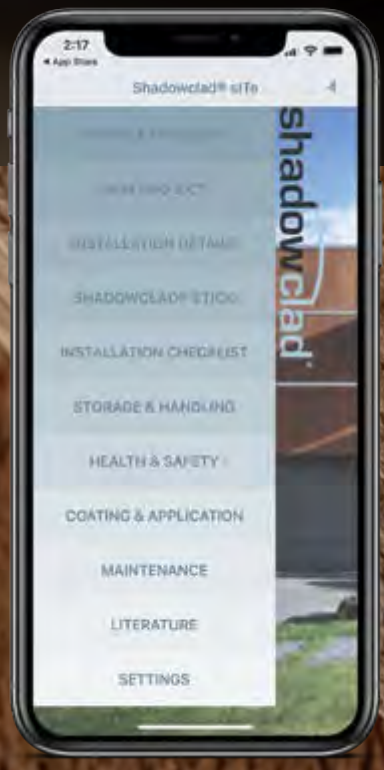

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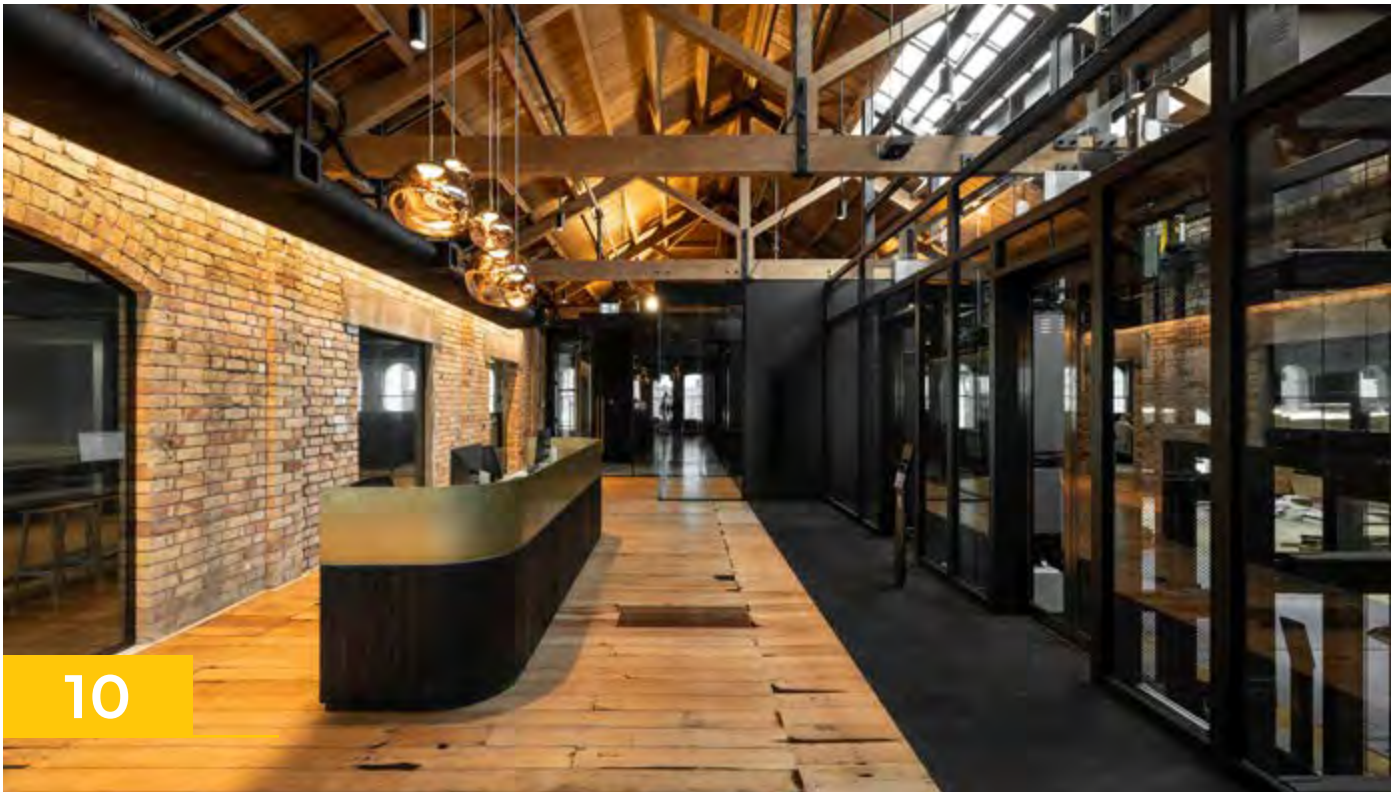

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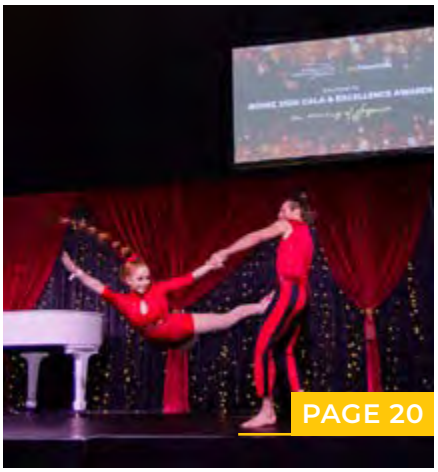
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PEOPLE

Message from the President

I am delighted to have been elected by the Board as your new president and would like to thank you all for your support. Our Board was elected under the old constitutional process with all positions being declared vacant and we adopted the new constitution's transitional process pathway into the tri-ennial process, which will see two Board positions becoming vacant annually. While a formal process this was undertaken in good spirits by the new Board, and my term selection was for two years.

I am a passionate supporter of BOINZ and the professionalism of building surveying. The journey of building surveying professionalism in New Zealand trails that of other countries with advanced building aspirations, and it has been exciting for me to see BOINZ lead the way in changing the value perceptions of building surveying and building control over the last fifteen or so years. Positive change often takes time, and I would like to acknowledge those before me who have championed the progress we have made.

During my term as president I am hoping to network with as many of you as possible, as the way forward will be grounded on the best information we can get from our membership. I also think it may be useful for you to know a little bit about me and what keeps me awake at night.

My journey into building surveying

I have a BSc (Hons) in Building Management, Design and Construction from the UK and have worked within the local government and construction industry in the UK and South Africa prior to emigrating to NZ in 2002.

I have 20 years' experience working within the NZ local government environment starting as an Assistant Building Officer in 2004 through to Regulatory Manager overseeing multiple regulatory functions including building control. I am currently the Regulatory Strategy and Policy Manager for Objective Corporation Limited assisting with the development of consenting software across Building Consent Authorities.

I have been a Licensed member of BOINZ for 20 years, a Board member since 2020, member of the Audit & Risk Committee and I have had the privilege of holding the Vice-President position during the 2022-2024 term.

I am very passionate about Building Surveying and the construction industry and have enjoyed my journey of lifelong learning, including the challenges along the way. I know I will not be alone in having stories of dealing with determinations, claims, leaky homes mediations and dare I say it "Fair Go", although this may now be a thing of the past!

I am looking forward to representing members and working with the Board to build on its strategic goals over the next term.

Key areas I would like to see delivered on during my presidency

During the last 4 years I have been energised and excited by the openness and collaboration within the industry during a challenging time. We are in an environment of change and opportunity and I am keen to ensure that we make the most of those opportunities aligning with our organisational strategic platforms: Membership, Professional Development and Advocacy.

The Institute has maintained a strong financial position despite obvious economic challenges. We need to keep a focus on tight fiscal control whilst maintaining flexibility and accessibility of training courses and continued improved benefits to members.

I would like to see strengthened key relationships with industry stakeholders including MBIE and see that the Institute continues to improve resilience, credibility and reputation as a strong advocate in the industry.

In light of recent environmental events that have heavily impacted people's lives and tragic events such as Loafers Lodge and my general experience in building compliance, I am passionate about advocating for a safer built environment and efficient construction industry where consistency, competence and quality is paramount.

I am also keen to support and promote the growth of women in the industry and I am thrilled to see the talent and passion of members recognised at the conference awards ceremony.

OUR BOARD

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Vice President

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Board Member

Jeff Farell
Board Member

Brent Goldschmidt
Board Member

Daniel Scheibmair
Board Member

Nick Hill
Board Member

The Institute has an exciting future with the passing of the new Constitution and the launch of the new Batchelor in Building Surveying and Control degree qualification and I encourage members to take up this challenge and opportunity. The next step on this professional journey is chartership.

Some political observations about what may work and might not work under the current three-party regime

Efficiency/timeliness – data collection. An imperative need is to ensure MBIE has the full picture before making new policy decisions.

Remote inspections – we are not the first country in the world to look at this option. Guidance from MBIE would be helpful to inform BCAs prior to uptake of this software and to help with a consistent approach to utilizing remote inspection technology. It would be helpful to understand what is an acceptable scope and volume of RVI that would be palatable in terms of BCA risk management.

Modular construction is still in its early stages. There has not been a big uptake in the manufacturer's certification regime at this point. Time will tell how this evolves.

Product certification/overseas standards approval – This is a good idea in principle. I envisage that it will be time-consuming and complicated to implement in reality. It is likely to increase competition in the market, but will there be a benefit overall in terms of timeframes for consenting? Where will the risks fall, hopefully not on BCA's or consumers.

