

Media release: 1 November 2007

Tasman Holdings Nelson Ltd are the winners of the ***Housing New Zealand Community Development Award category*** of the ***Registered Master Builders House of the Year*** for the property owned by the **Nelson Tasman Housing Trust** in Nelson.

About the Winning Property

The Nelson Tasman Housing Trust, a community (not for profit) trust, rose out of the need to provide affordable, quality housing for low-income families facing considerable stress from the recent rapid rise in house prices and high rents in Nelson.

The Trust approached Bryan Turner and Lyn Marshall of Tasman Holdings Nelson with a request for four two-bedroom homes within a strict budget. Tasman Holdings Nelson sourced the site, gained resource consents, designed and built the project, handing it over completely finished to the Trust for tenants to move in.

The design brief from NTHT included specific features consistent with its policies – solar water heating, double glazing, heat pumps, low energy light bulbs. Each unit has an open-plan living area opening on to a north-facing patio and private garden area. The units have been designed for disabled use with wide doors throughout, wet area showers, and internal access garages. The four homes are clad in light-coloured brick with Karaka colour steel roofing. They have a look of quality and solidness, and fit well on the site. The multi-purpose units are energy efficient, designed to maximise sun and indoor- outdoor living, and requiring minimal maintenance.

Judges comments:

"What impressed us particularly about these four units designed for low income families is that they are a great example of value for money and in achieving the excellence Registered Master Builders strive for in their work.

"The builder provided the overall development as a package and maximised the site as well as future proofing these buildings by including low maintenance materials externally and internally, solar heated water system, double glazing, up-specifying the insulation, and providing generous room sizes including the kitchen. The workmanship and the standard of linings and finishings exceeded our expectations. The builder's concern for their client is admirable."

"As a flagship development we are delighted to have achieved high quality affordable homes available at 80% of current market rent. We also now have a credible reputation, and for this to happen so early in our development is icing on the cake", say the Trustees. "Having been granted funds from Canterbury Community Trust to get us literally off the ground, and being entrusted with public money loaned from HNZC, we are keenly aware of the need for quality management and prudent processes. We trust that winning this award will inspire other developers to consider working with us to explore genuine alternatives to what has become a housing crisis in our region".