Occupational regulation reforms in the building and construction sector

Our response to consultation: Registered Architects

6 April 2023

Te Kāhui Whaihanga
New Zealand Institute of Architects

Contents

Introduction

Who we are

Te Kāhui Whaihanga New Zealand Institute of Architects is a global professional membership body driving excellence in architecture. We serve our members and society in delivering quality buildings and places, stronger communities and a sustainable environment. Being inclusive, ethical, environmentally aware and collaborative underpins all that we do.

New Zealand Registered Architects are internationally recognised and awarded (see Appendix 1, which illustrates international awards for New Zealand Registered Architects). This country's Registered Architects are educated, registered and regulated through rigorous systems and frameworks that are globally accredited as part of the Registered Architects Act 2005, and supported by the Institute in our practices. Being accredited and belonging to industry organisations such as the Institute ensures this country's Registered Architects are a valued part of a universal language.

The Institute welcomes the opportunity to respond to the Ministry of Business, Innovation and Employment (MBIE) call for submissions to the 'Occupational regulation reforms in the building and construction sector', specifically the review of the Registered Architects Act 2005. The Institute and several of its members have a comprehensive understanding of the Act and we were extensively involved in the Registered Architects Act 2005 through Parliament.

The Institute believes that Registered Architects should remain a regulated profession and that this is within the public's interest for safety, environmental, social and cultural reasons.

Registered Architects are highly skilled professionals whose design expertise, professionalism and technical knowledge are relied upon to design, innovate and manage construction and infrastructure projects, across a variety of scales and complexity. The profession's Code of Ethics (established by the Registered Architects Rules 2006, part 3) and the **minimum standards for registration** defines the profession, setting it apart from other occupations within the building industry, which have only recently introduced Codes of Ethic and codes of practice prepared by membership organisations.

The Purpose of regulation

Given key legislative changes to planning and building regulation regimes to protect the health, safety and wellbeing of building users, to improve the environment for everyone, and to reduce and alleviate the built environment's impact on climate change, a substantial conversation on the future of the architectural sector regarding the purpose and application of its regulation and the role of the regulator is timely and important.

Valuing New Zealand's Registered Architects

On behalf of our members and all Registered Architects we are concerned by the narrow and limited understanding expressed within the consultation document (i.e Questions 14-18) of what Registered Architects do in New Zealand, what they and New Zealand architect practices achieve internationally.

We have included important information about Registered Architects and the role of the profession in the construction sector in our submission and are available to meet with the MBIE team to improve the breadth and depth of understanding. Refer to Appendix 2.

Information on the value and contribution of the Registered Architect in New Zealand is very limited. The New Zealand Institute of Architects' commissioned Pricewaterhouse Coopers (PwC) report in 2016, *Economic contribution of the New Zealand architecture industry*. This was the first study to document the economic contribution of Registered Architects in practice in New Zealand. A key finding of the report was:

> *"In 2015, Registered Architects generated industry revenue of $798m, contributed $436m directly to national Gross Domestic Product (GDP) and supported employment of 5,350 jobs."*[1]

Architecture serves a key role in the physical, social, environmental and cultural needs of New Zealanders. Registered Architects have a deep understanding of environmental, regulatory and compliance issues. Refer to Appendix 2: At a glance: Registered Architects and Architecture. Within an institutional framework, architects have delivered this for 117 years through rigorous education, training and experience.

Understanding the differences

In our opinion, the MBIE consultation document fails to acknowledge and understand fundamental differences in education qualifications and regulatory frameworks that are already in place to clearly differentiate the occupation of Registered Architects from other 'designers' within the construction sector.

As noted in the Minister's foreword, the consultation document focuses predominately on residential building work – a house and/or small-to-medium apartment building. Much of New Zealand's housing is not designed by Registered Architects. It therefore follows that Registered Architects are for the most part designing other buildings.

While residential projects might be considered on a parity with experienced Licensed Building Practictioners (LBPs), a Registered Architect's role in designing specialised projects highlights the differences in education, skills and knowledge and quality of outcomes. Every day in New Zealand, Registered Architects work on projects ranging from residential (including multi-storey, medium-density and mixed-use commercial), through to large, complex developments for the commercial, civic, tourism, health and education sectors, many of which encompass a master-planning component.

The differences between LBPs and Registered Architects are profound and should continue to be recognised as such. The Institute, its members and industry partners believe that it is important to retain separate regulation and to recognise and maintain this high level of design-based education and technical expertise. Our submission and this position are supported by our branches, member practices and major industry manufacturers.

1. PwC, 2016, Economic contribution of the New Zealand architecture industry: Estimating the direct and indirect economic impacts of the New Zealand architecture industry, p.1.

Removing the Registered Architects Act 2005 and the occupational licensing of Registered Architects would have unintended consequences for the public, and the built and natural environments. There would be accompanying and immeasurable loss and harm to Aotearoa New Zealand's economy, sustainability, tourism, consumer trust and confidence, cultural exchange, trade relations, international recognition of the profession, and our national identity and unique culture.

If the industry lost its ability to have a regulated occupation, Registered Architects, with it would go the nation's four schools of architecture, and talent to the countries with which Aotearoa New Zealand shares a Mutual Recognition Agreement (MRA) – these being Australia, through the Architects Accreditation Council of Australia (AACA), and the United Kingdom, with the Architects Registration Board (ARB) – and elsewhere.

Keen to be involved

Architecture is a universal language that needs to be preserved. Protecting the title of architect and Registered Architect in Aotearoa New Zealand will ensure we can continue to be part of international trade relations and domestic economic productivity that accrues from the profession, Registered Architect being regulated within a consistent global framework.

The Institute would encourage MBIE to engage with New Zealand Trade and Enterprise (NZTE) on the international trade benefits of New Zealand Registered Architects and its accompanying regulated occupation requirements and the risks from any potential changes to this existing framework of the Registered Architects Act 2005.

Strengthening existing foundations

The objective of reviewing the Registered Architects Act should be to promote and protect public interests and consumers; uphold the rule of law; promote ethical conduct and the maintenance of professional competence, including cultural competence, in the practice of architecture; and encourage a diverse, independent, strong and effective professional industry.

The views presented within this submission are our initial response. We will continue to seek input from our members and other stakeholders and we look forward to continued engagement with MBIE as the review progresses.

Our response: Part 2A Review of Registered Architects Act

For this section, please refer to pages 32-40 of the MBIE consultation document.

MBIE is undertaking a review of the Registered Architects regime to determine whether the current regime has achieved the benefits that were originally intended and has resulted in the effective and efficient regulation of architects.

We are now seeking your feedback on the extent of the issues MBIE has identified with the regime and your views on whether the regime has achieved the following outcomes:

- increased the overall competency of architects
- improved confidence in the building industry by increasing the credibility of those undertaking design work as architects
- resulted in higher standards of those providing design services in the building industry.

Outcome 1: Increase in the overall competency of architects

QUESTION 14

Is there a difference in the quality of a Registered Architect's design work compared to other design professionals, such as design LBPs?

Yes.

Real differences exist

The differences are real, quantifiable and significant. Architecture is an art, a craft and a science. It is a highly skilled and regulated profession with international benchmarking standards across education, training and registration.

As noted in the Minister's foreword, the consultation document focuses predominately on residential building work – a house and/or small to medium apartment building. Much of Aotearoa New Zealand's housing is not designed by Registered Architects. It therefore follows that Registered Architects are, for the most part, designing other buildings.

The ratio of Registered Architects (2263)[1] to Licensed Building Practitioner Design 3 (Design LBP 3) (174)[2] supports this. It is difficult to compare quality across a profession and an occupation when they have differing educational, ethical and professional practice requirements and are not involved in the same scale nor complexity of work. When considering the quality of non-residential buildings, it stands to reason that a Registered Architect's design work is of higher quality because they are more practiced in it and are competing against one another to secure this work.

1. https://www.nzrab.nz/Search/
2. https://kete-lbp.mbie.govt.nz/advanced-building-practitioner-search/?fname=&mname=&lname=&pname=&pid=&city=&postcode=&lclass=Design&aop=Design+3&company=&btnSearch=Search

Education and international benchmarks

Architectural education involves five (5) years of university study, resulting in a Master of Architecture (Professional). This has international parity of university degrees and involves a monitoring of curriculum across schools of architecture, not just in Aotearoa New Zealand, but in Australia, Canada, Singapore, Hong Kong, United Kingdom and the United States of America. Aotearoa New Zealand and Australia share, and are measured against, the same degree accreditation standards.

The path to becoming a Registered Architect on average is between seven (7) to 10 years. Alongside the legal and medical fraternities, Registered Architects are among the most highly qualified professionals. (Refer to Appendix 4 which outlines the key differences in the baseline education requirements for Registered Architects and other designers.)

The first three-year Bachelor of Architectural Studies is a foundational degree, primarily in taught subjects, and the two-year Master's degree is where the most design learning is done, and theory put into practice. On completion of the Master of Architecture (Professional), the post-graduate student is deemed to have sufficient knowledge to seek employment in an architecture practice. On completing a minimum of two to five years (but often three) of practice work, they are then able to put themselves forward for the architectural registration assessment, which sets a very high bar against design capability, technical knowledge and professional and ethical standards.

Design differences

By comparison, the process to becoming an LBP is very much less demanding. The administering body of three Design classes – LBP: DC1, DC2, DC3 – requires a much lower standard of education, experience and capability. A New Zealand Certificate in Draughting is a qualification that provides students with technical skills and knowledge in drawing and designing for various industries. On completion graduates have a baseline understanding of council consenting documentation requirements (using Acceptable Solutions) that Councils can approve for builders to construct. Refer to Appendix 4.

These are vitally important aspects for the completed building, but they are not about robust design. As such, people with a LBP DC2 or LBP DC3 classification would often have to gain another 12 years of experience in the workplace before they could be assessed for initial registration as a Registered Architect.

The key differentiating factor here is design, which is about thinking, not just drawing, although both may be expressed through drawing.

Design thinking encompasses the thought processes of the development of a building in its environment, and for the client, it is expressed as imagination, creativity and innovative solutions to complex issues.

Registered Architects are more than just 'designers'. They are problem solvers and researchers who consider issues holistically and collaboratively. These skills are essential to address the social, behavioural and environmental aspects of our lives. Refer to Appendix 3. With the increasing number of adverse events associated with climate change, Registered Architects are needed more than ever to develop solutions to problems that

are much bigger than simply the design of individual buildings.

Training of graduates within Aotearoa New Zealand architecture practices is in accordance with the New Zealand Registered Architects Board's (NZRAB) delivery of the Registered Architects Act 2005. Registered Architects' training encompasses subjects such as drawing, materials, construction, sustainability, building law, services, structure, project management and practice management, with the majority of the degree focusing on learning and understanding how to design, and how to integrate all the other subjects into that design. Registered Architects are trained to be critical, innovative thinkers who consider all aspects of design projects – from the macro urban level down to the micro detail – and how people interact with a building now and into the future.

Professional education and quality

Continuing professional development (CPD) within the auspices of the Institute and NZRAB is well established, with an evolving education and training-based framework to ensure a recognised quality of work.

The quality of a Registered Architect is demonstrated through their ability to undertake complex projects, together with knowledge of the structure of the design process through research, analysis, and New Zealand Construction Industry Council (NZCIC) Design Guidelines. Holistic involvement across all aspects of projects includes research, design, detailed documentation, coordination of other consultant's services into the design (structural, mechanical, electrical, fire protection etc.), observation of the works and quality monitoring administration of building

Case study

As a New Zealand Registered Architect, operating a small architecture practice, we've observed through the process of being a reference for employees' seeking to become LBPs Design that the LBP Design pathway into the profession is easier. In our opinion, the LBP assessor was only focused on their ability to prepare construction documentation and obtain a building consent. There was no enquiry into their ability to manage clients and contractors. There were no questions about consultants, procurement, managing the requirements of the Resource Management Act (RMA) and most importantly understanding risk and the management of risk for themselves and/or their clients.

As an employer, I've regularly observed LBP Design staff holding the view that there are no material differences between the capability of an LBP Design and a Registered Architect. This is on the basis that they can design what the client asks for, then detail this to the minimum requirements of the NZ Building Code. However, once they start working on more complex projects, with less standard approved solution details, the skill and knowledge of the LBP Design is often less and limited. In our opinion this is due to having a more basic understanding of the intent of the performance nature of the New Zealand Building Code.

New Zealand Institute of Architects – Practice Member, Waikato/Bay of Plenty

contracts. Other design professionals do not often carry out these roles and with such rigour, if at all. Refer to Appendix 5.

Role of the Registered Architect

An architect, according to the International Union of Architects (UIA), is a person who is professionally and academically qualified and generally registered/licensed/certified to practise architecture in the jurisdiction in which they practise and is responsible for advocating the fair and sustainable development, welfare and the cultural expression of society's habitat in terms of space, forms, and historical context. [3] Any change to the occupational regulation of Registered Architects in Aotearoa New Zealand will affect Aotearoa New Zealand Registered Architects, domestically and internationally.

Accountability

The Registered Architects Act 2005 and the LBP scheme provided for by the Building Act 2004 are not equivalent in any way, with ethical standards, accountability and disciplinary settings being clear differentiators. In respect of responsibilities to clients and the public, and as joint and several liability, there is accountability under the Registered Architects Act 2005, administered by New Zealand Registered Architects Board (NZRAB), for Architects and Registered Architects, and accountability under the Courts of New Zealand.

Project leadership

Registered Architects' roles as lead consultants (directing and coordinating an array of specialist consultant inputs) on complex, large-scale projects further highlight the gaps between Registered Architects and other design professionals. Registered Architects are master planners and place changers whose work pre-emptively saves lives, creates economic prosperity and opportunity, promotes health and demonstrably increases wellbeing in the built environment.

Registered Architects are often named as principal designer on a project, to lead the planning, monitoring and coordinating of health and safety during the pre-construction phase. They often provide project management. Their documentation in the resource consent phase of the design process draws on a vast pool of expertise informed by other disciplines. Refer to Appendix 5.