It will also be interesting to see how the new BPIR requirements assist in this area.

These conversations bring into play the conversation about liability and whether MBIE are receptive to changes to this framework to balance the liability more fairly between the industry.

After review of the MBIE's report on the safety assessments of boarding houses and the upcoming release of the review of the Loafers Lodge investigation report, we will be ready to participate in consultation and discussion about the future of the BWoF compliance regime and associated stakeholders in overall building compliance.

Karel Boakes - President

Karel Boakes
President

OUR PREMIERE PARTNERS

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

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FUTURE SKILLS

Launching the Bachelor of Building Surveying and Control

The first cohort (Class of 2024) of the Bachelor of Building Surveying and Control learners were welcomed to the programme on 1 July.

The Building Officials Institute of New Zealand (BOINZ) is delighted to join Future Skills in welcoming the first cohort of Bachelor of Building Surveying and Control learners to the programme.

The Bachelor of Building Surveying and Control programme was officially launched by Minister for Building and Construction Chris Penk at the annual Building Officials Institute of New Zealand (BOINZ) conference in Wellington this May.

It is the first degree of its kind in New Zealand, and it will provide the education needed for gaining a long-term career in the Building Surveying industry.

Learners will carry out their studies in class, online, and in the workplace.

At the launch, the learners were at the Future Skills Manukau Campus meeting the team and getting an introduction to the programme.

The proceedings started with a Mihi Whakatau. Learners then had the opportunity to hear from Future Skills Group Chief Executive Sam Alavi and BOINZ Chief Executive Nick Hill.

They then shared a morning tea and were introduced to the team of Building Surveying and Control lecturers and the Student Support Team.

The Bachelor of Building Surveying and Control gives learners the knowledge and skills they need to carry out management tasks, survey buildings, and assess building applications against legal requirements and regulations in the building regulatory environment.

We are grateful to our industry partners who assisted with the development of the programme.

Australia to Recognise Building Surveying in Occupation Stats

CEO of the Australian Institute of Building Surveyors (AIBS), Sid Gokani, has shared with BOINZ the great news of more official recognition for building surveying in Australia, with the announcement that a new category of building surveying is to be included in the Australian Bureau of Statistics (ABS) occupation statistics.

Until now, building surveying has not been visible in the statistics of the ABS who collects data on Australian occupations and their classification. It has rather been lumped under the category 'building inspector' or various other categories related to government, consulting or similar roles.

In 2023 the ABS announced it was updating its list of proposed occupations in Australia and called for public comment. AIBS responded, in line with its mission to develop and promote building surveying, by submitting that:

- the term 'building inspector' did not adequately reflect the professional work of a building surveyor
- building surveying was not captured in any other occupational category, so the role of a building surveyor was unrecognised in the ABS stats
- building surveying should be added as a standalone occupation and provided evidence of the need for this and draft descriptors of the text that supports each listing.

Consequently, the ABS published a document on 18 December 2023 in which it confirmed a new category of building surveying would be added.

In mid-2024 the ABS will hold more consultations to seek more details for the new listings and the AIBS plans to contribute further towards ensuring:

- the qualification framework and role descriptions are appropriate
- the listing appears in the right place, as a professional vocation, distinct from trades that have traditionally been the home of the building inspector category.

This is a considerable gain in recognition for building surveying in Australia and reflects the important work of our counterparts there, the AIBS, in promoting greater understanding of building surveying and advocating on behalf of its building surveyor members.

We congratulate Sid and the AIBS on this win for building surveying in Australia and we share the goal of promoting and advocating for this professional vocation.

Australian Institute of Building Surveyors (AIBS)

COPPER SUSTAINABILITY PARTNERSHIP

The Plastics Greenwash

To protect our planet without hindering technological advancement or compromising the lives of future generations, it's critical we use materials that can meet our needs without depleting our natural resources or causing damage to our environment.

Since its invention six decades ago, plastic use has grown exponentially and resulted in more than 8.3 billion metric tonnes of various plastics.

According to National Geographic, 91% of all plastics produced in the world have not been recycled. The Resource Efficiency Collective states less than 3% of plastics consumed in the UK are made of local recycled plastics and most of the waste ends up being incinerated, landfilled or exported.

As reported by the Resource Efficiency Collective, nearly 13 million tonnes of plastic waste enters the ocean every year – more than twice the annual consumption of plastics in the UK.

Despite this, plastics can be found in every corner of modern-day life, in our homes, clothes, transportation and packaging. The material has long been hailed for its longevity, but, in reality, it's damaging ecosystems and wildlife, spreading toxins that even enter the food chain.

Plastic in the built environment

During the last 25 years, plastic has become increasingly prevalent in the built environment, largely due to the material's cost-effectiveness and relative ease of installation.

As an example, in buildings developed before the 1990s, copper plumbing fixtures would have been the status quo. Now nearly every new-build home uses plastic pipes both in underfloor and plumbing applications.

This transition is down to the plastics industry focusing on the benefits while downplaying the environmental impact of plastics and greatly exaggerating their recyclability.

Multi-layer composite (MLC) tube, consisting of layers of plastic and aluminium, is a prime example of a commonly used tube that cannot be recycled.

Commonly used plastic compounds like polyvinylchloride (PVC), polyethylene (PE) or cross-linked polyethylene (PEX) all deteriorate over time, making them less and less suitable for recycling or re-manufacturing into other usable items.

Made from crude oil and chemicals, plastic also contains carcinogenic, mutagenic and reprotoxic (CMR) substances, which can damage the environment as well as human health should they leach into water supplies and sewer systems.

Although some mitigations have been made by the plastics industry to reduce leaching, many contaminants remain unknown along with the effect of what the mixture of such chemicals could mean to life and the environment in the long term.

The poor sustainability credentials and questionable health and safety record of plastic pipes are just two reasons to push back against the plastics greenwash and favour copper in the debate between copper vs plastic pipes.

The myth of plastic recycling

Despite industry bodies' suggestions that plastic pipes are fully recyclable and have a circular, end-of-life economy, one important fact remains: most plastics are still not being recycled.

This is despite the pledges that many plastics manufacturers make to develop a catalogue of 100% recyclable products where the raw materials can be used and re-used without the loss of quality or use of finite fossil fuels.

In reality, plastic waste within the construction sector is on the rise. Analysis of government data shows that while plastic waste in the UK fell as a whole between 2014 and 2018, plastic waste in the construction sector shot up by nearly 70%.

Globally, across all industries, roughly 9% of plastic waste is recycled, with the vast majority mismanaged, incinerated or ending up in landfill.

Research suggests that cutting plastic consumption by half while making the remainder from non-fossil fuels compounds will make it possible to cut global emissions from plastics from 1,984 Mt CO2e in 2015 to 790 Mt CO2e in 2050.

An important part of making this possible is to substitute materials used across key manufacturing sectors like packaging, construction, electronics and automotive, which collectively account for more than 60% of plastics emissions.

Thankfully there are many viable materials to use instead of virgin plastics, many of which are already in mainstream use.

Alternatives to plastic

To create a future that isn't reliant on finite resources, we need to look at materials which can offer far more for the environment and the people it serves, without limiting the progress of innovation.

Unlike alternatives, copper can be re-used and recycled infinitely, without losing any of its properties. A sophisticated copper recycling infrastructure is already in place across much of the world, making the recovery and regeneration of the material a relatively simple process.

Copper also has natural anti-microbial properties which support the maintenance of healthy drinking water, with the material frequently used in hospitals in the form of medical gas pipes due to its ability to protect the health of patients.

As far as plumbing is concerned, copper pipes aren't susceptible to leaching and provide incredible thermal resilience as the only material able to withstand thermal shocking at 70°C. Thermal shocking at this temperature effectively kills waterborne bacteria such as Legionella pneumophila.

In terms of recycling, about two-thirds of the copper produced since 1900 is still in use today, with more than 30 per cent of demand met solely by recycled sources.

It's a material that supports social and economic growth, innovation and the environment where the supply chain isn't linear. Urban mining, where copper is extracted from used products, is now becoming an increasingly important part of the material's lifecycle.

Born from nature, copper lasts longer, provides greater resilience and supports more sustainable living than plastics, serving as a safe and sustainable alternative to the material in the plumbing and construction industries.

Copper Sustainability Partnership

Disclaimer: This article is an independent opinion piece and does not necessarily reflect the views or opinions of BOINZ mentioned or not mentioned within the text.

NEW ZEALAND GREEN BUILDING COUNCIL

Hayman Kronfeld Building

Auckland's downtown Britomart precinct is quickly becoming home to an array of leading green buildings. The latest addition is the newly refurbished Hayman Kronfeld building, a beautiful and sustainable amalgamation of two heritage-listed former warehouses with 5 Green Star Design & As Built NZv1.0 Rating (2023).

Hayman Kronfeld is a three-storey building with 1 level of basement located at 10-18 Customs Street East, Auckland. The development comprises ground floor retail and three stories of office, now home to six businesses with between 250-300 people based in the building.

'Hayman Kronfeld' is an ode to the original buildings' names, the PG Hayman & Co. Warehouse, and the Kronfeld Building. The refurbishment is a first-class example of reducing embodied carbon whilst meeting the needs of a modern office environment that uplifts occupant wellbeing.

