



28 February 2023

Ministry for The Environment | Manatū Mō Te Taiao
PO Box 10362
Wellington 6143
New Zealand

To the Ministry for the Environment

Residential development Norx Building Limited - 19A–25 Verran Road, Birkenhead

Norx Building Limited has established Sweet New Zealand Co., Limited ("Sweet") with other funding partners as a special purpose entity to create the proposed development at 19A – 25 Verran Road, Birkenhead, Auckland (the site), regarding the construction of approx. 110 dwellings if resource consent is granted. Norx is also a main funder of Sweet. I will co-ordinate the resource consent process and if resource consent is granted Norx will undertake construction.

About us

Norx has over 20 years of experience in building. We deliver quality homes that continuously impress our customers. We have a “no-nonsense approach” in our development process and give honest advice to our customers. Since building a home can involve many tough decisions, we are always here to back you up with professional and effective advice. As a member of the Master Builders Association, we take pride in the quality of our workmanship.

Being a multiple House of the year award winner, we set high standards for all our tradesmen. Our management team ensures that quality is checked and verified throughout all stages of every project lifecycle. The extensive knowledge base accumulated during these years empowers us to organize our projects efficiently, ensuring great savings every step of the way.

Notable Projects

Examples of experience relevant to this projects are:

- a) 102 Rosier Road, Glen Eden (61 units)
- b) 6&8 Arney road, Ranui (19 units)
- c) 17 Panama road, Mt Wellington (25 units)
- d) 113&115 Swanson Road, Henderson (18 units)
- e) 41&43 Routley Ave, Glen Eden (17 units)
- f) 9&11 Schnapper Rock road, schnapper Rock (32 units)

Development overview

The Proposal seeks to develop a comprehensive residential development at 19A – 25 Verran Road containing a mixture of apartments, freehold terraced houses, and a community facility which will connect to the wider bush area.

It involves a 108 Unit Residential Development with the associated subdivisions of the units in the Residential Mixed Housing Suburban Zone (MHS) and the Residential Single House Zone (SHZ) under the Auckland Unitary Plan Operative in Part (AUPOIP).

The unit layouts are yet to be finalised however the following unit typology and car parks are provided below:

- 63 x 2-bed apartments / one space for each dwelling
- 45 x 3-bed townhouses / one space for each dwelling
- 92 potential car parks
- Community area including a community hall, fenced playground area, and basketball court.

It is intended that KiwiBuild be a partner to the development, with a share of 82 units (63 x 2 bedroom apartments and 14 x 3 bedroom terrace houses), and the remaining 26 dwellings/lots to be put on the private market.

Construction Programme

Whilst developed designs are not available yet, it would be anticipated that a development of this scale would take approximately 24-36 months to deliver vertical construction elements.

The anticipated commencement and completion dates for construction activities:

The proposed development of 19A-25 Verran Road encompasses some complex earthworks and stabilising activities and as such is sensitive to earth works seasons.

On the assumption that that this project will be accepted for the fast-track RC process (subject to ministerial approval) it is envisaged that works will commence in the second quarter of 2023 and make use of the latter half of the 2023/2024 earth works season.

Bulk earthworks and ground stabilisation works are planned to occur in the 2023/2024 Earth Works Season, nothing that will be significant volume of complex infrastructure works to deliver here and it is currently envisaged that handing over the final stage to building trades will occur in March 2024. Based on this vertical building works across the entire development are forecast to be completed by March 2025.

The project needs to be staged to ensure coordination with earth works seasons, whilst also ensuring smaller contractors can have the opportunity to be involved. The civil scope is such that works will need to progress across both the 2023/2024 and 2024/2025 Earth Works Seasons.

Compliance

Norx has not had any infringement notices, abatement notices or prosecutions from Auckland Council.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Yours faithfully

Nelson Fung

Managing Director

Norx Building Limited

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