Regulation and wellbeing

The Institute believes that the regulation of the construction design process under the Registered Architects Act 2005 is important for public safety and wellbeing and for the wider social and environmental impact on people's everyday lives. There is a strong public-interest argument that, to ensure high standards of design, aspects of the professional function of the architect should be regulated and certain activities should be reserved to suitably qualified and competent professionals.

3. Union of Architects, 'UIA on Recommended International Standards of Professionalism in Architectural Practice', 2014, p.6.

Reducing and/or removing the requirements for occupational licensing for Registered Architects introduces new risks into the construction sector, which presents an unacceptable level of risk for those involved.

Te Kāhui Whaihanga New Zealand Institute of Architects does not support any approaches to reduce and/or remove requirements for the occupational regulation of the profession (i.e. Registered Architects) in Aotearoa New Zealand, including removal of the Registered Architects Act.

QUESTION 15

How have Registered Architects increased credibility in the building industry?

—Option one: Registered Architects provide a high level of confidence within the building industry through the quality of their work.

As noted in Question 14, credibility and confidence is demonstrated and recognised through the education framework Registered Architects undertake, together with the rigorous initial and continuing registration processes, requirements for continuing professional development and industry regulation.

Registered Architects provide a high level of confidence within the building industry and public mind through the quality of their specialist work on civic, commercial, industrial, education, tourism, housing (including multi-storey and medium-density housing), transport and infrastructure projects.

International credibility

Many Registered Architects from Aotearoa New Zealand undertake work internationally. This is facilitated by professional services agreements that are portable and recognised across jurisdictions. The Aotearoa New Zealand building industry recognises the importance and benefits this brings to both the industry and individuals involved, therefore enhancing credibility.

Should the architecture industry become deregulated in this country, the ability to attract the likes of engineers and other highly qualified professionals to work on infrastructure projects would be compromised. As would the ability to attract Registered Architects from overseas to relocate and work here in Aotearoa New Zealand.

Every day, New Zealanders engage with the work of Registered Architects (buildings and master planning) that enhances our lived experience, supports our wellbeing, sustainability and contributes to our economy and its growth across a range of industries. Many of these assets garner international and local recognition and awards for their design quality, innovation and sustainability, further enhancing the industry's credibility, as evidenced by these recently built projects.

Kāinga Ora – Social Housing Redevelopment, Rangiora by Rohan Collett Architects

(Click caption or image to see the project)

Case study

Kāinga Ora

Request for Proposal (RFP) for Construction Design Consultancy Panel

The New Zealand Government set up Kāinga Ora — Homes and Communities to deliver a step-change in housing and urban development. As the largest client of residential construction services in the country, Kāinga Ora is charged with the annual delivery of thousands of new state, affordable, community group and market homes, as well as renewing our existing housing portfolio to meet modern standards for warm, dry and healthy rental housing.

To support these ambitious plans, Kāinga Ora released an RFP for Construction Design Consultancy Panel. The panellists were required to be New Zealand Registered Architects. This approach recognised the high degree of confidence and credibility that a Registered Architect offers the client, Kāinga Ora.

The Design Panel members will be the source for design consultants to support the majority of Kāinga Ora's new public housing and large-scale urban development projects.

Case studies

Ministry of Education

New Zealand's school property portfolio is a significant Crown asset. The Ministry of Education is responsible for managing the $28.7 billion (replacement value as of 30 June 2018) property estate of around 2,100 state schools, more than 15,000 school buildings and 8,000 hectares of land.[4] Budget 2022 provided continued investment in school infrastructure, totalling $777 million in capital investment. This builds on the $2.9 billion provided through successive Budgets, since 2018.

Registered Architects play a significant and important role across the Ministry's Designing Schools programme. The Ministry has Registered Architects on staff and engages Registered Architects for a variety of roles for Design Lead, Design Reviewers, School Remediation projects, School Masterplanning and the like. In Ministry projects, the Design Lead may be a design-build contractor or Registered Architect. The appointment of the Design Lead will typically include their multidisciplinary consultant team, providing the specific skill sets required for that project. The design team is likely to include the architect, structural and geotechnical engineers, building services and fire services consultants.[5]

Tauranga City Council Urban Design Panel

In July 2022, Tauranga City Council (TCC) invited Te Kāhui Whaihanga New Zealand Institute of Architects to put forward nominations for its inaugural Tauranga Urban Design Panel (TUDP). The panel's role was to enable independent design review for the private and public sectors, to support quality design outcomes in Tauranga.

TCC was looking for a pool of approximately 10 to 15 highly regarded professionals, with specialist skills in the areas of urban design, architecture, landscape architecture, planning, Māori design, and property development. In our role supporting and advocating for Registered Architects and great architecture, TCC was seeking nominations from the Institute for Registered Architects with design and development experience in:

- Multi-unit housing
- Commercial / mixed use buildings
- Masterplanning
- Brownfield and greenfield development
- Urban renewal projects
- High profile / iconic or gateway buildings
- Cultural and community facilities
- Urban design
- Public space, streetscape, and road corridor design
- Sustainable design, green buildings, and design for climate change
- Landscape and visual assessments
- Design assessment
- Urban design panel review

Registered Architects deliver competencies across a wide variety of projects in scale, complexity and specialism. Large and/or complex projects require quality assurance (QA), processes of information exchange, construction technology and contractual administration. The role of Lead Consultant on these projects is typically undertaken by an architect as they are best placed to be responsible for coordinating all the design professionals involved. The value of an experienced Registered Architect carrying out this work is recognised throughout Aotearoa New Zealand and internationally.

4. https://www.education.govt.nz/school/property-and-transport/suppliers/
5. https://www.education.govt.nz/assets/Documents/Primary-Secondary/Property/Design/Design-guidance/DSNZ-version-1-0-20151014.pdf

Waimea College New Teaching Blocks by Arthouse Architects and Sheppard & Rout Architects

(Click caption or image to see the project)

Case study

Waimea College by Arthouse Architects/ Sheppard & Rout Architects, Richmond

This project clearly demonstrates how Registered Architects add value when working as part of a collaborative team. The College's roll of around 1,500 students is increasing rapidly and a masterplan was required to accommodate that growth. The Registered Architects prepared a masterplan to unlock the highly complex logistics of creating a future campus that will allow the school to function with minimal disruption as each stage is developed.

Timber innovation is at the forefront of this design, with the new classroom blocks sequestering more than 280 tons of carbon.

Sustainable NZ Abodo timber is used for the decking, and a local company was involved in the design and manufacture of the timber structure, much of which is left exposed to showcase the product's structural capabilities and natural beauty.

The new buildings provide a quality learning environment and demonstrate how building responsibly can support local industry and the environment.

Awards

- **2022 NZIA Nelson Marlborough Architecture Award – Education**

Case study

Scion Innovation Hub by RTA Studio/Irving Smith Architects, Whakarewarewa Forest Park, Rotorua

A collaboration of two architecture practices were commissioned to reimagine the Rotorua headquarters of Scion, a Crown Research Institute that specialises in technology development for the forestry industry. Appropriately, this design is a cutting-edge showcase for engineered timber, both in its aesthetic form and sustainability. Assessed using the Etool system, the building achieved embodied carbon zero at the time of completion. And in measuring all-of-life and end-of-life carbon, it has been assessed to achieve the 2030 target set by the RIBA (Royal Institute of British Architects) of 500kg or carbon/msq.

The building's operational characteristics express highly considered design and the use of engineered, sustainably grown timber products contribute to this country's carbon-zero future, leaving a much lighter footprint on the land.

Awards

Scion has won 19 local and international awards, some of which include:

- **2021 World Architecture Festival – Winner for Best Use of Certified Timber, and Higher Education and Research**
- **2021 Architecture MasterPrize – Best of the Best Green Architecture, and Commercial**
- **2021 Property Industry Awards – Green Building, and Commercial**
- **2021 NZIA New Zealand Architecture Award – Commercial**

SCION Innovation Hub – Te Whare Nui o Tuteata by RTA Studio and Irving Smith Architects

Case study

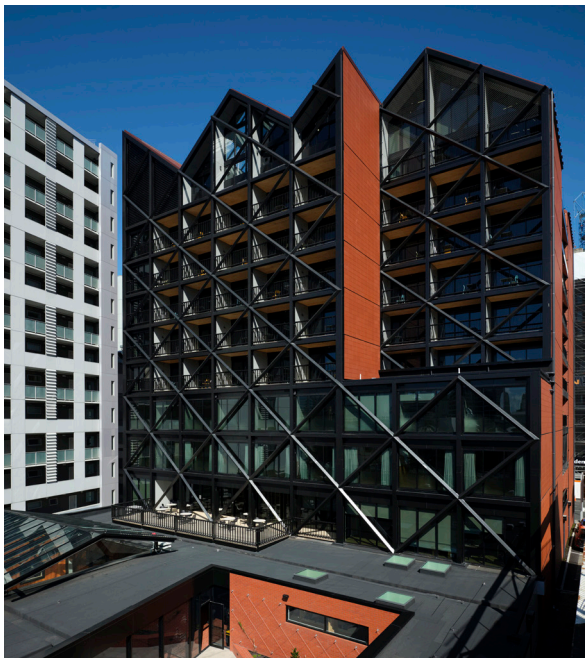
HomeGround by Stevens Lawson Architects, Tāmaki Makaurau Auckland

HomeGround, Auckland City Mission – Te Tāpui Atawhai – is a ground-breaking building in Aotearoa New Zealand. Not only does it provide visionary social services and a supportive living facility, it also represents the most innovative use of mass timber construction for residential living in the country.

HomeGround demonstrates ecological innovation in design and construction and achieves 80% less embodied carbon in its construction over a 60-year life. Cross-laminated timber (CLT) forms the building's main structural system, including stair and lift cores, which makes it the tallest structural timber building in the country. It employs exterior steel cross braces for lateral stability and is supported by a concrete and steel podium and basement. Off-site manufacturing and standardisation provided a lightweight, prefabricated response to the inner-city site, and minimised the building's embodied energy, structural depths, construction time and onsite labour.

Awards

- **2022 World Architecture Festival – Highly Commended, Completed Buildings Civic and Community Category**
- **2022 NZIA New Zealand Award for Architecture – Winner, Public Architecture**
- **2022 NZIA New Zealand Award for Architecture – Winner, Housing – Multi-Unit**
- **2022 NZIA John Scott Award – Winner, Public Architecture**
- **2022 Property Industry Awards Supreme Winner — Community and Affordable Housing Excellence and Best in Category**



HomeGround — Auckland City Mission — Te Tāpui Atawhai by Stevens Lawson Architects

QUESTION 16

What are the potential risks of harm that could arise from an architect's role in the building process? Do you have any evidence of public harm that has been caused by architects?

As the Consultation Document [p.38] notes, "Initial stakeholder feedback suggests there is very little risk to public safety though architecture design work". This is correct. The sentence also states that "as many architecture professionals are generalists, any safety risks or concerns are often resolved through the building consent process." This latter statement is simply untrue.

A Registered Architect is responsible for design activities such as Safety in Design (SiD). As a Person Conducting a Business of Undertaking (PCBU), Registered Architects are jointly responsible for designing and coordinating health and safety solutions with other consultants. Fire design is a good example. Decisions that affect the long-term wellbeing of a building's occupants (such as healthy materials and accessibility) are also part of the Registered Architect's scope of responsibilities. Additionally, "safety risks and concerns" are often **NOT** resolved through the Building Consent process. Refer to Appendix 3.

As with any occupation, there are risks commensurate with project size and complexity, but industry education and training, which is benchmarked worldwide, ensures a Registered Architect is undertaking more than "reasonable care and skill". [MBIE document Executive Summary paragraph 2].

There is no single framework of best practice against which to determine the optimal model for the regulation of Registered Architects in Aotearoa New Zealand. We have drawn on principles distilled by New Zealand policymakers across several key documents, including the Treasury's Government Expectations for Good Regulatory Practice,[6] the Productivity Commission's Regulatory Institutions and Practices paper, [7] and the Cabinet Circular Policy Framework for Occupational Regulation. [8]

The submission made by MBIE's Occupational Regulation Experts Group has guided our response: [9]

> *The touchstone or reference point that guides the design and implementation of an occupational regime... is that occupations are regulated to protect the public from the risk of harm by ensuring that services provided by those in an occupation are performed with reasonable skill and care.*

Overarching evidence from the Institute's connection with client bases indicates wide-ranging satisfaction of Registered Architects' skills and responsibilities. The construction sector and manufacturers rely heavily on the skills, knowledge and expertise of Registered Architects in detailing projects and in managing risk. The collaborative relationship between Registered Architects and manufacturers supports quality built outcomes and product innovation. Registered Architects Code of Minimum Standards of Ethical Conduct for Registered Architects (Registered Architects Rules 2006, part 3) requires that they "must exercise unprejudiced and unbiased professional judgement [Rule 48] and must be

6. New Zealand Treasury Government Expectations for Good Regulatory Practice (April 2017).
7. New Zealand Productivity Commission Regulatory institutions and practices (30 June 2014).
8. Cabinet Office Circular "Policy Framework for Occupational Regulation" (8 June 1999) CO 99/6.
9. Submission from the Ministry of Business, Innovation & Employment [MBIE] received 31 August 2022, responding to the discussion document: Independent Legal Review Panel The Regulation of Lawyers and Legal Services in Aotearoa New Zealand: Discussion document (June 2022). MBIE has responsibility for advising government on occupational regulation.

remunerated solely by the fees and benefits specified in the architect's written terms of appointment or employment agreement and not accept any inducements [Rule 56]. See Appendix 6: Manufacturer Perspectives

There is no concrete evidence of public harm occurring through the Registered Architects role in the building process. We would agree with MBIE that there is a very low level of risk to public safety under the current regime, but this may not continue if competency and compliance is lessened through a diminished framework or regime.

Risk management

There is far more potential risk for harm when a Registered Architect is not engaged in a project, therefore, in our view Question 16 should be reversed.

Registered Architects in Aotearoa New Zealand design retail, commercial, industrial and civic buildings and transport infrastructure. They also design safe and healthy homes for the private and social sectors, including multi-storey, multi-unit and medium-density housing. The risk on any of these large-scale projects is if a Registered Architect is not engaged as Lead Designer.

The Registered Architect ties together all the knowledge and experiences that come from the team of professions engaged in these projects. Refer to Appendix 5.