Upon entering the building, you can't help but be wowed by the warm natural light, exposed brickwork and original wooden kauri beams juxtaposed with sleek glass lifts and steel stairs linking the two buildings. A balance of modern industrial design and mixed-material heritage features are beautifully blended, thanks to the vision of architects Peddlethorp and building owner Cooper and Company.

"Listening" to the building was crucial to the design process according to Richard Goldie, Director at Peddlethorp.

"We developed an almost archaeological understanding of the building, helping it to reveal itself to the architect. The materiality of real materials; timber, stone, brick, steel and their assembly, the craft of this, is a joy."

Campbell Williamson, Development Director at Cooper and Company reflects that stripping back the buildings revealed unique character elements and moments of history. “Like the Hayman Kronfeld’s charred wooden ceiling from a fire decades ago – which after checking for structural soundness, we chose to preserve and enhance by staining the rest of the ceiling black and then uplighting it with mood lighting to make a stunning feature of it. These are details and stories that the building’s eventual occupants really enjoy,” he muses.

From the outset, solving a fundamental issue of accessibility was a challenge. The conversion of two adjacent buildings with different floor levels required some creative thinking.

“Our solution was to remove entirely one N-S structural bay and insert double-sided lifts, connecting stairs and fire stairs. We rebuilt with this the same materials as the original- so everything in this bay is steel and glass,” says Richard. Salvaged materials from demolition were re-used wherever possible in the project, or recycled materials were sourced, reducing embodied carbon.

Building longevity is a huge sustainability highlight according to Richard, the building is already over a century old and the refurbishment ensures it will most likely last for at least another century. As Richard notes “This is sustainability in action. Not enough emphasis is placed on building in New Zealand on longevity, it changes the whole sustainability profile.”

Senior Sustainability Consultant at NDY, Sanjeev Ganda, was the project GSAP. He notes that “The Life Cycle Assessment (LCA) results reveal significant environmental benefits and upfront carbon reduction through adaptive reuse. The project successfully reduced upfront carbon emissions (A1-A5) by ~70%, saving an estimated 2,300 tonnes of CO2.”

Sanjeev says where new concrete was used, a product with an Environmental Product Declaration (EPD) was selected which provided further carbon savings.

Achieving a 5 Green-Star rating and maintaining sustainable building and design practices were thanks to “the buy-in from all parties involved right through from the design team, construction team and client’s vision,” says Jarrod O’Sullivan, Senior Hydraulic Engineer at NDY.

Green Highlights:

- Significant reduction of carbon emissions from materials by retaining the existing structure (concrete foundations, basement floor slab, reinforcing steel, brickwork and timber) and reducing finishes through exposed brick walls and floors.
- Waste during construction was mitigated, with 70% of waste diverted from landfill.
- Air quality sensors with digital display screens are located on each floor showing the temperature, humidity, CO2, particulate matter (PM2.5, PM10) and VOC levels. These displays allow for continuous monitoring and raise awareness of indoor environmental quality with building-to-building occupants.
- Energy-efficient LED lighting and HVAC systems, bringing natural light into the building through the insertion of a light well in the centre.
- At least 80% of the building’s gross floor area is covered by a commitment to set measures and report on its environmental performance.

“As a Building Services Engineer, I see this achievement as a testament to the team's hard work and innovation in implementing energy-efficient solutions, waste reduction measures, and environmentally conscious practices. Hayman Kronfeld is, and should be, the benchmark for heritage refurbishment projects.”

Hayman Kronfeld is Cooper and Company’s third Green Star Built rating, alongside the 5 Green Star East Building and 5 Green Star Hotel Britomart. Their current Kiwi Tavern refurbishment is also targeting a 5 Green Star rating, and all future refurbishments and new buildings in Britomart will target a minimum 5 Green Star rating.

“Achieving high Green Star ratings enables us to pursue wider sustainability goals. For example, in 2022, Britomart Group signed a Green Finance agreement with a coalition of key lending partners. Having Green Star accreditation was critical in this significant achievement,” says Sarah Hull, Director of Sustainability and Brand at Cooper and Company.

New Zealand Green Building Council

Pacific Steel Introduce New Bar Mark

Local steel manufacturer Pacific Steel recently announced a change to the bar mark which is rolled into all of its deformed 300E and 500E reinforcing products, shifting from the 'SEISMIC'® brand it has previously employed to a more recognisable 'PACIFIC'™ mark.

A bar mark is important, providing assurance to consumers that they're buying an authentic product. In this case, that means a product which has been manufactured locally for more than six decades.

It's also about confidence and peace of mind. Pacific Steel take pride in delivering premium, earthquake-grade reinforcing products in both steel bar and coiled form. Pacific Steel is proud to be New Zealand's only local manufacturer of reinforcing steel. Our 3rd party ACRS product certification and onsite IANZ accredited laboratory ensures our reinforcing steel is manufactured and tested to the stringent requirements of AS/NZS 4671.

For Stan Clark, GM Sales & Marketing of Pacific Steel, it was a logical change. "The Pacific Steel brand has huge market recognition, providing product assurance to an incredibly loyal industry sector", he says. "It made sense to identify our products with the name the industry and customers know and trust".

The 'PACIFIC'™ bar mark will be introduced in June 2024. During an initial transition period, products with the 'SEISMIC'® stamp will also remain in circulation. This crossover period is expected to last approximately 12 months, depending on existing stock levels.

Pacific Steel

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

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NEW ZEALAND MADE

TERRA LANA

Wool Insulation Grown and Made in NZ

Wool buffers a sheep against temperature extremes. Synthetic fibres cannot match the unique thermal properties of wool

With its ability to regulate temperature and wick away moisture, wool is nature's great insulator, and Christchurch-based Terra Lana is passionate about getting wool insulation into more New Zealand buildings.

Traditionally, mass-produced fibreglass has been the default insulation choice for the NZ building industry, but locally grown and manufactured wool insulation is now a welcome alternative. Sourcing strong wool from local farming collective Banks Peninsula Farms, Terra Lana are seeing keen demand from specifiers, builders and homeowners who value sustainable, high-quality products that support the local economy.

Sustainability with a local supply chain

The relationship between Terra Lana and Banks Peninsula Farms began when the two were brought together by a local property developer wishing to use wool insulation to reduce his carbon footprint.

'We met with Terra Lana and really liked their approach,' says Banks Peninsula Farms' chairman Chris Chamberlain. 'They wanted to buy their wool from local farms to minimise transportation and get a very tight carbon footprint supply chain, and that's what started us off as a supplier – we felt that we could grow alongside them.'

Representing around 40 local growers, Banks Peninsula Farms adhere to sustainable practices and ethical animal treatment, ensuring maximum transparency and traceability of the wool's source while also preserving the environment. Knowing where their wool came from and where it's going gives the collective a close connection with buyers, who in turn benefit from product stewardship practised to the highest standards.

Natural moisture management

Wool is often referred to as a super fibre – and there's solid science to back up the claim, so we'll dip into the details.

Thanks to the scaly structure of its outermost layer, wool fibre sheds water in its liquid state – which is why wool insulation wicks moisture away so effectively. However, wool fibre absorbs water vapour between the scales. A temporary hydrogen bond attaches water molecules to the fibre, and heat is generated. Wool can also shed water vapour: when the hydrogen bond is broken, heat is released.

In this way, wool buffers a sheep against temperature extremes. Synthetic fibres cannot match the unique thermal properties of wool. This natural characteristic helps explain why wool insulation provides so many benefits beyond just R-Value theoretical performance.

Strong, safe and sound-absorbent

Terra Lana incorporates thermal bonding to create structurally resilient insulation that is designed to last the lifetime of a building. As well as adding durability, this technology is clean: it avoids the glues and resins required in other insulation products.

Wool is, of course, soft and safe to the touch, causing no skin or respiratory irritation. This helps to make installation a comfortable and straightforward process.

As an added bonus, the natural crimp in wool's structure improves its acoustic properties. Tests have proved its effectiveness in reducing sound transfer through floors, walls or ceilings.

Reducing environmental impact

In addition to keeping the 'wool miles' low through local supply, Terra Lana are committed to reducing their environmental impact in other ways. Current upgrades in the factory include replacing their gas oven with renewable energy, as well as established and new recycling processes for their products and packaging.

These upgrades improve efficiencies and keep the company on track towards even higher sustainability goals. The new line will also triple production capacity, and equate to roughly 100 tonnes of wool per month through the factory.

With a sustainable and transparent wool source in Banks Peninsula Farms, and an ever more sustainable factory production process, Terra Lana insulation is a trusted and naturally effective product that supports the local economy and is fit for New Zealand buildings – now and in the future.

Article supplied by Terra Lana

Combatting Fraud in Steel Materials

Fraudulent certificates accompanying steel products are unfortunately all too common in the market. As leading steel certifier for NZ standards, ACRS sees an increasing number of false certificates and non-compliant product – including certificates purporting to be from ACRS – particularly from overseas suppliers.

Fraud of this kind threatens the integrity of construction projects and standards of safety, durability, and compliance across the industry.

These certificates are now being produced to a convincingly high standard. It is crucial therefore to specify steel and for it to be checked at point of purchase and at delivery.

Building officials are central to ensuring buildings are compliant and fit-for-purpose, and therefore that the materials used meet standards and project specifications. Before construction, they can ensure that materials and processes with third-party certification to demonstrate compliance are specified. During construction, they can check that the correct documentation is provided from steel processors, demonstrating compliance and traceability.

