

GROWTH DRIVING DEMAND FOR CONSTRUCTION

CONSIDERABLE DEVELOPMENT IS UNDERWAY IN COMMERCIAL, INDUSTRIAL AND RESIDENTIAL BUILDING

The civil construction industry was the second fastest growing industry on the Coast from 1999 to 2004 in terms of employee numbers. As property prices rose dramatically in the rest of the country some people chose to relocate to the West Coast where land values were comparatively lower. Considerable residential building activity has since followed although land values have risen putting some pressure on affordability ratios.

- Over 900 people are employed in the construction and ancillary services sector
- About 1,000 full-time building and site preparation workers employed
- Large construction projects are associated with port developments, roading improvements, mining, major infrastructure projects and tourism
- The West Coast has around 30 members of the Institute of Professional Engineers of NZ (IPENZ)

Non-residential building activity supports the tourism industry and dairying. New drainage reticulation systems are being put in in several areas. Sewerage and stormwater systems are being upgraded and in some areas water supply systems are being improved. Roothing operations include normal road maintenance and construction. A number of state highway projects in collaboration with Transit New Zealand are planned.

During 2006-07 **TrustPower** publicly notified its plan to seek resource consent for a \$185 million hydro-power scheme on the Arnold River, and **Meridian Energy** started investigating harnessing power on the Mokihinui River.

The largest locally owned construction firms are **Evan Jones Construction** in Hokitika, **Chris Yeats Builders Ltd** in Greymouth and **TRT Builders** in Westport.



Since 2000, the West Coast has seen a significant increase in the number of national companies having a presence on the Coast; these include **Mike Greer Homes, Orange Homes, McRaeway Homes, Sunshine Homes, Versatile Buildings, Wildwood Homes and Cottages, David Reid Homes and Jennian Homes. A J Mooney Lockwood and Initial Homes** is a well established West Coast Company.

Many new subdivisions offer land and house packages and spec homes.

The number and value of building consents has risen over recent years with a significant increase in new houses and several subdivisions at various stages.

New dwelling building consents issued in the **Grey District** in 2006 numbered 98, worth \$19.8 million compared with 75 in 2005 and 52 the previous year.

In the **Westland District** there were 68 new dwelling building consents issued in 2006 compared with 55 the previous year and in the **Buller District** there were 84 issued in 2006 compared with 65 in 2004.

The value of building consents for the region in the year to December 2006 stood at \$47.1 million, an 18.7% increase on a year earlier.

Electronet Services is the contracting subsidiary company of Westpower Ltd and provides electrical services from its main office in Greymouth with depots in Reefton and Hokitika, Harihari and electrical engineering consultants in Christchurch. The company employs about 130 people and, as well as maintaining and developing Westpower's distribution system, it is involved in many projects for the private sector.

Buller Electricity maintains the network from Punakaiki to Karamea. It also contracts for work throughout the region.



Development West Coast has provided a formal submission in support of TrustPower's plan to construct a hydro-power scheme on the Arnold River on the basis of ensuring security of supply to meet the region's growing demand for power supply to industry.