An under-experienced, under-qualified, under-trained, under-resourced and under-regulated individual does not have the skills, knowledge or competencies to serve as Lead Consultant.

Registered Architects' skills in understanding the land and the challenges and opportunities it presents place them in a unique position to respond to the impacts of climate change and managed/transformational retreat effectively and responsibly, which are being addressed by the Government's Climate Adaptation Bill, and therefore reduce harm.

QUESTION 17

How well do you think the current occupation regulation regime is at holding architects to account?

Strong foundations

It is timely and appropriate for MBIE to review the occupational licensing scheme for Registered Architects, the Registered Architects Act. After nearly 18 years of operation, the Act has provided immeasurable benefits to the building and construction industry, the profession, public trust and confidence, public interests, international trade and relations and the regulator, NZRAB.

The Registered Architects Act 2005 provides a robust framework for the regulation of the profession now and into the future. There are opportunities to enhance and strengthen the Act and we welcome the opportunity to engage with MBIE, Ngā Aho and the regulator, NZRAB, about reviewing the Act, specifically around issues of Te Tiriti o Waitangi, diversity, governance, complaints and disciplinary processes and practices. The revision of the Registered Architects Act 2005 was to provide mechanisms for NZRAB to pursue people claiming to be Architects or Registered Architects, who are not.

As it stands, decisions on censure are available from NZRAB, with architects named in some cases, and penalties/costs detailed. Experience over the last 18 years suggests that for issues where the NZRAB's processes have been engaged, refinements to improve efficiency and effectiveness are required for all parties.

For a commercial dispute or action where the complainant would expect to seek financial redress, the Registered Architects Act 2005 provides no remedy, and complainants will take action under contractual provisions, or with respect to more general protections including Consumer Guarantees Act 1993 or Fair Trading Act 1986. That the outcomes, particularly of the former, are not transparent is entirely appropriate and reasonable as these determinations are often highly complex, multi-party and decided by insurers, not the practitioners, and may have only an oblique connection or proportion to fault.

A very small number of Registered Architects have been convicted under separate criminal or civil proceedings of serious actions which could also have been prosecuted under the Registered Architects Act. On those occasions the Board considered that this was not warranted.

Code of ethics

Complaints under the current Act are therefore limited to those addressed against the requirements of the Code of Minimum Standards of Ethical Conduct for Registered Architects. This Code (amended with effect from 2018) is established by the Act, forms part of the Registered Architects Rules 2006 and therefore applies to all Registered Architects. The Code defines the profession and sets it apart from other vocations within the building industry, which may have codes prepared by membership organisations.

Extremely high accountability and regulation exists for Registered Architects in Aotearoa New Zealand and around the world and Registered Architects treat their obligations under their Code of Ethics very seriously. Penalties under this regime are therefore those that impinge not financially (except for awards of costs), but on the standing of the practitioner and are therefore a significant concern for any professional. It is noted that the LBP regime only recently introduced a code of ethics for (LBPs) and enforceable by the Building Practitioners Board on 25 October 2022. [10]

Complaints and disciplinary processes

While undoubtedly the NZRAB's complaints and disciplinary processes have been carried out with great care and diligence, the current processes are perhaps unnecessarily formal and arguably limit accessibility. They are certainly not time efficient. NZRAB has sought to further develop processes that reduce the level of bureaucracy and timeframe required to address complaints and the formality of the processes.

More work is required to develop timely and accessible systems to address complaints, but it is equally essential that they are sufficiently robust to ensure fairness to all parties. Complaints are almost always complex, and seldom limited to straightforward technical or empirical issues. Some clients, though, do not seek punitive action – they simply want an explanation, and their problem resolved and/or an apology, if appropriate.

10. https://www.lbp.govt.nz/for-lbps/code-of-ethics/

That these processes are currently heavily prescribed and fully self-funded by a small number of Registered Architects is limiting when the Board's income is embedded in statute and, therefore, it has no ability to manage its financial position with any agility. It would be constructive to considerably improve flexibility to develop more appropriate and responsive ways to address complaints.

Strengthening the Act

A revision of the Registered Architects Act should seek to improve the requirements of the Act as they relate to the management of complaints and disciplinary matters. Currently, the Act tries to do both (complaints and disciplinary), which can produce inconsistent outcomes, or outcomes that satisfy neither the complainant, nor the Registered Architect, or the regulator, NZRAB. More recently, the NZRAB has initiated its own 'triage model – architectural services concern' to address the need for separation of complaints from disciplinary matters.

The Act would benefit from a clear differentiation of:

A complaint resolution function: other than complaints that may warrant discipline, the Act should provide for a model/scheme that assists the parties to resolve the matter (including through informal processes) and, in cases where it is appropriate, NZRAB issue determinations to resolve the complaint. A restorative process, including mediation or other facilitated discussions, would be preferable in many cases, particularly for lower-level complaints.

A disciplinary function: it should identify those complaints where there appears to have been a breach of the standards and/or Code of Ethics, which may warrant disciplinary measures and prioritise resources to investigate and make determinations on those cases, including applying sanctions as appropriate. Rather than prescribing every step the regulator (NZRAB) should take, the Registered Architects Act should set an outcome for the regulator (such as "to facilitate the fair, simple and efficient resolution of complaints and to uphold professional and ethical standards") and provide it with the tools to do the job.

Protecting the integrity of the title: The current Act allows the Board to prosecute any person who 'designs buildings...' and calls themselves a Registered Architect or architect in connection to their business, trade, employment or calling, but has no ability to address third parties who attribute the term to someone who is not.

Misuse of the term architect by the media, real estate agents and others contributes to confusion with perceived harm (or actual harm) to public confidence about what an architect is, versus an architectural designer, or an architectural draughtsperson, as well as the new nomenclature of LBP DC1, DC2, or DC3. The terms Registered Architect and architect should be reclaimed for its primary purpose, that of the specialist designer leading a building project, with significant years of training, education and experience behind them.

Registered Architects themselves are not confused by the term and are immensely proud at having reached the pinnacle of the design and building profession. The ability of the NZRAB to address this issue and therefore assist in recalibrating the broader public understanding of Registered Architect and architect would be a very positive outcome.

QUESTION 18

Is continuing occupational regulation justified for the architectural profession in New Zealand?

Yes.

Removing the Registered Architects Act and occupational licensing of Registered Architects would have abiding and unintended consequences for the public, built and natural environments, consumer trust and confidence, and would profoundly impair local and international recognition of the profession of Registered Architects.

Maintaining the Registered Architects Act ensures a multitude of benefits remain in place for this country in terms of innovation, sustainability, education, tourism, international trade and its relationships, and our unique culture.

An international language

New Zealand has benefitted from the provisions for mutual recognition of architectural qualifications across a range of countries. The following economies are participants in the APEC Architect Project: Australia, Canada, People's Republic of China, Hong Kong China, Japan, Republic of Korea, Malaysia, Mexico, New Zealand, Republic of the Philippines, Singapore, Chinese Taipei, Thailand, United States of America. Aotearoa New Zealand has also recently signed a Mutual Recognition Agreement (MRA) with the United Kingdom and Australia.

In much of the world, certain tasks for which an architect is educated and trained may only be carried out by a person qualified to practice as an architect. In most of the European Union and North America the function of the architect is regulated to a greater or lesser extent. The regulation of the architect's function in these various jurisdictions is normally subject to minimum project sizes or to particular project types.

In Aotearoa New Zealand architectural services can be offered by a wide range of individuals and companies with the one exception being restricted building work. Restricted building work prescribes where certain occupational license classes LBP Design 1, 2, 3 and Registered Architect can undertake building work. It is limited to residential building work (and excludes residential multi-unit over 10 metres). This can lead to confusion about both the status of individuals and companies and the nature of an architect's services, as well as the value to early career professionals in working towards achieving Registered Architect status.

The purpose of regulation

Regulation of the design process is different in its requirements to that of the building process, and its separate regulation is important to ensuring the high level of design-based technical expertise is maintained.

Regulating an occupation establishes a quality of professional design ability for the benefit of Aotearoa New Zealand and its people. It also broadly protects *"the public from the risks of an occupation being carried out incompetently or recklessly"*. [11] Occupational regulation recognises that, for many professions, professional standards, traditional consumer protection laws and contractual remedies are

11. Cabinet Office Circular "Policy Framework for Occupational Regulation" (8 June 1999) CO 99/6.

unlikely to be sufficient to protect the public. Occupational regulation is common in Aotearoa New Zealand and is estimated to cover 28% of workers' primary occupations. [12]

We would encourage MBIE to invest in comparative research on the international Registered Architect occupational licensing regulations in operation, prior to the next stages of work being undertaken. The Institute would be happy to support MBIE's connections with the relevant international bodies and personnel.

Consumer protection

A Registered Architect's role is technical, creative, complex and ever-changing. MBIE's position is that a gap exists between the profession and LBPs Design class and it needs to be closed (MBIE Consultation document page 41).

The 'gap' exists for many valid reasons. Any forced equivalency signals to the market and the consumer that the work, practices and processes delivered by Registered Architects and LBPs Design class is comparable. **This is incorrect**. An unregulated industry of designers is a race to the bottom for quality, and we will be left with the legacy in our built environment for generations to come.

Buildings are a considerable investment in financial, environmental and emotional terms for owners and occupants. The public is best protected by ensuring the parties involved in the design and construction of our buildings have the best knowledge and skills to undertake their parts of the process, and work within a regulated profession.

Part 2B Competencies in the Licensed Building Practioners regime

QUESTION 19

How can the current competencies be improved to set them at a higher level? What specifically can you point to that needs to be improved?

The Licensed Building Practitioner Scheme (LBP) was established in November 2007 with two purposes:

- To ensure that building practitioners are assessed as having the **necessary skills and knowledge** to carry out the work
- To enable consumers to **make informed choices***

** It should be noted that **there is no mention** of trust and confidence, public interest and/or consumer protection.*

Over the last 18 years, the building industry has had to adapt to changing needs, including increased demand in housing to accommodate a growing population, technology, increasing building costs, supply chain issues, and a greater need for trained and qualified personnel.

An element of the latter is the preparation of documentation for building works to achieve local authority building consents and code of compliance.

12. Simon James Greenwood and Andrea Kutinova Menclova "Analysing the extent and effects of occupational regulation in New Zealand" (2018) 52 New Zealand Economic Papers 21.

While the LBP Design Classes regime has delivered the original intentions of Government, constant review, fit-for-purpose and up-to-date assessment is necessary. While some LBPs have had some formal training, including achievement of the New Zealand Diploma in Architectural Technology, we propose a mandatory and consistent and regularly reviewed educational qualification for those wishing to design and document buildings. The existing courses run throughout New Zealand should be reviewed for syllabus content to match evolving industry demands.

Training should include: digital design techniques; 3D-model based BIM management; improved research and knowledge of building materials and systems; construction techniques; and understanding the importance of construction detailing, including safety in design SiD. This would improve a LPB's knowledge of how to 'put a building together', and to meet all aspects of the Building Code.

Currently, the modest skillset required of the LBP regime is restricted to residential buildings and does not extend to the complex projects undertaken by Registered Architects.

The MBIE consultation document identifies a need to close the gap between the standards and expectations of Registered Architects and LBPs.

Given the information and evidence provided throughout this submission, in our opinion the 'gap' to be closed is within the LBP Design classes and how they operate at the prescribed levels and between the Design classes (DC 1, DC2 and DC3).

QUESTION 20

Are there any new areas that should be added to the competencies? These may be general across all classes or may be specific to a certain class.

The LBP Design regime primarily restricts work to residential building work (up to 10 metres in height) and needs more rigorous training to improve the quality of outcomes and avoid the 'harm' implied by Question 16. Training courses need to explore innovation as it relates to new materials and building technologies, as well as how to document them and measure quality on site as construction proceeds from inception to completion.

By contrast, the qualification of a Registered Architect in Aotearoa New Zealand is benchmarked internationally and professional training is regularly reviewed, updated and a requirement of continuing registration for all Registered Architects.

QUESTION 21

Do you agree with our assessment of the interaction between the Design class and the Registered Architects regime?

No

Could you recommend any improvements to the competencies in the Design class? Do you believe that the two should be more closely aligned and, if so, how?

The differences between LBP Design class and Registered Architects are profound.

The resources, costs and training needed to achieve appropriate levels of fit-for-purpose competencies are vastly different, as are the built outcomes. Two people of differing competencies cannot be expected to carry out the same work. The LBP regime needs more rigorous training to improve the quality of outcomes and avoid the 'harm' implied by Question 16.

There is a genuine and real benefit to maintaining the Registered Architects Act as occupational licensing is crucial to enforcing standards and ensuring accountability. Processes are in place for a reason – to ensure competencies. There is no rational excuse to lower standards or public benefit in doing so.

The five years of university education required to complete a Master of Architecture (Professional) has consistency across the world through aligned syllabus criteria, international benchmarking and review panels with common assessment criteria. The requirements for becoming a Registered Architect are onerous, with training in real-time design offices, Continuing Professional Development run by professional bodies, and submission of proof of training and assessment.

These are well established and under constant review.

The body of knowledge and skills achieved by architects inform the design and construction of the many complex building typologies required for this country's economic development, infrastructure and public wellbeing. An architect's education and training is holistic in nature, informing the ability to process and resolve the 'Why' in our built environment, as well as the 'How'.

For LBPs Design, the delivery of an improved training and assessment regime would enable skilled resources to be applied to the documentation and delivery of 60% of New Zealand's new building stock, which is predominantly residential, to be achieved.

Opportunities for improvement

We agree with MBIE's assessment of the interaction between the Design classes and the Registered Architects regime. They should be different, but complementary. Education and training are required to improve LPB Design licensing and monitoring.

The modest improvements required of the Registered Architects Act include a separation of complaints and disciplinary processes, greater inclusivity in provisions of the Act, acknowledgement and respect of Te Tiriti o Waitangi, and amendment to correct the misuse of the title Architect. For example, The Registered Architects Act should include a stand-alone, overarching Te Tiriti o Waitangi clause:

> *"All persons exercising powers and performing functions and duties under this Act must give effect to the principles of Te Tiriti o Waitangi."*

It could also be explicitly included within the Code of Minimum Standards of Ethical Conduct for Registered Architects. This will signal the importance of Te Tiriti o Waitangi to Aotearoa New Zealand's building and construction sector, occupational licensing system, and guide how the regulator engages with the profession and the public and fulfils its functions.