The most straightforward way to have confidence over materials used in a project is for it to be purchased from producers and traders accredited by trusted, independent certification schemes, such as ACRS, that ensure visibility through the supply chain.

Fortunately, ACRS-accredited steel is easy to verify via a live database of certified products online and in the secure environment of the ACRS Cloud app. It's as easy as scanning the QR code on an ACRS certificate to check its authenticity in-app, including:

- **Certificate details:** issue date, validity, steel grade, type, and standards compliance
- **Producer information:** certified producer certification status, scope of certification, and contact details
- **Product specifications:** descriptions of steel products covered under certificate, to ensure alignment with project specifications and standards.
- **Certification updates:** Real-time notifications about any changes in the certification status of producers or specific products

Digital systems like ACRS Cloud are our best tools in the battle against the use of uncertified, unspecified or fraudulent steel. Digital traceability ensures the integrity of steel throughout the supply chain: ACRS Cloud tracks the journey of steel products from the manufacturer to the construction site, providing a transparent and verifiable record of their compliance with the required standards.

Find out more at steelcertification.com/cloud.

By Dr. Andrew Wheeler, Executive Director, ACRS

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BOINZ

BOINZ 2024 Conference and Expo

The BOINZ 2024 Conference took place in May at the TSB Arena located on the edge of Wellington's magnificent harbour.

The theme for this year's conference was "Building Resilience", and the event featured a programme which included over 30 technical and panel presentations which inspired members and delegates to gain a deeper understanding of the climate we operate in and pertinent issues.

A presentation from the Minister of Building and Construction, Hon Chris Penk, and two inspiring keynote speakers treated the audience to a broad range of topics to assist in career development. Additionally, delegates had the choice of visiting one of four site visits and to experience "hands on", some of Wellington's new and rebuild undertakings.

Our range of exhibitions was generously supported by 27 exhibitors, throughout the three-day event, with three exhibitors attending from Australia.

Delegate feedback has been excellent with many commenting on the "great speaker lineup and quality information".

Our Premier Partners, once again, came to the fore, and it is their support that underpins the success of our events programme. Knowledge is the proven success of quality build outcomes, and so the value of our partners, exhibitors and speakers cannot be underestimated in this tremendously valuable learning environment.

Importantly it was a fantastic to be surrounded by the wealth of industry knowledge, from our members and other delegates, enriching the events learning outcomes of the event. When our members interact and share knowledge, we recognise this as a winning formula for both members and their employers.

Is the word "conference" appropriate for what our events impart in terms of learning, knowledge and expertise? - Probably not! Perhaps it may be worth exploring a title or description that better reflects the real story of what our events are about?

BOINZ

We look forward to our Senior Building Control Officers' Forum, 8-9 August 2024, Millennium Hotel, Queenstown!

BOINZ 2024 Excellence Awards and Gala Dinner

Institute members and guests celebrated the cream of our Building Surveying membership on a slightly windy and wet Wellington May evening. The venue was Te Papa, and we were graced with magical entertainment interspersing groups of awards winners as they came up to accept their awards. BOINZ is so fortunate to have many talented and passionate individuals within our in the industry sector. With each award winner the audience was provided with an overview of their achievements leaving those attending in awe of both their capability and commitment.

We celebrated 14 award winners, although a few could not attend due to illness and disrupted travel plans.

2024 Awards prize winners this year were:

- **Branch of the Year - Canterbury/ Westland Branch**
- **Craig Hill - Contribution to Technical and Legislative Improvements**
- **Todd Saunders** (Tauranga CC) – **Innovator of the Year**
- **Chris Randell – Training Commitment**
- **Thomas Kerr** (Central Hawke's Bay DC) - **Organisational Commitment to Community Service and Response**
- **John Blanken** (Waimakariri DC) – **Outstanding Commitment to Information, Skills Development, and Education of Building Officials**
- **Liam Brown** (Timaru DC) - **Young Building Control Professional of the Year Award**
- **Andie Fletcher** (Timaru DC) – **Emerging Leader Award**
- **Cory Lang** (Hamilton DC) – **Contribution to BOINZ Award**

- **Vickie McMillan** (Tauranga DC) - **Unsung Hero Award**
- **Vahishta Patel** (Auckland Council) and **James Kirkland** (Western Bay) – **Joint Top Students of the Year**

Celebrating our Loyalty Members

Our Gala Dinner Awards evening was also the venue to honour and celebrate our attending Loyalty Members who have given service and support to members over many years. We honour members in three categories; - Gold (20 years plus), Silver (15 years plus), and Bronze (10 years plus).

Our Loyalty Award sponsor, the Australasian Authority for Structural and Reinforced Steels (ACRS) was represented by their Executive Director, Dr Andrew Wheeler who presented the Loyalty Awards to each member.

A big congratulations to all our winners!

BOINZ

LOYALTY AWARDS	
NAME	**YEARS**
Ricky Berland	10
Pierre Van Zyl	10
Erik Lind	10
Matthew Campbell	11
Jennifer Clarke	11
Elizabeth Ashwin	11
Susan Holmes	12
Nigel Moore	12
Kevin van Hest	12
Todd Saunders	13
Wayne Goodfellow	13
Philip Eves	13
Brendon Robertson	13
Trevor Gilder	14
Craig White	15
Arti Latchamamma	15
Joseph Fitzsimmons	16
Ian Chamberlain	16
Murray Lougher	16
Richard London	16
Michael McArtney	16
Jayson Ellis	16
Shane Beach	17
John Durand	18
Malcolm Lurajud	18
Peter Burnet	19
Michael Reedy	19
Allan Rich	19
John Blanken	20
Patrick Schofield	20
Karel Boakes	20














We look forward to seeing you in Christchurch for the BOINZ Conference at Te Pae over the 26th, 27th and 28th May 2025, where we will again be celebrating our members Excellence.

J-FRAME

EXPOSURE TO THE ELEMENTS

J-Frames structural bond type has a proven, internationally recognised durability record for exposure to moisture and stress.

Therefore J-Frame, laminated veneer lumber [LVL] “can be used in applications involving extreme long-term exposure to weather or wet and damp conditions. But we always recommend keeping it dry when possible.

Have confidence in the structural capacity of your framing, even after extended periods of weathering.

For more information go to **www.jnl.co.nz/product/framing-j-frame/** or scan the QR code:

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BOINZ and Heaney & Partners are Sharpening the Pointy End of the Learning Pathway

BOINZ and law firm Heaney & Partners are teaming up to deliver a new Advanced Learning – Workshop Series on 9 and 10 October this year. Put simply, we want to sharpen the pointy end of the learning pathway and make sure our leaders of today and tomorrow and other more experienced building surveyors/control officers are getting the training they want and need to support robust decision-making.

The BOINZ – Heaney & Partners series comprises four half-day courses across two days in Wellington. It looks at some more complex aspects of key topics – delving into some trickier scenarios and alternative solution routes. Four topics have been selected for this series, based largely on feedback from senior building surveyors: Satisfied on Reasonable Grounds, Accessibility, Natural Hazards and E2 Weathertightness with each session honing in on one or more case studies.

Our knowledgeable and experienced presenters, well-versed across the challenges of building surveying and controls, include building surveying consultant, Chris Randell, Timaru District Council, building control manager Jayson Ellis, and Hurunui District Council building and property manager Kerry Walsh. Adding valuable legal acuity and input is Frana Divich of Heaney & Partners who will chair a panel discussion leading into the networking function at the end of day one.

Why this advanced learning series?

Over the first year or so of being in the training hot seat at BOINZ, I have spoken by phone or in person with many building surveyors/control officers. It was early in the piece when I heard one of them say: "you have a good selection of entry courses, and fundamental ones. Can we have more advanced training?" Many others backed up that request for more advanced learning while adding other comments about:

- Time pressures in terms of space for training, for busy building control officers, especially stretched leaders
- A wish for training that looks at growing complexities with the plans and projects that don't just run the Acceptable Solution route
- A liking for interactive, practical sessions with case studies
- A keenness for learning with experienced, up to date trainers who know the sector and its challenges first hand
- A liking for face to face where possible while appreciating online as a flexible alternative.

So, we are shaping this advanced training as shorter workshops that hone in on key complexities or problems, where you, the participants, play an active role in your own learning from examples and cases. It'll be a good learning mix of theory and practice. We also greatly welcome Heaney & Partners' support and legal insights to the series which will add a further dimension to your learning.

How can I sign up?

Enrolments for the BOINZ-Heaney & Partners Advanced Learning-Workshop Series are to open on the BOINZ website in late June/early July. We very much want to return the support of our members and, as seats will be limited, BOINZ will progressively open for enrolments starting with BOINZ members who wish to attend the full two-day programme in person. Then it'll be open for members who wish to attend individual courses in person, and then for online and non-members as capacity allows.

We really hope you'll join us in the new initiative, designed with our senior building surveyors for senior building surveyors. And our thinking is that providing great training for senior building surveyors/control officers can only be good for spreading knowledge and good practice more widely.

> *"You have a good selection of entry courses, and fundamental ones. Can we have more advanced training?"*

So, what about other BOINZ training?

All our other training continues as usual, and you can sign up via the website Training Calendar for the courses you need, whatever the level on the learning pathway. This includes our 2025 intake for the Entry to BCA – Part Two programme which will open for enrolments for those newer to building controls soon.

