

Dynamic duo

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ENTERTAINMENT A29



'NZ's time' for capital gains tax

Chris Hipkins fuming over leaked announcement as PM claims Labour 'taxing our way out of recession'. **Adam Pearce** and **Julia Gabel** report

Labour will campaign on a targeted capital gains tax (CGT) at the next election where profits made from commercial and residential property sales will fund free GP visits for all New Zealanders.

The party was seemingly forced to bring forward the announcement after details were leaked to RNZ.

The party's leader, Chris Hipkins, issued a stern warning to the leaker.

"If we find out who it is, if they did it deliberately, then they will no longer be a member of the Labour Party."

The three governing parties swiftly launched attacks on the leaked elements of the policy, including NZ First leader Winston Peters who called it "an absolute mess of an announcement".

If elected, Labour's policy would introduce a 28% tax on profits made after the sale of commercial or residential property, excluding the family home.

The policy, which would come into force from July 1, 2027, would also not apply to farms, KiwiSaver, shares, business assets, inheritances and personal items such as cars, boats, art and furniture.

"I think it will be the most progressive change to NZ's tax system in a generation," Hipkins said.

Moving to a capital gains tax, as many, many other countries are well ahead of us in doing that — the Australians made this decision back in the 1980s, it is time for NZ to take that step."

The Labour leader said he was "very proud" to be campaigning on the issue.

"It will help us to encourage investment in a productive economy — businesses that create wealth grow jobs and a better future for NZ."

The capital gains tax policy is expected to raise \$700m per year on average. Documents released to journalists yesterday morning stated revenue was expected to be small relative to GDP and total tax revenue.

"Revenue starts low and should generally increase over time."



Labour leader Chris Hipkins says he is "very proud" to be campaigning on a capital gains tax.

Photo / Mark Mitchell

In the 2027/28 year, revenue of \$100m is expected; \$385m in 2028/29; \$965m in 2029/2030; and \$1.35 billion in 2030.

Labour's finance and economy spokeswoman, Barbara Edmonds, confirmed those who only owned one home but were unable to live in it, essentially becoming a property speculator, would most likely be taxed under this policy.

Hipkins said the party opted for the CGT as it was "a simple change" and aligned NZ with other countries.

All tax revenue collected from the policy would go towards health spending, including funding three free GP visits for every New

Zealander by using a "Medicaid".

The card would entitle all New Zealanders to three free visits per year at the practice they were enrolled in. The card, also set to be available as an app, would hold information to identify patients at health services and track their entitlements.

Labour's health spokeswoman, Dr Ayesha Verrall, was confident there were enough doctors in the system to address an increase in GP visits and that the party had a "credible plan" to manage demand, including new artificial intelligence tools.

Verrall said some people were now paying almost \$100 to see the doctor and one in six New Zealanders avoided seeing a doctor as they could not afford it.

"Medical care should be there when you need it... but right now, it isn't."

"When people can't afford to see their local doctor... small issues become big problems... and it also costs our health system more in the long run."

She said the card guaranteed every New Zealander access to care whether they were "rich or poor, town or country".

All three coalition Government parties publicly condemned the policy before it was announced by Hipkins at a press conference yesterday morning.

Prime Minister and National leader Christopher Luxon, speaking from Malaysia, believed the policy would place a tax on all New Zealand businesses and drive up prices for consumers.

"I don't think taxing our way out of recession is a way forward."

Acknowledging details of the policy were leaked, Luxon said it was the latest in a series of "botched" policy announcements by Labour in the last week.

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More than he seams

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SPORT A40



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and style

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ADVENT
CALENDARS**
You'll find
a treat behind
every door

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BOUNTY**
Make your own
quick jams
and salsas

LIVING DESIGN

Architects Eva Nash and Kate Rogan
on how architecture can change lives



Eva Nash (left) and Kate Rogan. The kitchen of Eva Nash's new home in Westmere, Auckland. Photos / Jackie Meiring (left); Simon Wilson



DYNAMIC DUO

Award-winning architects Eva Nash and Kate Rogan have turned the power of two into singular success.

Eva Nash and Kate Rogan are a rare breed in architecture. They are women. And the fact that they run a professional partnership Rogan Nash Architects makes them even more of an exotic species.

Thirteen years after launching Rogan Nash in Auckland, the award-winning practice is known for its design-driven, collaborative approach. "We work

together on every project, testing ideas and pushing each other creatively, which leads to more considered and inventive solutions," says Kate. Their work spans residential projects, from large new houses and small bachs to heritage renovations and playful pool areas — as well as office design and heritage commercial projects. They are particularly proud of a recent project, the design of Eva's new home in Westmere, Auckland.

"We designed it as a home that celebrates everyday life," says Eva. "It's a place where you can sit and watch the movement of the sun, laugh and share meals with family, and where even the dog feels content. The project has been really rewarding for us." It was a finalist at the World Architecture Festival last year, and the kitchen recently won the TIDA NZ Architect-designed Kitchen of the Year. "It's a project that really captures the essence of what we love about designing

homes — spaces that feel alive, personal, and joyful," Eva continues.

WHY IS ARCHITECTURE TAKING A WHILE TO GET DIVERSITY AND EQUITY WITHIN ITS RANKS?

Kate: It's a complex issue, but a lot of it comes down to the structures the profession has been built on. Architecture has traditionally been a male-dominated field, and for a long time, the culture and systems within practices didn't make it easy for women to stay in the profession — particularly when balancing family responsibilities. The good news is that the conversation is happening more openly now, and we're seeing change.

DO YOU KNOW OF OTHER ARCHITECTURE FIRMS IN THIS COUNTRY LED BY A FEMALE PARTNERSHIP?

Eva: My first job was at Architecture

Smith + Scully, led by Carolyn Smith and Hilary Scully, which was inspiring. Female-led practices are still quite rare. What stood out was the different perspective they brought to the work — an emphasis on listening, collaboration, and understanding how people experience spaces. It showed me that leadership can shape not just the projects, but the way a practice engages with clients and ideas.

HAVE YOU PERSONALLY FACED ANY HURDLES ALONG THE WAY?

Kate: There have definitely been hurdles. Early on, when I was on building sites, I was often referred to as "the lady architect" rather than simply "the architect". Occasionally that still happens, but thankfully it's becoming less common. What's encouraging is that many builders now see us as collaborators and allies, and those relationships have become a really positive part of the job.



Eva: I've faced similar challenges. Early in my career, being one of the few women on site meant I sometimes wasn't taken as seriously as my male colleagues. Occasionally we still encounter assumptions like that, but it's changing. Over time, we've built strong relationships with builders and collaborators who respect our work, and that support makes a big difference.

WHAT IS IT ABOUT YOUR WORK THAT GETS YOU EXCITED?

Eva: The way design can transform how people live and experience a space. We love the process of taking an idea and shaping it into something tangible — every decision, from the layout to the smallest detail, matters. I'm also energised by the collaboration, working closely with clients, builders, and with Kate, bouncing ideas off each other to push the design further. Seeing a project evolve from

concept to reality and knowing it will have a lasting impact is incredibly rewarding.

WHAT MAKES YOUR PARTNERSHIP WORK?

Kate: We both imagined running a studio in the same way. From the beginning, we agreed not to split projects between us but to approach them together, meeting clients as a pair and designing side by side. We work with each other really well, and that back-and-forth makes the design stronger. Having someone challenge your thinking in a constructive way makes the process more rigorous, and a lot more fun.

● In association with Trends. For more photos of the Architect-designed Kitchen of the Year, go to trendsideas.com/stories/sunny-side-up-1