Te Tiriti o Waitangi has a unique constitutional status within the legal system of Aotearoa New Zealand. Te Tiriti o Waitangi to guide the interpretation and administration of a statute is not a radical step. It replicates the approach used in more than 60 other pieces of legislation. New Zealand's Legislation Guidelines require legislation to be consistent with the principles of the Treaty.[13] There is also increasing certainty about the expectations of organisations subject to such a requirement.

We recommend that:
1. Registered Architects continue to be identified as being able to prepare design documentation, provide design, construction, and administration oversight, and provide relevant certifications, such as proposed design declarations, for all building types, categories, and levels of complexity;

2. Other Building Designers are identified as providing a limited scope of work, unless they can demonstrate equivalent qualifications and experience as a Registered Architect.

We propose a constructive framework for a review of both and look forward to working with MBIE on this framework.

QUESTION 22

There will be further targeted consultation on the design and implementation of the proposals contained in Part 1 of the document before they are implemented. Would you like to be involved in this?

Yes

13. Legislation Design and Advisory Committee Legislation Guidelines: 2021 Edition (September 2021).

Acknowledgements

Te Kāhui Whaihanga New Zealand Institute of Architects would like to thank the Working Group established to support the development of the Institute's submission to the MBIE Consultation, Occupational regulation reforms in the building and construction sector.

Gordon Moller
Registered Architect, Institute Past President, ONZM, Dip.Arch, Hon D.Litt(Well)

Peter Marshall
Registered Architect, Chair NZACS

Christina van Bohemen
Registered Architect, Institute Past President and Distinguished Fellow

Callum McKenzie
Registered Architect, Past Deputy Chair NZRAB

Peter McPherson
Registered Architect, Head of School, Unitec

Tim Melville
Registered Architect, Institute Past President

Phillipa Nihotte
Registered Architect, current NZRAB Assessor

Guy Marriage
Registered Architect, Senior Lecturer, Victoria University of Wellington

Amanda Coats
Registered Architect

Your rigorous debate, ideas and determination to see a thorough and evidenced submission is greatly appreciated on behalf of all current Registered Architects and those pursuing initial registration.

To Ngā Aho, thank you for the collaborative and shared knowledge and exchanges on this submission. In the spirit of Te Kāwenata o Rata, we will continue to work in partnership to sustain the quality of the profession, its commitment to Te Tiriti o Waitangi and the enduring relationships and connections we have to people and places.

To our members, branches and supporting industry partners, thank you for your support

and commitment to making submissions to this important consultation. As Registered Architects, you are essential to Aotearoa New Zealand's history and its future. May the rigorous and robust standards of education, registration and professional practice remain – such that the occupation Registered Architect continues, along with the Registered Architects Act.

Global Success for Aotearoa New Zealand Registered Architects

2023

Jasmax, B:Hive
- World Architecture Festival Winner, Inside Office Award.

2022

Stevens Lawson Architects, The Chapel of St. Peter
- World Architecture Festival Winner, Completed Buildings – Religion.
- World Architecture Festival finalist for World Building of the Year.

Stevens Lawson Architects, Homeground, Auckland City Mission – Te Tāpui Atawhai.
- World Architecture Festival, Highly Commended, Completed Buildings Civic and Community category.

jmtstudio, Jasmax and designTRIBE, Te Ao Marama South Atrium.
- World Architecture Festival, Winner, Inside: Public Buildings category.

Warren and Mahoney Architects, North East Link.
- World Architecture Festival Winner, WAFX Award - Winner.
- World Architecture Festival, Future Infrastructure – Winner

Warren and Mahoney Architects, 80 Collins, Melbourne. Dexus Place.
- Australian Interior Design Awards
- INDE Asia Pacific Awards, Dezeen Awards IDEA Australia Awards.

Warren and Mahoney Architects, The Work Space, Google Aotearoa.
- INDE Awards Winner.

Warren and Mahoney Architects, Commercial Bay – Te Toki i te Rangi.
- Australian Institute of Architects - International Chapter, Commercial Named Award Winner.

2021

RTA Studio and Irving Smith Architects, Scion Innovation Hub Te Whare Nui o Tuteata.
- World Timber Prize World Architecture Festival 2021.
- World Higher Education and Research winner, 2020-2021 World Architecture Festival.
- The Building Award, Indo-Pacific INDE Awards, Sydney, 2021.
- Best of Best Masterprize Award for Green Buildings, 2021 Architecture Masterprize Awards, USA.
- Architecture Masterprize Award 2021 for Commercial Buildings, 2021 Architecture Masterprize Awards, USA.
- Architizer World Architecture + Wood Winner, Architizer A+ Awards 2021.
- Architizer World Architecture + Wood Winner - Popular Choice, Architizer A+ Awards 2021.

Warren and Mahoney Architects, Mediaworks.
- Good Design Australia Awards, Interior Award.

Warren and Mahoney Architects, La Trobe University Sports Park.
- Australia Sustainable Building Awards, Education & Research - Highly Commended.

2020

Warren and Mahoney Architects, Mason Bros.
- LA Business Council Architectural Awards Tripartite.
- Urban Land Institute (ULI) Asia Pacific Awards for Excellence.
- CIBSE Building Performance Project of the Year – International.

2019

Jasmax and Grimshaw in partnership with mana whenua, Auckland's City Rail Link (CRL).
- World Architecture Festival WAFX prize for Cultural Identity.

Jasmax, B:Hive.
- Australian Institute of Architects' 2019 International Chapter Interior Award.

Warren and Mahoney Architects, Christchurch Justice and Emergency Services Precinct.
- Australian Institute of Architects' 2019 International Chapter Award.
  Public Architecture Commendation.

Warren and Mahoney Architects, Mason Bros.
- Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies - International Award.

Irving Smith Architects and Ian Bowman Architect & Conservator in association, The Nelson School of Music.
- UNESCO Asia-Pacific Awards for Cultural Heritage Conservation, Award of Distinction.

Monk MacKenzie Architects, Wynyard Crossing.
- Architizer A+Awards, Commended.

Monk MacKenzie Architects, Central Otago Masterplan.
- Architizer A+Awards, Commended

Warren and Mahoney Architects, Waterview Connection.
- Urban Design Australian Good Design Awards, Gold Award

Warren and Mahoney Architects, Christchurch Justice & Emergency Services Precinct, Te Omeka.
- Australia Institute of Architects - International Chapter – Public, Commendation.

Warren and Mahoney Architects, Waterview Connection.
- Tripartite Award, Los Angeles Business Council.
- Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies, International Award.

Warren and Mahoney Architects, Memorial Bridge, Christchurch.
- Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies - International Award, Bridges and Infrastructure Category.

2018

Monk MacKenzie Architects, X-House.
- Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies, Private Homes Winner.
  Architizer A+Awards, Residential Winner,
  Turkish Architectural Awards, Private House Winner

Monk MacKenzie Architects, Turanganui Bridge.
- Architizer A+Awards, Transport Winner.

Monk Mackenzie Architects, Turanganui Bridge.
- Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies, Bridges category.
  Turkish Architecture Awards, Bridges Winner

Monk Mackenzie Architects, Edition Apartment.
- Turkish Architecture Awards, Housing and Apartments Winner.
  Chicago Athenaeum/The European Centre for Architecture Art Design and Urban Studies Housing and Apartments Winner.

Monk Mackenzie Architects, Vivekananda Bridge.
- World Architecture Festival Winner, Infrastructure – Future Projects.

Warren and Mahoney Architects, Lincoln University AgResearch Joint Facility.
- World Architecture Festival, Future Projects - Education - Best in Category

Warren and Mahoney Architects, Christchurch Integrated Airport Terminal.
- Pacific Region Skytrax World Airport Awards, Best Regional Airport Australasia.

Architecture Workshop Ltd, Lindis Lodge.
- World Architecture Festival Award, Winner, Completed Buildings: Hotel and Leisure.

2017

Irving Smith Architects, Bach with Two Roofs'.
- World Architecture Festival, Winner, Villa category.

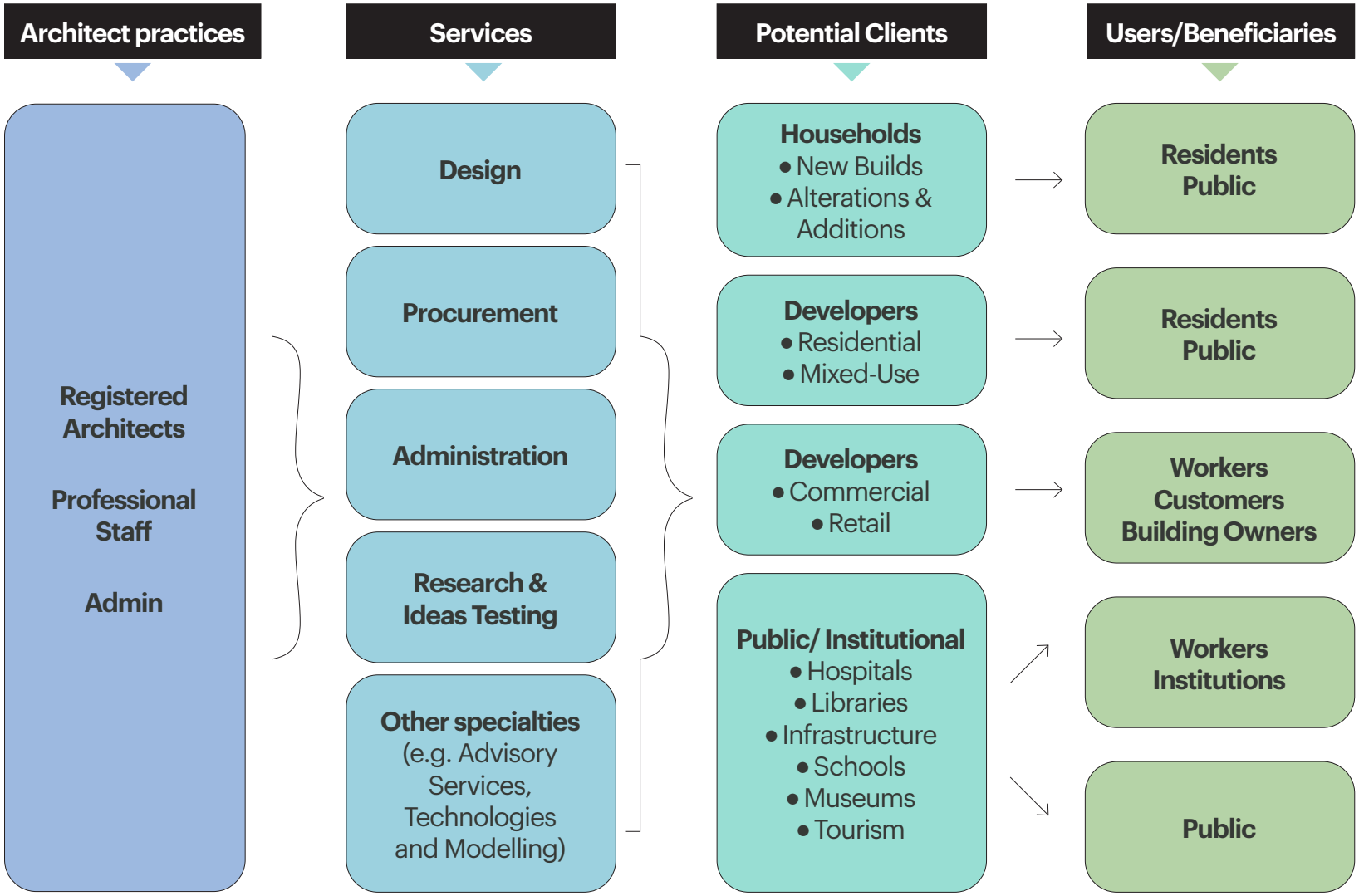
Monk Mackenzie Architects, X-House.
- World Architecture Festival, Winner, Future Projects category.

Warren and Mahoney Architects, The Arts Centre of Christchurch
- UNESCO Asia Pacific Awards - Cultural Heritage Conservation.

Warren and Mahoney Architects, TVNZ.
- Australian Interior Design Awards – Best International Design.

Source:
WAF Shortlist:
https://www.worldbuildingsdirectory.com/search/?_sft_waf_category_status=shortlist&_sft_project_country=new-zealand

At a glance: Registered Architects and Architecture



Registered Architects Roles' in Resource Consent

Registered Architects are master planners and place changers. A Registered Architect's documentation in the resource consent phase of the design process draws on a vast pool of expertise informed by other disciplines that the Registered Architects combine into each design. The type of work Registered Architects regularly produce in this space, includes, but is not limited to:

Protected tree analysis

Registered Architects are adept at site analysis. Registered Architects collaborate with arborists and the Territorial Authorities about the health of existing trees, particularly, those protected by the operative district plan. This preliminary investigative work informs the Registered Architect's design response for the subject site. Trees provide cooling in cities and have visual amenity but may also result in hazards to life and property. Registered Architects consider placement of trees as part of built design during the resource consent phase of design documentation. Registered Architects appreciate that natural elements are vital to the well-being of humankind, having trees retained wherever feasible can be utilised to improve the thermal comfort of buildings by reducing the ground temperature between five to ten degrees celsius. Any original tree on the Territorial Authority database informs the Registered Architect about the ecosystem, so Registered Architects research into trees to understand the age, soil type (including to retain and stockpile and reuse topsoil on the subject site), and better understand water retention of the trees generally. On more complex projects, Registered Architects work collaboratively with Landscape Registered Architects and Arborists to inform design outcomes.

Pedshed Analysis

Registered Architects undertake analyses of the distance a person would walk in 5 minutes, traditionally this has been promoted as a 400m distance. Pedshed analysis informs the Registered Architect's design response in terms of accessibility and connectedness of each place they design.