To make it easier, I've added a list of available BOINZ courses here in Straight Up (overleaf). If you see a course in the list that interests you but can't find it scheduled on the Training Calendar, get in touch and we'll look at scheduling it. Likewise, if you are interested in working with the Training Academy to get a group together for face-to-face training on a topic, please contact us at training@boinz.org.nz.

We look forward to seeing you in training soon and hope to see many of you in Wellington in October for the new BOINZ – Heaney & Partners Advanced Learning – Workshop Series.

By Kirsty Wallace, Professional Development Manager, BOINZ

OUR TRAINING

Our facilitated courses and programmes cover a range of levels along the BOINZ Learning Pathway for building surveyors – from Entry to Fundamental to Advanced. We also offer a range of online, self-paced courses.
For scheduled courses and course details, please go to the Training Calendar under Face-to-Face Training in the Training Academy section of the BOINZ website (www.boinz.org.nz)

FACILITATED ENTRY LEVEL COURSES

Entry courses support those newer to building surveying and can be taken individually or as part of our Entry to BCA Programmes.
(Refer below to Online, self-paced courses for the Entry to BCA-Part One programme.)

ENTRY TO BCA – PART TWO PROGRAMME

You can enrol in this full programme of 14 Entry courses or enrol in the courses individually as listed in the Training Calendar:

Communications Essentials	**½ day**	**2 CPD points**
Ethics Essentials	½ day	2 CPD points
Building Controls	2 days	8 CPD points
Accreditation	½ day	2 CPD points
Plan Processing	1 day	4 CPD points
Site Inspection	1 day	4 CPD points
Structure	3 days	12 CPD points
B2 Durability	2 days	8 CPD points
D1 and F1-4	1 day	4 CPD points
E2 Weathertightness	2 days	8 CPD points
H1 Energy Efficiency	2 days	8 CPD points
Fire Documents –focused on C/AS1	1 day	4 CPD points
Plumbing and Drainage	3 days	12 CPD points
Services and Facilities	2 days	8 CPD points

FACILITATED FUNDAMENTAL LEVEL COURSES

Fundamental courses are designed to extend or refresh the learning of those with about three years or more of experience in building surveying:

Building Controls	3 days	12 CPD points
NZS 3604 Timber-Framed Buildings	4 days	16 CPD points
NZS 4229 Concrete Masonry	1 day	4 CPD points
Light Steel Framing	1 day	4 CPD points
H1 Energy Efficiency	2 days	8 CPD points
E2 Weathertightness	2 days	8 CPD points
B2 Durability	2 days	8 CPD points
D1 and F1-4	1 day	4 CPD points
Services and Facilities	2 days	8 CPD points
Plumbing and Drainage	3 days	12 CPD points
NEW Plumbing and Drainage AS/NZS 3500.2	2 days	8 CPD points
NEW Plumbing and Drainage – Understanding the Changes	½ day	2 CPD points
NEW Protection from Fire – Understanding the Changes	½ day	2 CPD points
Beginner Fire – focused on C/AS2, introduces VM and alternative	2 days	8 CPD points
Intermediate Fire – The Fire Engineering Brief Process (and the VM)	1 day	4 CPD points
BWoF and Specified Systems	3 days	12 CPD points
NZHHA Solid Fuel Heating	¾ day	3 CPD points

Building Officials Institute of NZ

OUR TRAINING

FACILITATED ADVANCED LEVEL COURSES

Advanced courses are designed to further extend learners and address more complex aspects of building surveying.

Advanced Fire – focused on C/VM2 and alternative solutions	1 day	4 CPD points
Advanced BWoF	1 day	4 CPD points
Advanced Compliance Schedules	2 days	8 CPD points
Difficult to Consent	1 day	4 CPD points
As Near As Reasonably Practicable (ANARP)	1 day	4 CPD points

COMING OCTOBER 2024: Advanced Learning – Workshop Series

ONLINE SELF-PACED COURSES

Online, self-paced courses that offer the flexibility to learn in your own environment, at your own pace, and at a time that works for you.

- Restricting Access to Residential Pools – Part 1
- Residential Pools – Acceptable Solutions F9/AS1 and F9/AS2 – Part 2
- Complying with the Building Code
- Introduction to Building Control Processes
- Writing for Building Control Officers
- Introduction to Compliance Schedules and BWoF

ENTRY TO BCA – PART ONE PROGRAMME

This three-course programme includes:

- Writing for Building Control Officers
- Introduction to Building Control Processes
- Complying with the Building Code.

For more information, please contact:

THE TRAINING ACADEMY
04 473 6003
training@boinz.org.nz

Building Officials Institute of NZ

SPOTLIGHT ON A MEMBER

Spotlight on a Member - Andie Fletcher

Q. Tell us about your career pathway into the building industry?

I have a background in Administrative Management for a couple of Building Companies in Auckland and then Tauranga. I decided on a complete change and moved on to the Ministry of Justice as a Deputy Registrar in the Criminal Court, mainly on Jury Trials. After a time, I wanted my life back so refocussed and moved to a newly created role with a Group Home Builder, working with the PMs and coordinating subcontractors for the interior release (all internal works) of up to 50 projects at a time. Although I enjoyed the role and fast-paced environment, I missed working in a large team, and that's how I came to work at Tauranga City Council.

I started as a "Building Inspection Technician" (which is basically a fancy title for working with inspectors in the CCC space!), then as Supervisor of the CCC Team. From there, I commenced study in the NZ Diploma in Building Control Surveying and became a BCO processor. I moved my way up to a senior role and I am now the Supervisor of a team of our Processing BCOs and feel that I've finally found my niche!

As a Supervisor, I get the best of both worlds – I get to continue assessing consent applications and growing my technical knowledge while also leading a small team of processors and getting involved in their growth and development too.

Q. What are the major changes you have seen in your career in relation to building consenting?

The biggest change I've been part of would be moving to online consenting. The efficiencies and, consequently, the accuracies within each consent project have increased tenfold (no more lost paperwork!).

Having one source of information and communication from the consent application through to processing, inspecting then to the CCC has made a remarkable change in terms of quality management.

Q. How do you deal with work challenges including making sure you have a good work-life balance?

I have to say it's the old buzz word – "Prioritisation". The priority of my work challenges tends to be dictated by the impact on the business; this includes our general day to day work and looking after my team. I will delegate where possible and endeavour not to overload myself by taking on too many projects at a time. In our world, time is of the essence, so reaching out for help from the wider team when needed is paramount to achieving positive outcomes for the business as a whole.

We all have the opportunity to work from home a couple of days a week, and I find this enables periods of uninterrupted work time when a high focus is needed to complete tasks.

I do follow an excellent mantra called "My Day Is Done" – I leave work at work and ensure I embrace an equal balance between my work and home life. I will prioritise myself and my family when needed and am happy to say that our whole team supports each other in this way.

Q. What is your approach to creating a collaborative team environment?

I naturally cultivate a holistic approach in my role as Supervisor BCO. I believe that in mentoring and supporting our people, not just in their role, develops well-adjusted and secure people who are able to confidently ask questions and collaborate with others in the team.

We make it a priority to share our knowledge and learnings through regular technical meetings and training sessions and that fosters a sense of belonging to part of an amazing team.

Q. How do you juggle the challenge of keeping up to date with technical changes in the industry along with successfully managing people and fostering your team's professional growth?

Luckily, we do have fair warning of any Code changes. This enables us to forward plan the necessary training and support that will be required. We will, where possible, use real-work cases for training in new requirements, so it's not just all theory but actual practice within our work environment. Part of this process is to regularly review our Guidance and Practice Notes, so they are consistently up to date, and we also monitor our online consenting system to ensure it is relevant to legislative changes.

We have a robust training regime and individual training plans that are regularly reviewed to follow up on learnings, and this ensures our people are confident and fully understand forthcoming changes and implementation periods.

Q: What are you excited about in the future?

It is pleasing to note that our Building Code is receiving attention to bring it in line with similar countries and world standards in the construction industry. I feel that NZ can be a little behind in innovative practices within the building sector. I'm excited to see what these future changes and updates will be and hopefully it will mean a more developed Building Code that recognises more commonly used alternative solutions as compliance solutions in the design and construction areas.

Q: What advice would you give someone looking to start their Building Control career?

Fully understanding the compliance triangle (Act, Code, Standards etc.) and what working in a regulatory environment actually means as a function is a great start. This is crucial to understanding the role we have in ensuring safe and healthy buildings that are fit for purpose for the end user.

The role of a BCO is extremely rewarding but can also be a little frustrating. However, the relationships and positive outcomes a BCO fosters with their customers, far outweighs the little negatives that may occur along the way.

My advice to anyone entering the Building Controls arena is to just take it easy, there's so much to learn and experience but you won't have any regrets.

Q: Do you have any final words?

You may have guessed that I am passionate about my role, I love what I do, and I am privileged to work with such a fantastic and supportive team. I am most happy when I see our people succeeding and achieving great things in their own roles, and being part of that process is extremely rewarding – there is no other job like it!

We would like to thank Andie Fletcher for being in the spotlight. Do you know a great candidate for Spotlight on a Member? Please email marketing@boinz.org.nz

Thames-Coromandel Pilots Streamlined Building Consent Audit

It's a win-win for both ratepayers and Thames-Coromandel District Council who've become the first Building Consent Authority in New Zealand to trial a pilot programme for a reduced audit, resulting in reduced time on site and fewer costs.

