

**Before the Gisborne District Council**

In the matter of the Resource Management Act 1991

And

In the matter of An application by NZHG Gisborne Limited to construct eight dwellings and create an eight-lot fee simple subdivision of the property at 99A Stanley Road, Gisborne and pursuant to Regulation 10 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

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**STATEMENT OF EVIDENCE OF MITCHELL JACKSON  
FOR NZHG GISBORNE LIMITED**

Dated 18 September 2024

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**INTRODUCTION**

- 1 My name is Mitchell Jackson. I am a Development Manager at TW Property.
- 2 I hold a Bachelor of Commerce in Economics and International Business and am currently studying towards a Diploma in Civil Engineering. I have been with TW Property for four years. At TW Property I am responsible for initiating development opportunities, conducting feasibility analysis, undertaking due diligence, and managing developments from end-to-end. I have successfully delivered a number of residential development projects across the central North Island for TW Property.

**PURPOSE AND SCOPE OF EVIDENCE**

- 3 In my evidence I will:
  - 3.1 Provide a brief overview of TW Property
  - 3.2 Outline TW Property’s experience in social housing developments;  
and
  - 3.3 Explain the acquisition and design process.

**TW PROPERTY OVERVIEW**

- 4 TW Property (trading as New Zealand Housing Group) is an end-to-end property and land development specialist business. Our experienced team deliver high quality developments throughout New Zealand, with capabilities and resources to deliver residential homes and subdivisions, commercial and industrial projects at scale.
- 5 Our team undertakes the full scope of development work including due diligence, financial feasibility, property acquisition, resource consents, engineering approvals, construction, compliance, and title process. We have a solutions focused approach to project management and a track record that spans from small to medium-scale projects to complex, large-scale developments to either develop for long term investments or sell to third parties.
- 6 Our unique advantage is that we are part of the TW Group, one of the only vertically integrated group of property development, civil and construction companies in New Zealand and therefore we can be highly agile in our delivery.
- 7 Our team has access to the expertise of our in-house development managers and engineers as well as trade industry experts to complete all aspects of earth and vertical construction works, from the first spade in the ground to the final touch of paint. With access to this full suite of services, we provide clients with a cost-effective and streamlined comprehensive solution. TW Group currently employs over 580 people nationwide and is looking to grow to 650 employees within the next two years.

## **EXPERIENCE IN SOCIAL HOUSING DEVELOPMENTS**

- 8 Over the past 18 months, TW Property have acquired land, designed, developed, and delivered 386 homes throughout the country in partnership

with Kāinga Ora. We have an additional 209 homes to deliver within the next 18 months. We also build and develop sections for the private residential market and have a number of commercial and industrial developments underway.

- 9 In Gisborne, TW Property have delivered 45 homes since 2022 for Kāinga Ora, similar to this development. We currently have 11 homes under construction. In addition, TW Construction have built nine homes directly for Kāinga Ora and have four more two story homes to complete by the end of November and nine three story homes to complete by September next year. In total TW Group employ 52 people based locally in Gisborne.

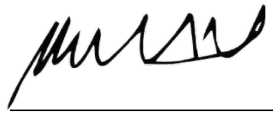
## **THE DESIGN PROCESS**

- 10 We follow strict design guidelines that have been approved and distributed by Kāinga Ora for nationwide implementation of their social housing programme. The guidelines have been developed to respond to best practice, are refined by lessons learned and seek to support the delivery of high-quality, functional, and fit-for-purpose living environments for our communities. The process to design a site and the homes within it is rigorous and design specific. Often, we have very little room for design changes.
- 11 All our new homes are modern, attractive, healthy, and easy to maintain, accommodating both families and individuals. They are carpeted, insulated, and double-glazed with thermal curtains. The homes are designed to be sited on landscaped sections with private outdoor living areas and including parking. On this site, two homes are full universal design allowing for the option to make the homes accessible to people of all abilities at any stage of life. It includes people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young.
- 12 At any one time throughout New Zealand, TW Property have consents being processed through between 10-15 different District Councils. We work directly with Councils to ensure we are in keeping with the residential character of the area and meet the engineering expectations. In this case we undertook early engagement with the Council over 12 months ago to

understand their requirements and that feedback gave us confidence to proceed. Changes based on feedback were incorporated into the design before the application was submitted in November last year.

### **CONCLUSIONS AND RECOMMENDATIONS**

- 13 TW Property are proud of the homes it has built in Gisborne and throughout New Zealand and we are pleased to contribute to one of the solutions for the housing crisis Gisborne is currently experiencing. We have taken significant care to respond to all of Council's requests and have included several highly qualified and experienced experts who have been considered and measured in their design to mitigate all effects.



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Mitchell Jackson