Visual Impact Assessments (VIA)

Registered Architects collaborate with registered surveyors to prepare georeferenced photorealistic images of their Registered Architect designed built response in the receiving landscape. The Registered Architects design is inserted into the landscape at the correct scale and geophysical spatial referencing to enable before and after visual images to be assessed so that the design response can be fully understood including from remote vantage points by the public and other decision makers. These images depict daytime and/or nighttime context, they sometimes incorporate analysis of the potential for glare by the Registered Architect changing the parameters of the daytime setting and the materials in the model. VIAs by Registered Architects for resource consent will often include images looking from the building interior to the outside space to demonstrate connectivity to a street or a public outdoor space. VIAs include assessment of the design materiality of the proposed built form. The Registered Architect is skilled in the manipulation of form, light, shadow, and texture through composition of materiality for the Registered Architect designed form.

Master planning and isochrone context drawings

Registered Architects capture information about the *location* of a site, the layout of the housing, a sites unique features, the *neighbourhood* context, what is permitted by the operative district plan *zoning*, how the land presents in its environment (often dictated by the shape and size of the land parcel as well as its *topography*). Registered Architects capture natural physical features of the site such as trees (including protected trees), *rocks*, *ponds*, *creeks*, *rivers*, *coastal markers*, *topography*. Registered Architects document relevant *built elements*. This includes examining the accessibility, transport planning and public transport links and providing. Registered Architects also identify patterns both historical and current (human and cultural patterns) to gain an understanding of how our *tāpuna* would have lived as part of these investigative drawings. The cultural and sociological aspects of the surrounding neighbourhood are captured to inform the appropriate design response on the land. Registered Architects analysis captures general patterns, density, whanaungatanga access patterns, to ensure appropriate place-based connections result as a design outcome.

Materials Palette

Registered Architects research and collate building material palettes as part of resource consent applications. These typically include indications of the material, its colour, its texture, indeed any aspect a material that may be utilised on a project that interfaces with a public realm.

Climate Analysis & Environmental Risk Analysis

Registered Architects collaborate with registered surveyors, geotechnical engineers, and hydrology engineers in the preliminary and concept design phases. They understand the combined importance of the physical ground and the overland flow path of water (hydrology) as it relates to architecture, landscape and building design. Registered Architects collect climatic information about rainfall, snow loading, wind directions and wind strength, earthquake zones, fault lines, coastal high tide marks, tsunami inundation zones, temperatures, sun paths which they consider through the different seasons of the year in their design response for the built environment. These investigations are utilised by the Registered Architect to determine the vertical placement of floor levels and other aspects of design during the resource consent phase of a project. Registered Architects analyse historic aerial photos to identify potential contamination issues. They also utilise their sensory skills - visual, olfactory, and tactile - to identify potential contamination issues with the land or buildings on the land.

Heritage Impact Assessments (HIA)

Registered Architects prepare HIAs in support of archeological authority applications and other resource consents. Registered Architects carefully and diligently research the history of a place, its activities, its cultural significance, and determine and attribute, the heritage values that are ascribed to individual building elements. This work is often undertaken collaboratively with Heritage Conservation Architects and/or Conservators. These may include identifying an item is in its original location and of high heritage value, an item of high heritage value that may have been altered or is not in its original location, and the item is of lesser heritage value or has been significantly damaged or altered, along with items that are not original heritage fabric and are of low or no value and can be removed and otherwise disregarded.

Sensory impact and design response

Registered Architects utilise sensory skills to inform a design response appropriate for the built environment for each specific site during the resource consent phase of design. These include:

Sound
Registered Architects collaborate with and interpret the acoustic engineering recommendations into the built form (in collaboration with structural, mechanical, electrical, hydraulic, civil and fire engineers), for example, where a residential apartment building is designed adjacent to a Waka Kotahi state highway, where acoustic design parameters and vibration effects will inform the Registered Architects design.

Odour
Exclusion of unwelcome odour can be designed out of the interior environment, as Registered Architects are adept at collaborating with mechanical engineers and form design responses appropriate to manage contamination of the interior environment, for example, where a residential and industrial planning interface exists in the operative district plan or where a residential apartment building is designed adjacent to a Waka Kotahi state highway through a city. An odour from the soil with a presence of moisture under an existing building or on a site may be used by a Registered Architect to prompt further investigations by specialist consultants into the potential for any soil contamination.

Visual
Registered Architects are not experts in mould and fungi; however, they recognise their presence from visual observations of existing buildings, these are sometimes combined with odour and staining (which is damp or cold to touch) or with visual evidence of a lack of structural integrity.

Touch
Registered Architects examine existing buildings by touch. For example, if a Registered Architect holds onto a handrail on a stair, they will note if it is loose, if it is discontinuous, if it does not support a user if they enter or leave the stair, or if it is too large or too small to comply with the acceptable solutions of the New Zealand Building Code. Where an existing building has visual evidence of moisture staining, they typically run their hands over the surface to ascertain if it is cold, wet, or structurally sound.

Transportation & waste management design assessment

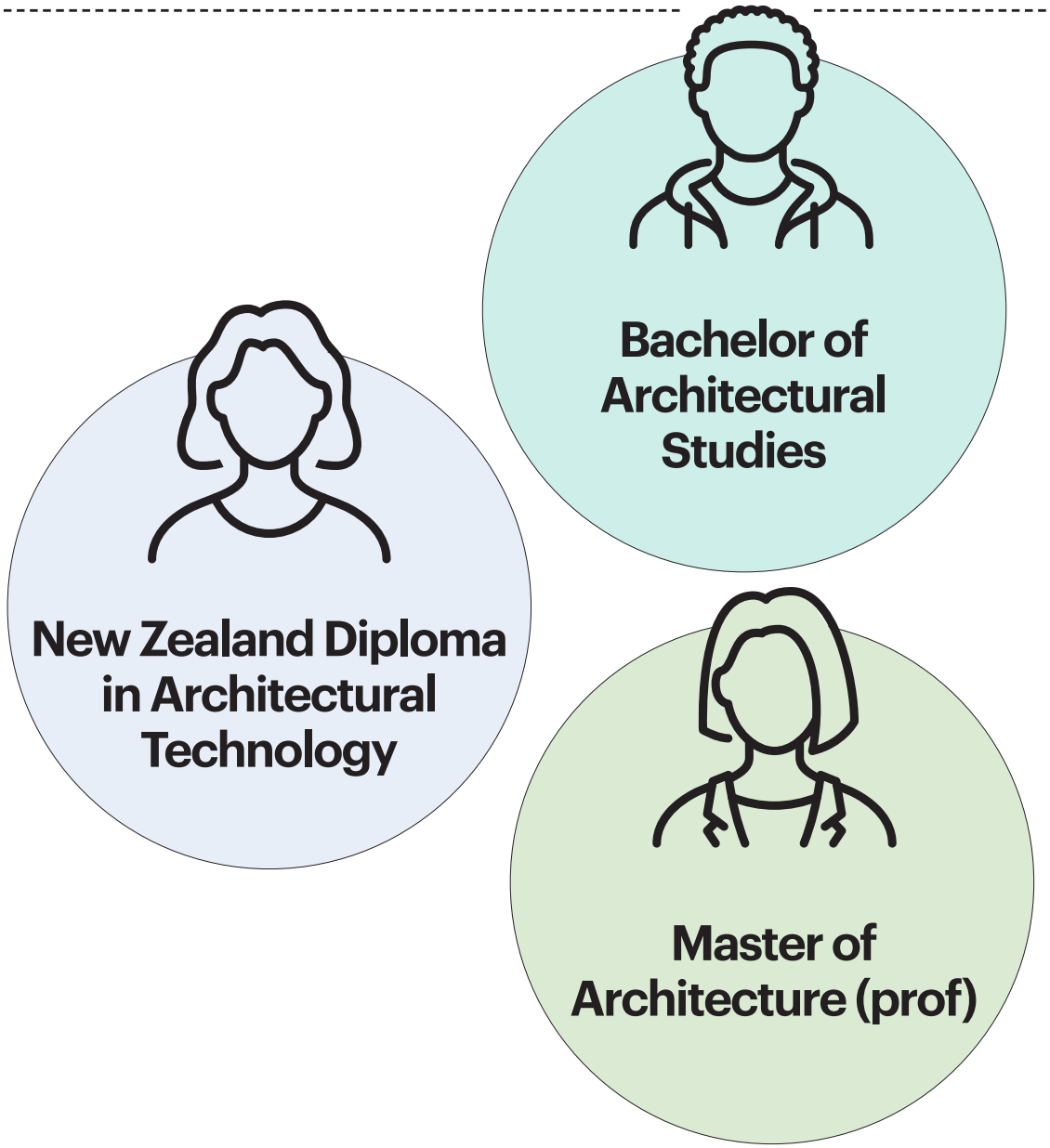
Registered Architects interpret spatial requirements of the operative district plans and transportation standards to provide a design response appropriate for the receiving environment. These include parking layouts, pedestrian routes to support connectivity, areas for landscaping (cooling) and traffic ramp designs in drawn concept form to the traffic engineers. Registered Architects collaborate with traffic engineers to refine these concept drawings to a developed design level of functionally prior to resource consent. Part of this process for public buildings and/or private apartment buildings (whether simple or complex) includes capturing advice from the consent authority, fire and emergency services and territorial authorities and/or private waste collection services to ensure the transportation design responds to both emergency and everyday management services throughout its life cycle.

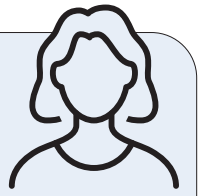
Utility Services analysis

Registered Architects investigate and co-ordinate the interface between buildings and civil works: stormwater, water (including fire fighting water supplies), sewer, data/telecommunications, electrical (including surplus energy design from solar, wind and water contributions from private sites to utility providers), and reticulated gas beyond the boundary of the site. Registered Architects preliminary research into utility servicing informs the layout of buildings and site layouts to capture the spatial requirements for backflow preventors, transformers and other service requirements for each resource consent.

Appendix 4

Understanding the Education Differences Between Registered Architects and Others





Qualification:

New Zealand Diploma in Architectural Technology

Type: Diploma | NZQA Level: 6 [1]

Years of Study (total): 2

Purpose:
A **diploma at level 6** qualifies individuals with **theoretical and/or technical knowledge and skills** in specialised/strategic contexts.

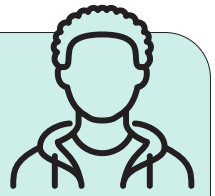
Knowledge:
• Demonstrate **specialised technical or theoretical knowledge with depth** in a field of work or study

Skills:
• Analyse and **generate solutions to familiar and unfamiliar problems.**

• Select and **apply a range of standard and non-standard processes** relevant to the field of work or study

Professional abilities:
• Demonstrate complete **self-management** of learning and performance within dynamic contexts.

• Demonstrate **responsibility for leadership within dynamic contexts**.



Qualification:

Bachelor of Architectural Studies

Type: Bachelor's Degree | NZQA Level: 7 [2]

Years of Study (total): 3

Purpose:
A **Bachelor's Degree** provides individuals with a **systematic and coherent introduction to a body of knowledge** of a recognised major subject as well as to **problem-solving** and associated basic techniques of **self-directed work and learning**.

Knowledge:
Demonstrate **knowledge and skills related to the ideas**, **principles**, **concepts**, **chief research methods** and **problem-solving techniques** of a recognised major subject

Skills:
• Demonstrate **intellectual independence**, **critical thinking** and **analytic rigour**.

• Demonstrate the skills **needed to acquire, understand and assess information** from a range of sources

Professional abilities:
• Engage in **self-directed learning**.

• Demonstrate **communication and collaborative** skills.

Qualification:

Master of Architecture (prof)

Type: Bachelor's Degree | NZQA Level: 9 [3]

Years of Study (total): 5

Purpose:
A **Master's Degree** qualifies individuals who apply an **advanced body of knowledge** in a **range of contexts for research**, a pathway for further learning, professional practice and/or scholarship. Their outcomes are **demonstrably in advance of undergraduate** study, and require individuals to engage in research and/or advanced scholarship.

Knowledge:
• Demonstrate **mastery of sophisticated theoretical subject matter**.
• Show evidence of **advanced knowledge** about a specialist field of enquiry or professional practice

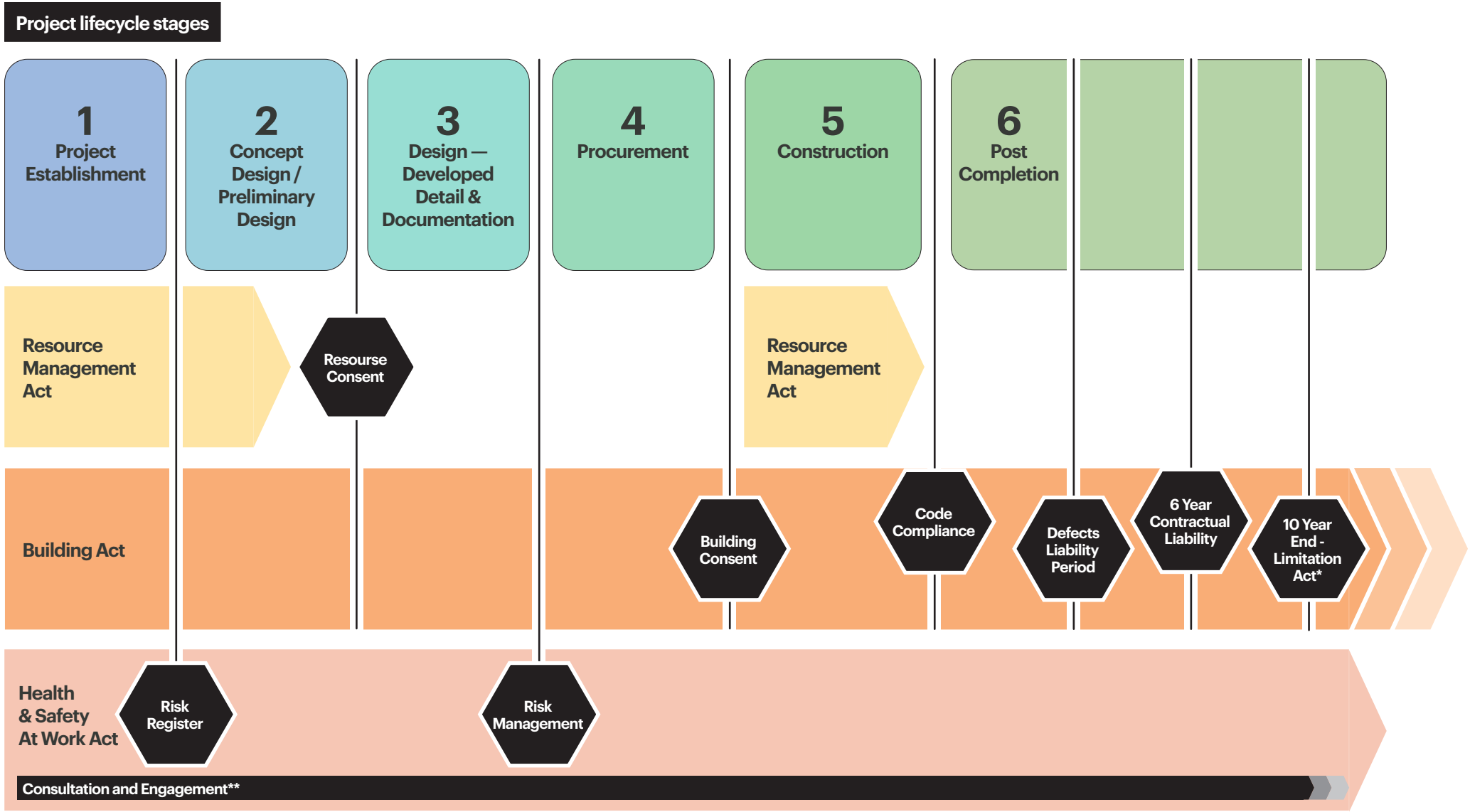
Skills:
• **Research**, **analyse and argue** from evidence.
• Engage in **rigorous intellectual analysis**, **criticism and problem-solving**.
• **Evaluate critically** the findings and discussions in the literature.
• Demonstrate **a high order of skill in the planning, execution and completion** of a piece of original **research or creative scholarly work**.