The reduced audit in March 2024, carried out by the Ministry of Business, Innovation and Employment's (MBIE) assessors International Accreditation New Zealand (IANZ) was in recognition of the council's positive rating of "Extra Low Risk" status achieved in 2022. This year IANZ affirmed that our Building Consent Team continues to uphold the highest standards of compliance, resulting in the retention of our "Extra Low Risk" status.

As a result, ratepayers and stakeholders can have confidence that they are getting an excellent, professional service from a Council that is nationally recognised to be of the highest standard.

Thames-Coromandel District Council's Chief Executive Aileen Lawrie says the whole council is really proud of this result. "It reflects the high standards and service upheld by our Building Consent Team and the hard work and excellent leadership they demonstrated to achieve this. This ultimately reflects the safety and integrity of our built environment for our community."

Highlights of the audit note that the council's Building Team:

- has robust systems in place
- employs a stable workforce with experienced, competent and knowledgeable staff who are actively engaged in performing building control functions to a high level
- showed high-quality technical leadership that was an example of best practice.

IANZ noted that our Council demonstrated that it had good systems in place to identify and address any issues should they arise. The majority of the systems and technical functions performed were gauged to be performed at a high level.

Some of the Thames-Coromandel District Council's Building Consent Team with Building Unit Manager Corinne Hamlin in green

Corinne Hamlin, our Building Unit Manager, and BOINZ member, says "The pilot exercise was interesting for everyone involved. IANZ and MBIE worked together to develop what a reduced assessment focus might look like and requested our input at the start."

She continued: "Prior to our assessment, we confirmed that no significant changes had occurred within our organisation or to our quality manual since our last assessment, as any changes would impact the scope of the assessment.

"In the end the focus of the assessment was on implementation of the process, and not on the process themselves. This optimised IANZ's preparation time and reduced on-site time and associated costs. "

While the Council had initially hoped for an extended interval until the next assessment, the Building Unit Manager acknowledged such a possibility is not feasible even for high-performing, low-risk building consent authorities because the Gazette Notice 2017 dictates the minimum frequency of audits for such authorities is once every two years. Despite this, we remain steadfast in our commitment to upholding the highest standards of compliance and service delivery."

> *Ratepayers and stakeholders can have confidence that they are getting an excellent, professional service*

Thames-Coromandel District Council

RESENE CONSTRUCTION SYSTEMS

INTEGRA Central Barrier Intertenancy Walling System

Comfort and safety are paramount features for owners when they are looking at working with architects and engineers on a project. Building developments are far higher density than the Kiwi 1/4-acre dream of the past. And as a result, these new, higher density projects require solutions that support these changes in building design all the while exceeding minimum building code requirements, and remaining cost effective not only in terms of material supply rather the efficiency and labour to install.

Resene Construction Systems INTEGRA Central Barrier Intertenancy Walling System, a high performance suite of products providing resistance to horizontal fire and acoustic separation between adjacent tenancies in the same building.

The INTEGRA central barrier intertenancy wall system is designed for use in medium and high density housing developments. The system is comprised of INTEGRA lightweight concrete panels, mortar, acoustic brackets and screws that when stood provides a solid and durable intertenancy solution.

Additionally, the system has been independently tested by BRANZ in terms of its fire performance with full scale fire testing and has achieved a minimum two hour fire rating (FRR 120/120/120) with ease.

Another critical element is its acoustic performance. Testing done at Auckland University has proven that this system achieves a minimum STC rating of 64 and can achieve a rating of up to 67. That far exceeds the minimum requirements of the building code, which is an STC rating of 55. Our acoustic & fire ratings have been achieved with standard 10mm plaster board – so no plasterboard thickness changes required to achieve a high performance system.

For more information, see:

reseneconstruction.co.nz

or watch the video:

https://reseneconstruction.co.nz/system/integra-lightweight-concrete-intertenancy-system/#system-video

Resene Construction Systems

INTEGRA LIGHTWEIGHT CONCRETE SYSTEMS

SYSTEM FEATURES:

+ Innovative design
+ Cost effective
+ All weather construction.
+ Fast installation
+ All systems FRR 120/120/120
+ Minimum STC 64

Bracing Elements with Varying Wall Heights

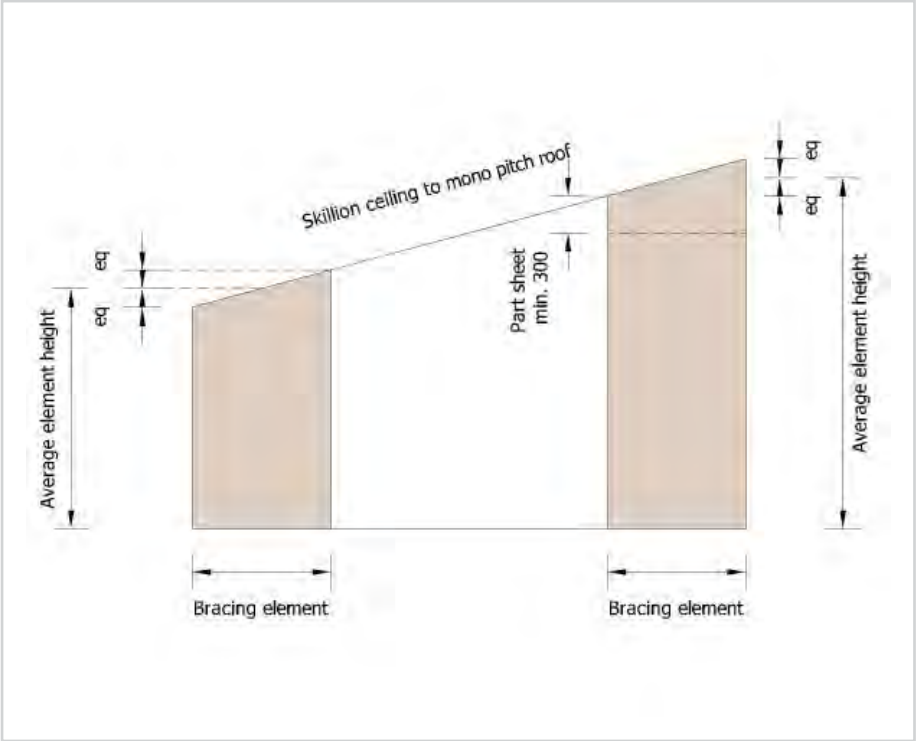
GIB® sometimes field questions about how you should go about calculating the capacity of a bracing element with a varying wall height. The answer is covered in NZS3604:2021 in clause 8.3.1.4;

8.3.1.4 Adjustment of bracing elements for height

(a) For wall bracing elements of heights greater than 2.4m, the bracing rating determined by test or from table 8.1 shall be multiplied by: 2.4/element height in metres.

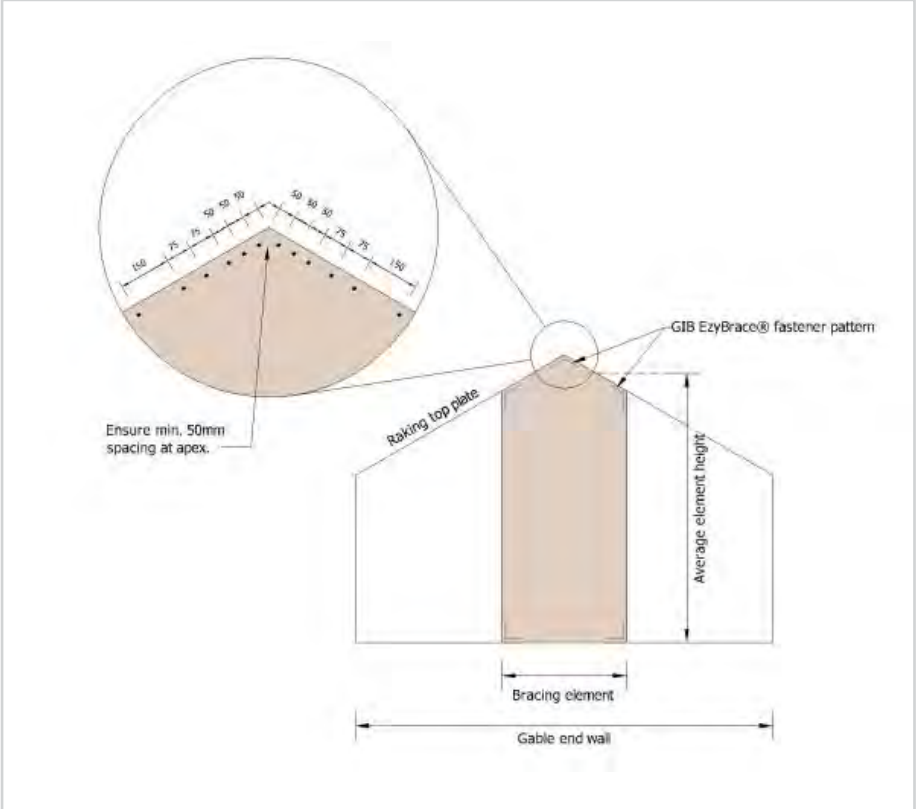
(b) Walls of varying heights, shall have the bracing capacity adjusted in accordance with 8.3.1.4(a), using the average height.

This is commonly seen with mono-pitch roofs with a skillion ceiling.