Professional abilities:
• Work independently and **apply knowledge to new situations**.
• **Research, analyse and argue from evidence**.
• **Apply such skills learned** during the study programme **to new situations**.

1 https://www.nzqa.govt.nz/qualifications-standards/understanding-nzqf/diploma/
2 https://www.nzqa.govt.nz/qualifications-standards/understanding-nzqf/bachelors-degree/
3 https://www.nzqa.govt.nz/qualifications-standards/understanding-nzqf/masters-degree/

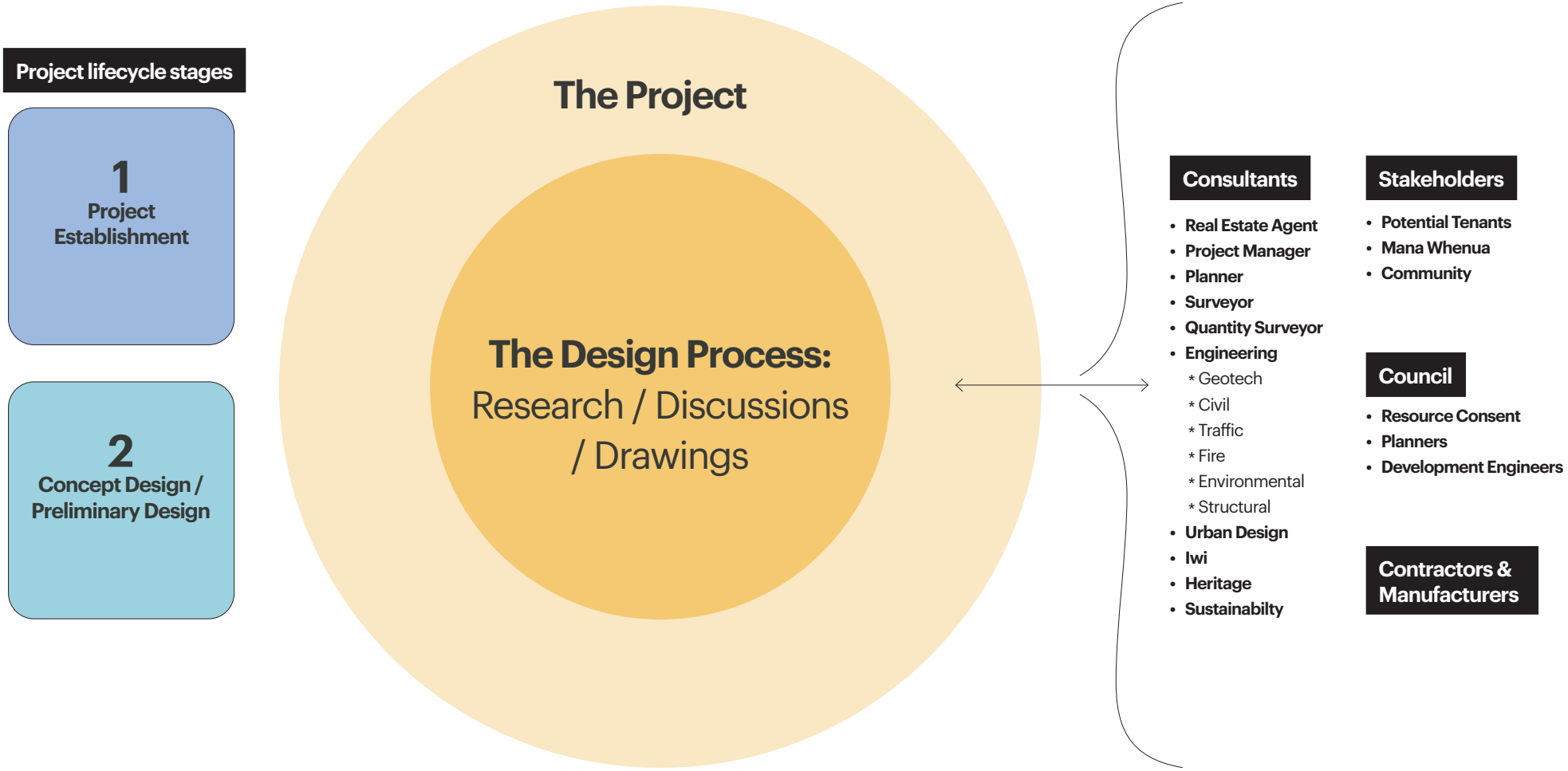
Appendix 5

Project Lifecycle and the role of the Registered Architect



*10 Year End – Limitation Act may extend beyond 10 years
**Consultation and Engagement may extend

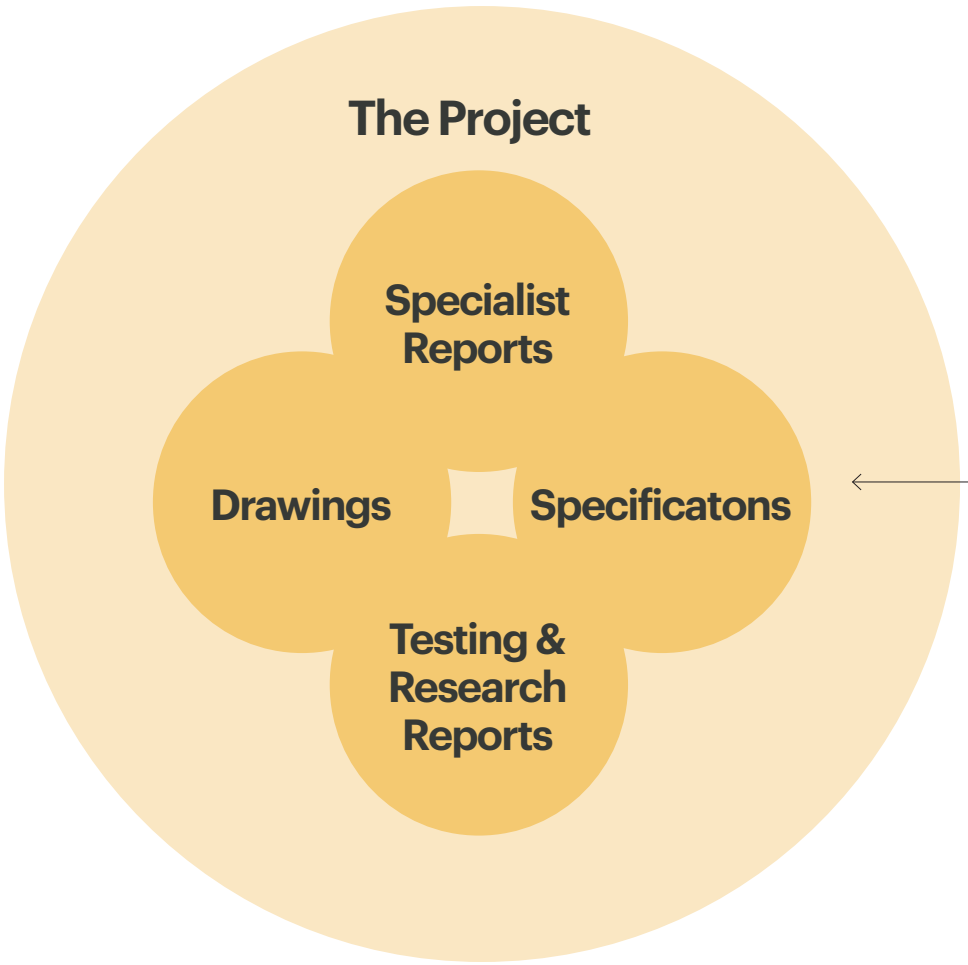
In detail: Project Establishment & Concept Design



In detail: Design — Developed Detail & Documentation

Project lifecycle stage

3
Design — Developed Detail & Documentation



Consultants

- **Project Manager**
- **Planner**
- **Quantity Surveyor**
- **Engineering**
  - * Geotech
  - * Civil
  - * Traffic
  - * Fire
  - * Environmental
  - * Structural
  - * Mechanical & electrical
  - * Façade
  - * Hydraulic
- **Urban Design**
- **Heritage**
- **Sustainabilty**

Council

- **Design review**
- **Resource Consent Planners**
- **Development Engineers**
- **Building Consent Officers**

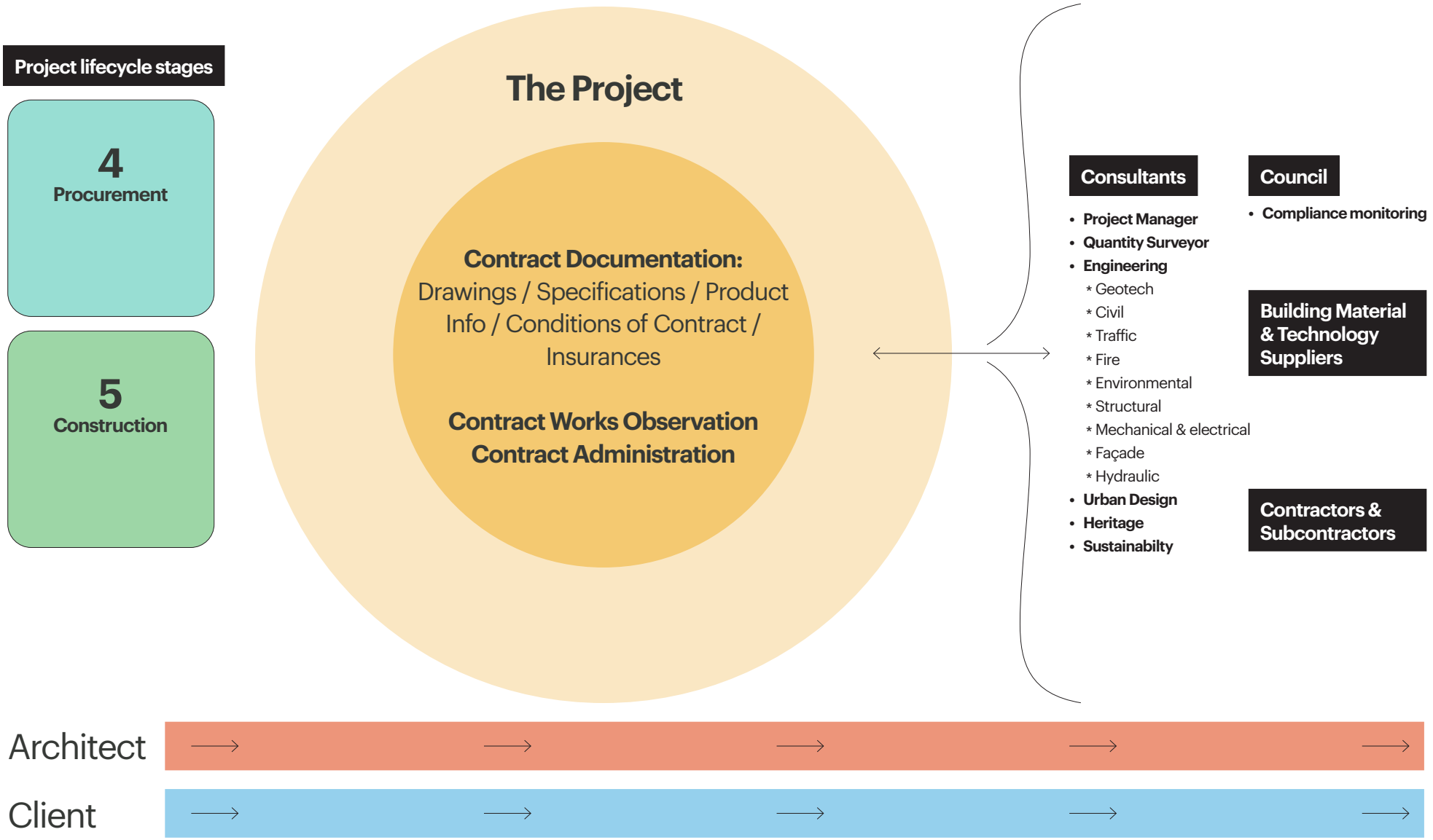
Building Material & Technology Suppliers