Fixing a Bracing element that spans a ceiling apex:

When a bracing element follows a raking wall and spans the apex of a gable end it is best to use the GIB Ezybrace® fastener pattern at the apex as this helps to transition the forces in the linings around the corner.



Two reminders:

1) keep the perimeter 90mm free of any cutouts and

2) ensure the minimum part sheet width of 300mm is achieved including at the top of the raking bracing element.

And as always if you have any questions call the GIB® Helpline 0800 100 442.

Richard Fuller
Technical Training Advisor
Winstone Wallboards

New GIB® Site Guide 2024

Includes:

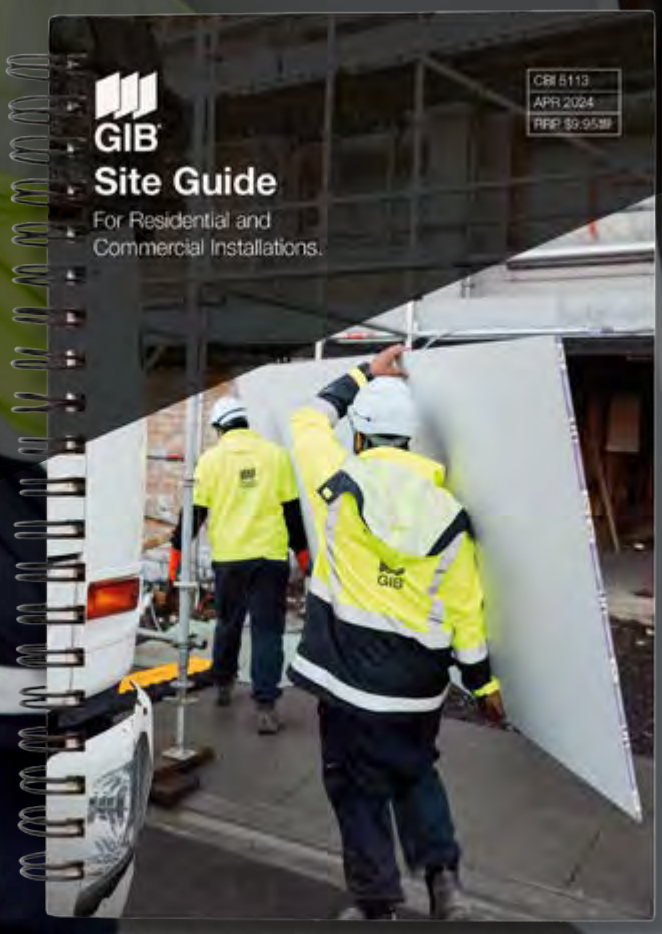
- Updated GIB® Bracing System specifications, GIB Weatherline® options.
- Updated installation guidance, including timber scotia and square stopping.
- Access to GIB® installation videos.

Available Now:

- **Download on the GIB®** App or gib.co.nz
- Request a hardcopy at gib.co.nz

SCAN ME

DOWNLOAD SITE GUIDE



TAINUI GROUP HOLDINGS

Lessons from Developing the Ruakura Superhub

When the 605ha Ruakura research farm was returned to Waikato-Tainui as part of the 1995 settlement with the Crown it presented a very mixed bag.

Dotted around the landscape were World War 2 era buildings, spooky abandoned animal testing facilities along with overgrown hedges and a smattering of homes that would fail today's healthy homes threshold. For two-plus decades after the land's return TGH returns off the land were marginal; with contract growing of maize, contract grazing and the operation of a sub-scale dairy farm.

Many other owners would have developed Ruakura as residential sections, however Waikato-Tainui, for obvious reasons, does not like to sell land. So, in the early 2000s, that pointed towards an industrial hub instead where the whenua can be retained. But then the question arose – what is the point of difference? The answer was the inland port.

We certainly had the scale – this is the biggest industrial property precinct in the Southern Hemisphere. 605 hectares of land with a single owner right next to critical infrastructure such as the East Coast Main Trunk Rail Line and the planned Waikato Expressway. If you overlay Ruakura on a map of Auckland – it enfolds the entire CBD of Auckland from Herne Bay to Parnell and back to the Mt Eden boundary. Just a couple of problems – Ruakura was outside the Hamilton city boundary and zoned rural.

How hard could it be to get that zoning changed? First, we had to achieve a boundary change agreement between the Waikato District Council and Hamilton City for Ruakura to come into the city. Then a zoning change from 'rural' to 'employment and industrial'. Finally, there was the consenting process of an inland port and logistics and industrial hub.

In 2013 Ruakura was called in under the fast track" provisions of an RMA Board of Inquiry by Minister for the Environment Amy Adams on the basis that Ruakura was a project of national significance.

Understandably, local residents had their perspective in the planning rooms. It's fair to say it was the first time many people had heard of an inland port and explanation and education was needed.

Some of the outcomes included large buffer zones and a noise-suppression wall, which at 800+ metres long and six metres high would give a section of the Maginot line a run for its money.

We negotiated with NZTA for the full diamond interchange at Ruakura. For several years we pored over master plan maps and moved around models figuring out how to commercially activate such a vast site with potential tenants wanting to see infrastructure in the ground while meeting our own need note to invest too far ahead of the curve.

While an exciting idea in theory, developing an inland port is expensive and technical. We could also see the strategic landscape changing for seaports with consultant's reports piling up on the future of the New Zealand supply chain and we needed to come off the fence.

Alignment with the Port of Tauranga became compelling. In February 2020, just before the pandemic, we announced our new deal to form a 50/50 joint venture with Port of Tauranga for an initial period of 30 years.

Covid-19 threw global supply chains into a spin. After years of offshoring and 'just in time' delivery the new manta was 'onshoring' and 'just in case' supply chains. Combined with the rise of e-commerce, the drive to de-carbonise and new technologies for picking and sorting, we timed the arrival of Ruakura perfectly to suit the needs of the new generation of super distribution centres.

We also acknowledge the catalytic effect of $16.8 million of PGF funding announced in June 2020 for public infrastructure in the wider Ruakura Growth Cell. Along with another $40 million in grants and loans as part of the Government's post-covid recovery packages and $5 million contributed by Hamilton City Council, it helped amplify the three times this amount invested by Waikato-Tainui.

Landing our first deal with PBT Express Freight in December 2020 was an exciting proof of concept and not before time – around 14 years since the formation of the inland port vision for the whenua.

In June 2021 Waitomo Group was the next cab off the rank – it was a huge pleasure to sign these local heroes to operate the signature service centre just off the Waikato Expressway. During 2022, major tenants came on Board in a rush.

In February 2022, we signed cold chain operators Big Chill for a 13,000 sqm cold chain facility.

And for further proof of concept, it's hard to go past our signing of global giant Maersk in June 2022. If anyone knows about the potential ports and inland ports, it's them. They operate in 115 countries, have around 85,000 employees and operate over 700 container ships. So, pretty good company for us to keep – their 18,000sqm coolstore is 150 metres from the front gate of Ruakura Inland Port.

They say good things take time. That was never truer than when Kmart signed with us in July 2022. When large international companies make these decisions, it's incredibly competitive, RFP documents and drawings run to hundreds of pages, the due diligence period takes months and the negotiations a few weeks more before a series of gateways to sign off by the respective Boards. All of this can take years. Their vast 40,000sqm building has brought around 100 new jobs to Hamilton.

Obviously there were swings and roundabouts in building all that infrastructure and these giant new facilities for our first generation of tenants during a time of supply chain constraints, shortage of labour and inflationary pressures. There was some deliberate re-calibration along the way, to align with the opening of the Waikato-Expressway and to optimise capital spending to when the demand is there.

I would like to share a few lessons from this journey, and particularly the eight or so years since I've been on the case. There's been more than a few nights awake thinking about the opportunities for our iwi and thinking of a way through the obstacles.

The first lesson is the power of having the right people. Delivering Ruakura has been a massive team effort, including our valued partners Port of Tauranga and the 100+ businesses, a number of them iwi-owned businesses, who have helped us deliver the Superhub.

We also redoubled our efforts in our strategic partnerships with business partners, suppliers, stakeholders and the Government. I couldn't count the number of tours I've done with councillors, ministers, bankers, prospective tenants and business partners. In doing this, one of the things we learnt is that it's so much better to show rather than tell. Until the day that roads started going in the ground there was still so much doubt. Being able to show visitors the vision was the big turning point.

Being futuristic helps – by looking over the horizon an intergenerational view changes your perspective. If the pay-off time is so much longer, it can help you take the short-term sacrifices.

With infrastructure in the ground, a critical mass of tenants now open for business, and a pipeline of 10 plus potential new tenants, Ruakura Superhub has more increased in value more than 10-fold for Waikato-Tainui and we still have 20-30 years of development space to push further into the blue.

by Chris Joblin, CEO, Tainui Group Holdings

MiTek Posi-Struts

Redefining Floor Support for Modern Construction Challenges

There are certain products in the building industry which stand alone as category leaders. So, when you look at all the benefits Posi-Strut deliver it's hard to imagine a better solution for floor joists. Posi-Strut are ideal for today's building needs because they offer a wide range of advantages which deliver savings to the Architect, Engineer and Builder. They are a truly customised, totally engineered flooring system which combine the versatility of timber with the strength of steel.