Contractors & Subcontractors

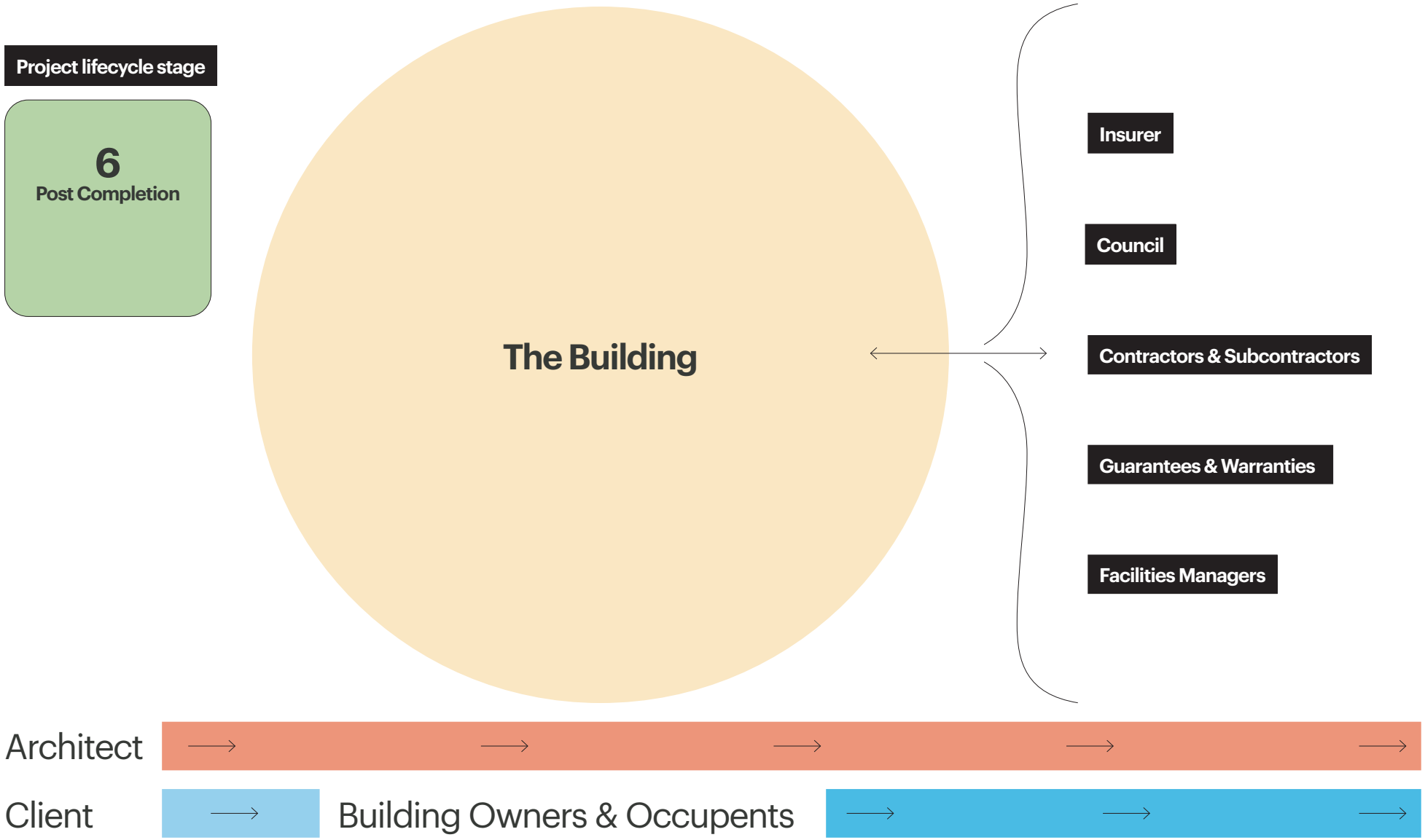
Architect →

Client →

In detail: Procurement & Construction



In detail: Post Completion



APL
WINDOW SOLUTIONS

6 June 2023

Occupational Regulation Reforms
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140
New Zealand

building@mbie.govt.nz

To Whom It May Concern,

APL Window Solutions is a major supplier of windows and doors to the residential, commercial and institutional markets in New Zealand, and has worked closely with Registered Architects and other design professionals for more than 50 years. We have a strong interest in ensuring that our window systems and commercial facades are correctly used and optimally detailed.

To help ensure that the design and building professions are well placed to practice their respective skills for the benefit of suppliers and customers, while meeting all regulatory requirements, we have supported and sponsored educational programmes for many years with both Te Kāhui Whaihanga New Zealand Institute of Architects and Architectural Designers New Zealand.

We are committed to the maintenance of high design standards and would be concerned if there were any legislative changes that eroded competencies, especially in the delivery of large, complex commercial/residential projects.

MBIE have asked for feedback on the comparative quality of design work by Registered Architects and other design professionals. Clearly, the current training and registration process for Architects has led to a very high level of expertise and a high level of public trust in registered practitioners.

We feel it is important that MBIE take a logical and commonsense approach in recognising the important differences between the scale and complexity of project types and the different level of skillsets needed by professionals to design and safeguard buildings of these varying sizes and sophistication.

Yours Sincerely

Brendon Pritchard
Market Development Manager
APL Window Solutions

6 April 2023

Occupational Regulation Reforms
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140
New Zealand

building@mbie.govt.nz

Mighty is a Marketing partner to companies in the building and constructions space. They work extensively with companies to minimise risk and to ensure their products and systems are correctly specified, installed and maintained. Their client base includes: GIB, Pink Batts, BRANZ, Rinnai, Bostik, Firth, Fireshield, Iplex, Potter Interiors, TCL Hunt, CS Group, Allco and GJ Gardner and the New Zealand Certified Builders. A large component of Mighty's work centres around the development of technical systems, technical literature and the provision of education to the specification and construction audiences, including Registered Architects, architectural designers, builders, quantity surveyors and engineers.

Chris Boyle, Managing Director of Mighty has provided the following statement. Working both from a supply side and the installation side we have seen a significant rise over the past 10 years in the risk carried across the building and construction space. The rigour and training that is required to become a Registered Architect combined with the focus on continuing professional development and assessment by the NZIA has provided tangible peace of mind across our client base. We have over the years seen other industry groups, including builders, become more aligned with the rigour of the Registered Architect process, with the introduction of the LBP scheme.

The present scheme which requires a higher standard to be reached to become a Registered Architect, with a distinction drawn with other licensed designers, has ensured that projects with greater personal and public risk are managed by those under greater levels of on-going assessment and management. This in turn reduces the risk for our building material clients, by providing oversight for technical systems, such as fire and seismic bracing. Rather than potentially reducing or removing the role of the Registered Architect, it would seem the reverse would provide greater protection, with increased oversight of non-registered architectural designers to ensure that oversight and professional development continues.

We have no vested interest in the NZIA or its programs either personally or professionally and provide these opinions voluntarily.

Chris Boyle | 027 503 5173
Chris@mighty.nz

MIGHTY

6 April 2023

Occupational Regulation Reforms
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140
New Zealand

building@mbie.govt.nz

Resene is an established and respected New Zealand owned and operated company that seeks to collaborate with organisations, individuals and companies that support our ethos of achieving the best for New Zealand and for New Zealanders. With a research-led history, built on partnership, trust, hard work and continuous efforts to innovate and deliver quality, Resene has been able to deliver ground-breaking and environmentally-conscious products to the market, including to New Zealand Registered Architects.

Resene has a long history of supporting the architecture profession. Working alongside Te Kāhui Whaihanga and New Zealand Registered Architects provides us with valuable opportunities to align our brand with an innovative and highly regarded profession.

We also work alongside Architectural Designers New Zealand and their members and have done so for many years. Working with both organisations for decades puts Resene in the unique position of seeing the differences between each industry and the work they typically undertake. We believe that both organisations and their members have, over the course of many years, proven that each brings something valuable to the market and that the loss of their unique differences would be detrimental to architecture and design in New Zealand.

Through the Institute's firmly established awards programmes, we interface with the country's finest emerging design talent right through to practices and registered architects at the pinnacle of their professional achievements. From the Student Design Awards (which we have supported for six years) and the NZ Architecture Awards (33 years), Resene connects with students who envisage a thriving and sustainable New Zealand, through to registered architects involved in masterplanning and designing homes and communities and complex public and commercial projects that help sustain our economy.

Numerous industries benefit from the work of Registered Architects in New Zealand because NZIA members contribute to their success. These outcomes cannot be achieved without the rigorous educational and professional standards to which Registered Architects and supporting industry bodies and institutions adhere.

We support New Zealand Institute of Architects Te Kāhui Whaihanga in its submission to retain the highest quality professional and ethical standards for Registered Architects in the Registered Architects Act.

Nick Nightingale
Managing Director

Resene
the paint the professionals use

Winstone Wallboards Ltd

National Support Office
P.O. Box 12 256
Auckland, New Zealand
37 Felix Street, Penrose
Telephone 64 9 633 0100
Facsimile 64 9 633 0101

Sales & Technical Enquiries
Freephone 0800 100 442
Freefax 0800 229 222

www.gib.co.nz

5 April 2023

Te Kāhui Waihanga
New Zealand Institute of Architects
Via email
Attention: Teena Hale Pennington

Re: MBIE Consultation into Regulatory Reform

Dear Teena

Winstone Wallboards would like to offer our support to the NZIA in their submission of the consultation feedback provided to MBIE in the latest round dated February 2023 “Occupational regulation reforms in the building and construction sector”.

We agree with the NZIA in that there are important and distinctive differences between registered architects and licensed building practitioners, which are beneficial to the building and construction industry, NZ Inc performance and public interests.

Any ‘forced’ equivalency signals to the market and the consumer that the work, practices and processes delivered by registered architects and licensed building practitioners is comparable, which it clearly is not.

Yours sincerely

John Jamison
Technical and Development Manager
Mobile: 021 343 101

Appendix 7

6 April 2023

Occupational Regulation Reforms
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140
New Zealand

building@mbie.govt.nz

Te Kāhui Whaihanga New Zealand Institute of Architects

MBIE consultation

Occupational regulation reforms in the building and construction sector

Tēnā koutou,

As a collection of medium and large New Zealand architecture practices employing teams of professionals to work on some of New Zealand's most significant and complex projects, we understand the value of the protected title Registered Architect and the value of retaining it by law. The title and skills Registered Architects earn through rigorous and internationally accredited education, training, ongoing professional development and regulation, are essential to the successful delivery of large-scale projects in this country, to international collaborations, talent attraction and retention.

Architects are a key component of Aotearoa New Zealand's multi-billion dollar built environment and construction sector. Some of the work we are involved is shown on the **Attachment**.

Retaining the title Registered Architect and the rigorous regulatory framework of education, competence, professional development and disciplinary processes of the Registered Architects Act is essential to maintaining the reputation and recognition of this country's high level of design-based technical expertise and the quality of outcomes delivered.

We believe that any moves by law that a see Registered Architect and LBP Design class as equivalent in terms of education, skills, experience, ongoing professional development and regulation, when they are clearly not, will have severe unintended consequences, reduce consumer protection, impact on public interests and impair international recognition of our skills base.

We support Te Kāhui Whaihanga New Zealand Institute of Architects in its submission to MBIE to retain and protect the title of Registered Architect within the Registered Architects Act. The Registered Architects Act provides a robust framework for the regulation of the profession now and into the future.

We acknowledge that there are opportunities to enhance and strengthen the Registered Architects Act and we'd welcome the opportunity to support the Institute's engagement with MBIE on these (e.g. Te Tiriti o Waitangi, governance, improved complaints and disciplinary processes and practices).

Ngā mihi,

Te Kāhui Whaihanga
New Zealand Institute of Architects
Member Practices

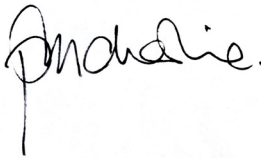
Appendix 7

John Coop
BArch (Hons), FNZIA, Reg Arch, PDINZ
Managing Director/Principal
Warren and Mahoney Architects

Richard Naish
Richard Naish
Director/Founder
RTA Studio Ltd

Gary Lawson
Director
Stevens Lawson Architects Ltd

Pip Cheshire
Director/Founder
Cheshire Architects Ltd



Stuart Gardyne
FNZIA, Registered
Architect, Director
architecture plus ltd
architecture +

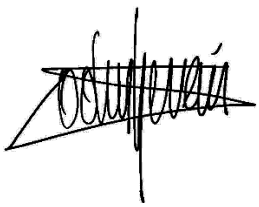
Bruce Curtain
Head of Architecture
& Principal Architect
WSP

Nigel Dong
Managing Director
designgroup stapleton Elliott

Darryl Carey
BArch, ANZIA, Registered
Architect, Senior principal
Founder, NZ Health Design Council
Chow:Hill Architects

Ewan Brown
BBsc, BArch, FNZIA
Director, Architect
Tennent Brown Architects

Severin Soder
ANZIA, Architect, Principal
architectus



Gordon Moller
Registered Architect,
Director
ONZM, Dip.Arch, Hon
D.Litt(Well) FNZIA PPNZIA
Moller Architects

Craig Moller
B Arch(Auck) M Arch(Yale) FNZIA
Registered Architect, Director
Director
Moller Architects

Appendix 7

Dave Strachan
Director — Registered Architect FNZIA, MArch SGA — Strachan Group Architects

Jeremy Whelan
Principal & Managing Director
Ignite Architects

Jasper van der Lingen
Director, F.N.Z.I.A.
Sheppard & Rout Architects Ltd

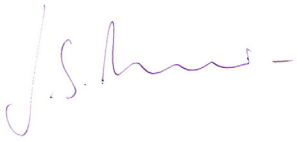
Brad Luke
Director, Registered Architect, B.Arch, FNZIA
Peddle Thorp

Sjoerd Post
Chief Executive Officer
Jasmax

Clive Chapman
Director
BArch ANZIA GSNZAP
Pacific Environments NZ Ltd

Tim Melville
Studio Executive Chair
Woods Bagot

Jon Rennie
Principal
Athfield Architects



Supporting Principals: Zac Athfield, John Hardwick-Smith, Jeremy Perrott, Trevor Watt

Appendix 7

Key work of Registered Architects across Aotearoa New Zealand

Warren and Mahoney Architects
Key Projects

Project: **Heke Rua Archives**
Client: NZNZ Archives Repository
Capital Investment Value $200M

Project: **Dunedin Hospital Inpatients and Outpatients**
Client: Te Whatu Ora
Capital Investment Value $1 Billion

Project: **Commercial Bay**
Client: Precinct Properties
Capital Investment Value $500M

Project: **University of Auckland Recreation Centre**
Capital Investment Value Approx $200M

Project: **Christchurch Multi-Use Arena**
Client: Otakaro
Capital Investment Value Approx $400M

Project: **Reconstruction of Christchurch Cathedral**
Capital Investment Value Approx $200M

Project: **The Eastern Busway**
Client: Auckland Transport
Capital Investment Value Approx $500M

Project: **Taranaki Hospital Stage 3**
Client: Te Whatu Ora
Capital Investment Value Approx $200M

Project: **Auckland Airport Regional Terminal**
Capital Investment Value Approx $100M

Project: **Te Pae**
Client: Christchurch Convention Centre
Capital Investment Value Approx $300M

Project: **New Zealand International Convention Centre**
Client: Sky City and MBIE
Capital Investment Value Approx $500M

Commercial Bay


Te Pae

Appendix 7

RTA Studio
Key Projects

Project: **Scion Innovation Hub - Te Whare Nui o Tuteata, Rotorua**
Client: Scion – CRI
Capital Investment Value $20M

Project: **New Fisher & Paykel Global Headquarters Penrose, Auckland**
Client: F&P Appliances
Capital Investment Value $240M

Project: **New Oceania Domestic and International Air Traffic Control Centre**
Client: Auckland International Airport Airways
Capital Investment Value $10M

Project: **Alexandra Park Apartments**
Client: Alexandra Park Racing Club
Capital Investment Value $180M

Alexandra Park Apartments

SCION Innovation Hub – Te Whare Nui o Tuteata

Appendix 7

Stevens Lawson Architects
Key Projects

Project: **HomeGround — Auckland City Mission — Te Tāpui Atawhai**
Client: Auckland City Mission
Project Value $110M

Project: **Ellen Melville Centre & Freyberg Place**
Client: Auckland Council
Project Value $4M

Project: **Te Puna Café Auckland Zoo**
Client: Regional Facilities Auckland
Project Value $3M

HomeGround — Auckland City Mission — Te Tāpui Atawhai

Te Puna Café Auckland Zoo

Appendix 7

Cheshire Architects
Key Projects

Project: **The Britomart Hotel**
Client: The Hotel Britomart
Project Value $50M

Project: **SKHY Housing**
Client: Lamont and Co
Project Value $62M

Britomart Hotel

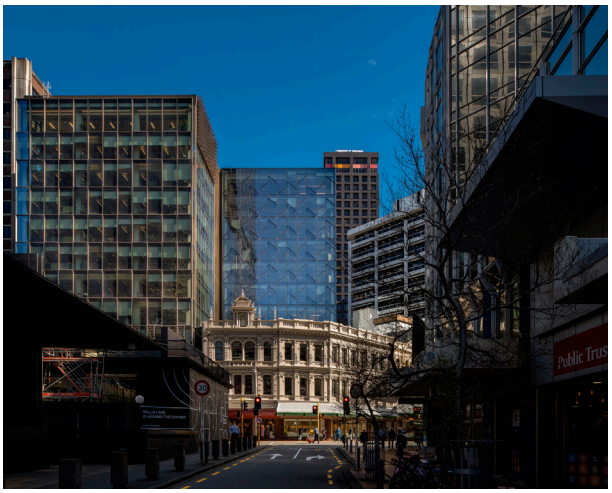
SKHY Housing

architecture +
Key Projects

Project: **Te Wharewaka o Poneke Whanganui-a-Tara**
Client: The Wellington Tenths Trust
Project Value $10M

Project: **8 Willis Street & Stewart Dawsons Corner**
Client: Argosy Property
Project Value $85M

Project: **Hutt City Administration Building and Town Hall projects**
Client: Hutt City
Project Value $45M



8 Willis Street

Te Wharewaka o Poneke Whanganui-a-Tara

Appendix 7

WSP
Key Projects

Project: **IREX InterIslander Ferry Terminals**
Client: Kiwi Rail
Project Value: >$1B

Project: **Scott Base Redevelopment (In association with Hugh Broughton Architects, UK)**
Project Value: $344M

Project: **Christchurch Justice and Emergency Services Precinct (In association with Warren and Mahoney Architects and Cox Architecture, AU)**
Client: Ministry of Justice
Project Value: >$300M

IREX InterIslander Ferry Terminals

Scott Base Redevelopment

designgroup stapleton Elliott
Key Projects

Project: **Kāinga Ora Arlington Housing rebuild**
Client: Kāinga Ora
Project Value: >$200m

Project: **Aotea College Classroom Expansion**
Client: Ministry of Education
Project Value: >$20m

Project: **Waiaroha**
Client: Hastings District Council
Project Value: >$30m

Project: **Unitec upgrades**
Client: Te Pukenga
Project Value: >$40M

Project: **TKKM o Te Whanau Tahi Christchurch**
Client: Ministry of Education
Project Value: $30M

Kāinga Ora Arlington Housing rebuild

Aotea College Classroom Expansion

Chow:Hill Architects
Key Projects

Project: **Waipapa Christchurch Hospital (aka Acute Services Building). NZ's largest & most resilient completed public hospital project – with a Registered Architect as Lead Design Consultant**
Client: Ministry of Health
Project Value: $320m (construction)

Waipapa Christchurch Hospital (aka Acute Services Building)

Tennent Brown Architects
Key Projects

Project: **ASB Sports Centre**
Client: Wellington City Council
Capital Investment Value $30M

Project: **Redcliffs School**
Client: Ministry Of Education
Capital Investment Value Approx $10M

Project: **Living Pa**
Client: Victoria University
Capital Investment Value $40M

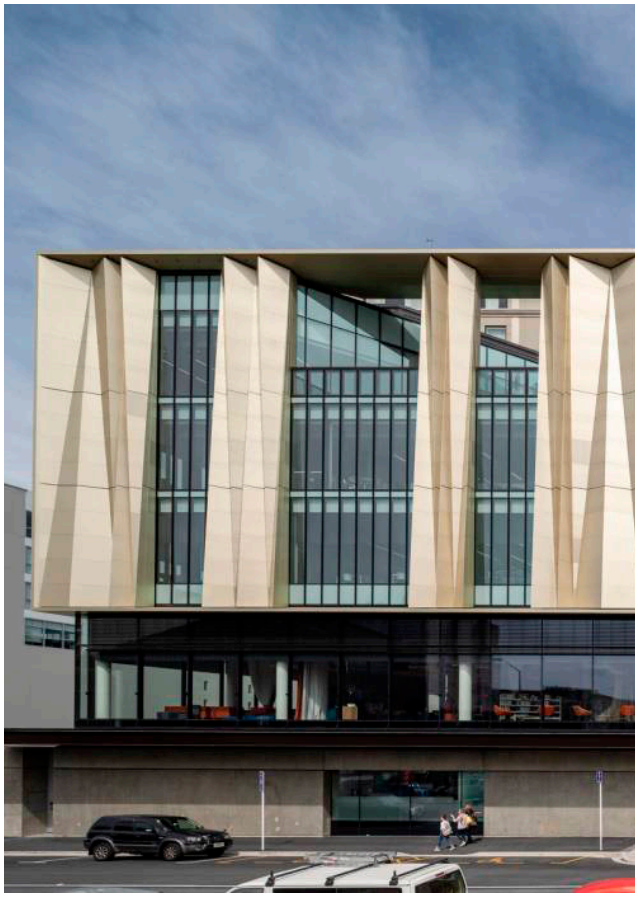
Redcliffs School by Tennent Brown Architects

architectus
Key Projects

Project: **Wynyard Central (E2) Auckland**
Client: Willis Bond
Project Value: $60M

Project: **Tūranga Christchurch Central Library, Christchurch**
Client: Christchurch City Council
Project Value: $92M

Project: **Victoria University of Wellington Campus Hub & Library, Wellington**
Client: Victoria University of Wellington
Project Value: $63M



Tūranga Christchurch Central Library, Christchurch

Athfield Architects
Key Projects

Project: **Te Matapihi ki te Ao Nui – Wellington Central Library Wellington**
Client: Wellington City Council
Project Value: circa $200M

Project: **Canterbury Museum, Christchurch**
Client: Canterbury Museum Trust Board
Project Value: $205M

Project: **Wellington Town Hall, Wellington**
Client: Wellington City Council
Project Value: $150M+

Project: **Station Street Community Facility – Library and Public Realm, Hawke's Bay**
Client: Napier City Council
Project Value: $49M

Project: **132 Halsey Residential development, Auckland**
Client: Willis Bond
Project Value: $75M

Project: **Gracefield Innovation Quarter Masterplan, Lower Hutt**
Client: Callaghan Innovation
Project Value: value of investment undisclosed

132 Halsey Residential development

SGA - Strachan Group Architects
Key Projects

Project: **Prefabricated Education Facility, Motu Kaikoura, Great Barrier Island**
Client: Motu Kaikoura Community Trust
Project Value: $600,000

Project: **Wairoa Rock Church auditorium and community facilities, Wairoa, Hawke's Bay**
Client: The Wairoa Rock Church Trust
Project Value: $8m

Motu Kaikoura

Ignite Architects
Key Projects

Project: **Queenstown Central Retail Centre, Queenstown NZ**
Client: Queenstown Central Ltd
Project Value: $50m

Project: **38 Elizabeth Residential and Retail Development, Tauranga**
Client: Elizabeth Properties Ltd
Project Value: $160m

Project: **1 Albert Street Commercial Office, Auckland**
Client: Quattro Properties Ltd
Project Value: $50m

1 Albert Street Commercial Office, Auckland

Sheppard and Rout
Key Projects

Project Opuke Thermal Pools and Spa, Methven
Client: Methven Adventures
Project Value: $15 million Provincial Growth Fund funded

Project South Brighton Surf Club, New Brighton, Christchurch
Client: South Brighton Surf Life Saving Club
$3 million approximate. Partly funded by the 'shovel ready' government fund

Project Waimea College two level classroom blocks (JV with Arthouse Architects), Richmond, Nelson
Client: Ministry of Education
Project Value: $10 million approximate

Opuke Thermal Pools and Spa, Methven

Moller Architects
Key Projects

Project Hihiaua Cultural Centre Stage 1
Client: Hihiaua Cultural Centre Trust
Project Value: $2M

Project ASB Waterfront Theatre
Client: Waterfront Theatre Trust
Project Value: $36M

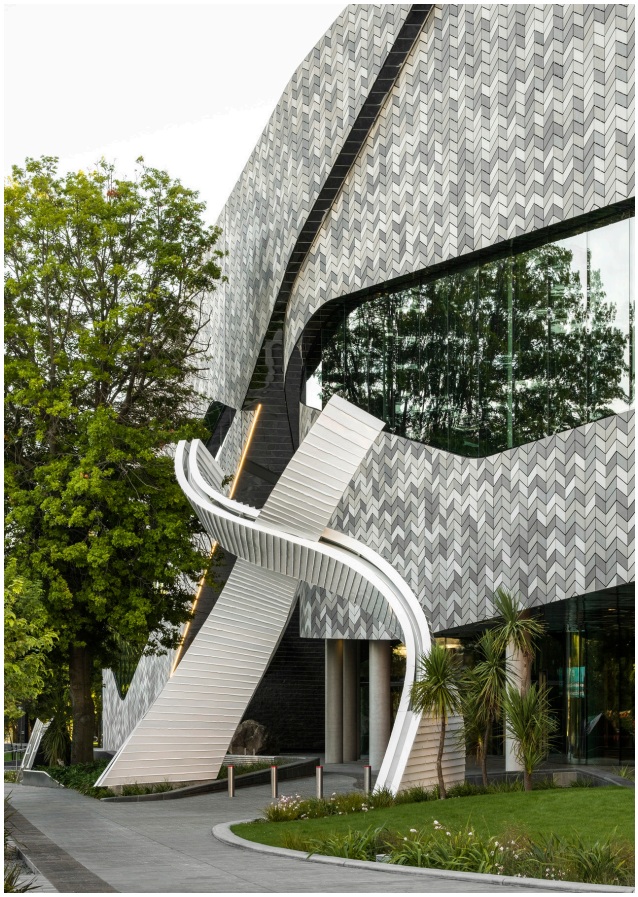
Project Stage 8 & Stage 9 J H Whittaker & Sons Ltd
Client: J H Whittaker & Sons Ltd
Project Value: $60M

Hihiaua Cultural Centre Stage 1

Woods Bagot
Key Projects

Project **Te Pae Christchurch Convention Centre, Christchurch**
Client: Otakaro
Project Value: $450M

Project **The Symphony Centre, Auckland**
Client: MRCB & Eke Panuku
Project Value: $250M



Te Pae Christchurch Convention Centre

Pacific Environments NZ
Key Projects

Project **Grey Lynn Primary / Te Rae O Kawharu**
Client: Ministry of Education
Project Value: $18M

Project **Birkenhead Primary School**
Client: Ministry of Education
Project Value: $8M

Project **Macleans College**
Client: Ministry of Education
Project Value: $22M

Grey Lynn Primary / Te Rae O Kawharu

peddlethorp
Key Projects

Project: **Seascape, Auckland**
Client: Shundi Customs Ltd
Project Value: $300m+

Project: **Transport Hub**
Client: Auckland Airport
Project Value: $300m+

Project: **The Foundation, Auckland**
Client: Generus Living Group
Project Value: $170m+

The Foundation

Jasmax
Key Projects

Project: **Totara Haumaru North Shore Hospital, Auckland**
Client: Te Whatu Ora
Project Value: $300M

Project: **B201 Social Sciences Building, Auckland**
Client: University of Auckland
Project Value: $200M

Project: **CRL City Rail Link, Auckland**
Client: Auckland Transport
Project Value: $4.9B

Project **61 Molesworth Street, Wellington**
Client: Precinct Properties
Project Value: $250M

Totara Haumaru North Shore Hospital, Auckland

Te Kāhui Whaihanga
New Zealand Institute of Architects