• OPEN WEB DESIGN

The unique 'open web' design of trusses made using Posi-Strut provides excellent access for services, whilst making them lighter and quicker to install than solid timber joists or steel alternatives. Plumbing electrical, heating and air conditioning/ducting can all be easily accommodated by this ingenious 'open web' system. In fact, forget cutting through solid timber joists and reducing their strength, Posi-Strut trusses make difficult access a thing of the past.

• TOP CHORD SUPPORT

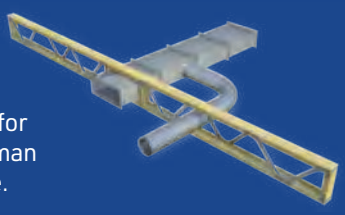
No other Beam can boast 'Top Chord Support. This means that in many cases there is no need to use expensive joist hangers and custom brackets for fixing that other solutions require.

• SPAN AND INSTALLATION

Posi-Strut trusses can be manufactured in lengths up to 8 metres, with either 70mm or 90mm wide chords, depending on your load bearing requirements. They can span large open areas with minimum use of internal supports, making them the ideal solution for open plan designs. They can also be specifically designed and engineered for special projects and tailor made to accommodate special support conditions like hidden steel beams. The wide chord surface of Posi-Strut trusses ensures easier fixing, plus it enables the truss to be placed upright, without the need for temporary bracing.They also provide a rigid floor structure that's even and uniform.
The unique strongback bracing system used with Posi-Strut floors tie adjacent Posi-Strut trusses together to minimise bounce. More than just a flooring solution, Posi-Strut have been used in innovative applications in roof construction, with everything from standard roof to curved roof lines.

• USAGE

Although popular in domestic construction, Posi-Strut are now making a name for themselves in a vast array of commercial and light industrial applications because they offer a far more cost-effective solution to steel and are much easier to install. In fact, Posi-Strut make excellent purlins, rafters...or floor joists! They're also ideal for second storeys, sites with poor foundations and steep sites avoiding the need for cut & fill, and costly retaining wall structures. If all these benefits weren't enough, there's also the added plus of all round cost-effectiveness. In fact, when you take into account the ease of installation and the easy access advantages for services, the savings on-site, in man hours alone, can be considerable.



MITEKNZ.CO.NZ

MiTek®

Siderise Acoustic, Fire and Thermal Solutions

Siderise have provided acoustic, fire and thermal insulation solutions for building facades for 50 years.

The passive fire protection systems are industry leading and third party certified. The Siderise curtain walling firestop was the first to market internationally and the reactive solution for ventilated facades was the first within Europe.

Extensive experience in architectural acoustics further complements the range enabling a complete solution that encompass insulation and integrity in terms of fire and noise control.

The technical team at Siderise has the technical expertise to provide acoustic and fire safety advice and practical 'hands on' knowledge with respect to installation.

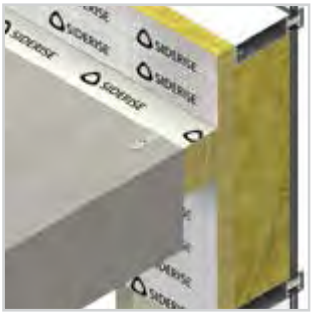
The products are tested to the European standards which include; EN1364-4, EN1364-3, EN1366-4. Also tested are 'Open State' Cavity Barriers to ASFP TGD19 (prEN 1364-6) for ventilated facades.

SideRise have been tested at BRANZ in New Zealand using the BS 8414 Full Scale Wall test with AliClad, Equitone and Alucolux Façade systems. SideRise when used in conjunction with non-combustible façade materials provides a safe and secure building system.

Siderise RH/RV cavity barrier system represent the default choice for market leading, high performance, 'Rainscreen Cladding Cavity Barrier' applications.

Used in the external envelope or fabric of buildings, they ensure the system will drain freely, whilst maintaining airflow and providing an effective hot smoke and fire seal

Siderise CW-FB curtain wall fireboard forms part of a perimeter barrier firestop and spandrel zone protection system for use with non-fire rated aluminium curtain wall façades. CW-FB and CW-FS (perimeter barrier and fire stop systems), have been jointly tested in conjunction with non-fire rated aluminium curtain wall assemblies to provide market leading fire resistance performance for the critical spandrel zone.



The Building Agency

Evaluation Service Reports – Acceptance Criteria

In the March edition of Straight Up, ICC provided an overview of Evaluation Service Reports (ESR) issued by ICC Evaluation Service (ICC-ES), as representing one form of evidence to demonstrate product compliance with the New Zealand Building Code (NZBC).

An ESR is a comprehensive product attestation comparable to a CodeMark certificate and evaluated by an internationally recognized ISO/IEC 17065 conformity assessment body, with over 90 years of experience. As with CodeMark, ESRs are usually issued for new and innovative products for which there are either limited or no test standards available for assessment, and alternative means need to be established to demonstrate that a product satisfies the Performance Requirements of the NZBC.
As with CodeMark, an ESR can also be issued using Acceptable Solutions where they are available. For new and innovative products, more rigorous forms of evidence should be sought to provide confidence that a product's claims against the Code are conforming, as they are essentially a product Alternative Solution. Under an ESR, this is made possible by the use of acceptance criteria (AC). ACs are a form of technical specification developed by ICC-ES technical staff in consultation with the report applicant and with input from interested parties. In many cases ACs already exist based on development for products in the same category, or where similar, are able to be adapted. Some examples include fibre-reinforced magnesium-oxide-based sheets, water resistive barriers, structural wood-based products and rim board products.

Unlike CodeMark certificates, which are a unique solution for each manufacturer's product, ACs enable ESRs to be issued to all products in the same category using a standardized approach and therefore create consistency and harmonization of product quality across different manufacturers.

> *Over time, Building Consent Authorities will see more products entering the market using ESRs compliance*

Under ACs, each manufacturer seeking certification is required to submit the same information: material specifications, calculations and testing, and products are subject to the same level of surveillance as would be expected of a CodeMark certificate holder. This happens in accordance with the ICC-ES Mark scheme rules.

It is anticipated that over time, Building Consent Authorities will see more products entering the market using ESRs to demonstrate compliance with the product assurance requirements of the NZBC. This creates other benefits in opening up new product supply chain opportunities from overseas where ESRs are accepted in a number of jurisdictions, as well as export potential for New Zealand manufacturers, who can use ESRs as entry into markets where ESRs are recognized.

ICC

CarterHoltHarvey

COMMITMENT TO SUSTAINABILITY

We are taking steps towards a sustainable future. Product, support and systems you can rely on.

Scan to find out more or visit chh.com/sustainability

ENVIRONMENTALLY RESPONSIBLE WOOD & WOOD FIBRE PROCUREMENT POLICY

Procuring wood from environmentally sustainable sources is one of the actions CHH is taking to promote sustainable environmental management for the benefit of current and future generations.

SUSTAINABLE ENERGY

Approximately 80% of CHH's total energy needs are sourced from renewable sources, with over 50% coming from biomass or wood waste. Annually, over 160,000 tonnes of waste material become renewable energy, mainly for steam. CHH also taps into hydro, wind and geothermal energy wherever feasible.

WASTE REDUCTION

CHH achieves almost 100% utilisation of raw material through efficient manufacturing and waste-to-energy practices. The introduction of 100mm increment supply via the Futurebuild LVL Residential Design Service (RDS) minimizes on-site waste, marking a significant step forward in efficiency and sustainability.

Laserframe® Pinex® futurebuild LVL ecoply® shadowclad® handiply®

REPORTING AND CERTIFICATIONS

ENVIRONMENTAL PRODUCT DECLARATION (EPD)

The CHH EPDs are science driven and produced using an independently verifiable process with standard methodology across all NZ manufactured products.

ENVIRONMENTAL IMPACT STATEMENTS (EIS)

EISs, using available EPD data for derivation of project specific GWP values, are available with all Futurebuild LVL RDS designs and/or take-offs.

ENVIRONMENT, SOCIAL AND GOVERNANCE (ESG) REPORT

Our annual review of how CHH manages stakeholder identified material ESG issues, or plans to manage those issues, and key environmental indicators.

FSC® AND SUSTAINABILITY ACCREDITATIONS

All CHH products are FSC® certified upon request.
Certificates are: CHH Timber, Kawerau, FSC certification (FSC® C021357), CHH Timber, Nelson, FSC certification (FSC® C011498), Futurebuild LVL, Marsden Point, FSC certification (FSC® C007103), CHH Plywood, Tokoroa, FSC certification (FSC® C012019), CHH Plywood, Myrtleford, FSC certification (FSC® C018480)

DECLARE LABEL

CHH Plywood and Futurebuild LVL range of H1.2 and untreated products have been issued Declare labels and determined to be Red List Free, and as such, can be used in Living Building Challenge projects.

FORMALDEHYDE EMISSIONS

Futurebuild LVL and CHH Plywood products are measured as being less than 0.5 mg/L, classed as E0. Independently verified and certified by EWPAA.

Our Senior Building Control Officers Forum is specifically designed to provide operational value to senior management and leaders within BCAs.

The SBCO Forum will again deliver delegates a deeply informative and technical environment to enhance and shape your professional development.
Our theme, Building Momentum, will focus on opening up discussion and equipping the leaders in our industry with the tools and knowledge to navigate the developing building control sector.

SBCO 2024 is an event you won't want to miss!

Find out more at boinz.org.nz

We look forward to seeing you there!