

**BEFORE A BOARD OF INQUIRY  
EAST WEST LINK PROJECT**

**UNDER**

the Resource Management Act 1991 (the  
**RMA**)

**AND**

**IN THE MATTER OF**

notices of requirement for designation  
and resource consent applications by  
the New Zealand Transport Agency  
for the East West Link Project

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**STATEMENT OF EVIDENCE OF BRYCE MARX ON BEHALF OF  
WARD DEMOLITION LIMITED**

**Dated:** 22 May 2017

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I, Bryce Marx, Project Manager of Auckland, state:

## INTRODUCTION

1. My name is Bryce Marx. I have over 29 years' experience in the construction industry and general management of businesses. I am currently a Principal with MeasureUp Construction, which provides a wide range of services from quantity surveying and feasibility studies through to full project management, including maintenance and preventative maintenance services. I am authorised to give this evidence on behalf of Ward Demolition Limited (**Ward**).

## QUALIFICATIONS AND EXPERIENCE

2. From 1988 to 2017, I worked for Fletcher Construction (Fletchers), New Zealand's largest construction company, in roles including Project Director, Project Manager and Quantity Surveyor. From 2014-2017, I had a general management position at Fletchers as Auckland Area Manager: Interiors, for which I was responsible for delivery to Fletchers' Business Unit a turnover of \$104 million per year, including managing 67 staff members. From 2000-2014, I was a Project Manager for projects ranging from \$10-120 million, including the Waterview Tunnel Northern and Southern entry buildings planning phase, ANZ Tower refurbishment and the new Auckland Council building refurbishment on Albert Street.
3. I hold a New Zealand certificate in quantity surveying. I achieved Senior Quantity Surveying status within Fletchers completing business unit financial monthly reports.
4. I have additionally won the New Zealand Property Industry award in 2012 for my work as a Project Director for Fletcher Interiors for the new emergency department block at North Shore Hospital, and the New Zealand Institute of Building (NZIOB) award for projects over \$50 million in 2014 as the Project Director.

5. I have recently been contracted to provide direction and strategy into Ward's business located at 13-17 Miami Parade, Onehunga relating to potential effects of the East West Link Project. The areas on which my role focuses include:
- 5.1. forming direct relationships with potential growth partners and large development companies, including Todd Property and Housing New Zealand;
  - 5.2. diversity of operations/innovations;
  - 5.3. identifying future works that suit the current scale of Ward's operation and possible synergies;
  - 5.4. market trends and opportunities including identifying changes in resource recovery and possible solutions to redirect waste from landfills; and
  - 5.5. contractor/public relationships.
6. I consider that these positions and roles, and my review of Ward's business, allow me the insight and experience to provide expert evidence in this matter. My specific experience associated with these activities is through my last 10 years working within New Zealand's largest construction company, Fletcher Construction, where running projects and business required a sound approach to achieve acceptable returns and results by direction and strategy.
7. The main focus of my evidence is the effect that the East West Link Project (the **Proposed Works**) will have on Ward's recycling business, which operates at 13-17 Miami Parade, Onehunga, as it relates to the general Auckland construction market.

## CODE OF CONDUCT

8. My qualifications as an expert and fact witness are set out above. I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence. Except where I state that I am relying

on the evidence of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

9. My evidence should be read in conjunction with the evidence of the other Ward witnesses listed below. I defer to their expertise where necessary and relevant:

- 9.1. Mr Peter Ward (concrete recycling business, Ward's general business);
- 9.2. Ms Magdalena Dimitrova (financial impact on Ward); and
- 9.3. Mr David MacPherson (planning).

## **THE IMPORTANCE OF INDUSTRIAL RECYCLING**

10. Both central and local government recognise the importance of recycling as part of a broader waste minimisation strategy. Section 42 of the Waste Minimisation Act 2008 requires each territorial authority to "promote effective and efficient waste management and minimisation within its district". The government's nationwide "Towards Zero Waste" strategy, revised in 2010, provides direction to local government, businesses and communities on ways to reduce the harmful effects of waste, and to improve the efficient use of resources.
11. In 2012, Auckland Council published "Getting Auckland's Waste Sorted", its first Auckland-wide waste management and minimisation plan. Although it largely deals with residential waste, it contains a number of statements recognising the importance of industrial recycling. In particular, under Part C2 (Action Plan – Key Methods) at para 2.7, the plan states that the Council "will support business waste minimisation through a number of initiatives, **particularly in the construction and demolition industries**".

## POTENTIAL IMPACT ON THE AUCKLAND CONSTRUCTION MARKET

12. Based upon my experience over the past 29 years in the construction industry, the life cycle of many high rise buildings constructed during the 1980s and 1990s is limited with many requiring significant refurbishment. The process for refurbishment entails architectural and structural alterations, with older vintage buildings being completely removed for new buildings and infrastructure, both within Auckland's CBD and in its suburbs.
13. There have been significant projects in recent times, including for example ANZ Tower, ASB Tower, New Zealand International Convention Centre and Commercial Bay to name a few.
14. As recently as 16 May 2017, the New Zealand government through the Crown Building Project announced the building of 34,000 new homes in the Auckland area over the next decade. The Crown Building Project requires the removal of 8,300 old run-down houses in Auckland. It is essential that there is a cost-effective solution for both the removal and construction of new homes.
15. Furthermore, the constant financial pressures imposed on an overheated resource market will likely place the construction industry in a stressed position, with industry participants struggling to keep pace with the construction inflation rate. One of the key construction resources is concrete, and the use of recycled concrete through industrial recycling could be a significant factor in assisting with financial pressures.
16. Ward provides competitive tenders for work due to its locality (as an urban quarry), and its specific operations around resource recovery and salvage. This allows both competitors and the public the ability to recycle building materials at a cost effective rate, which – most importantly based upon Ward's current location – is less than tipping in most cases, leading to a reduction in volume being tipped at landfills.

17. Ward's focus is to provide a resource recovery operation that aligns with central and regional government directives to the construction industry with regards to environmental management and stewardship. Ward's concrete recycling and demolition management allows developers and construction businesses the ability to achieve and comply with set targets within construction contracts and bid tenders. The current operations see Ward's non-priced attributes such as location forming a significant part of any tender.
18. Ward is aligned with the Green Building Council of New Zealand and the use of recycled materials to contribute points towards a Green Star NZ rating. Ward has completed a large number of Green Star initiatives, with projects reaching recycling targets of up to 96% of salvaged material by weight. This was accomplished by integrating the capabilities of Ward's many specialist units.
19. In my opinion, based upon my industry experience and personal review of Ward's business, given the size of the Ward's operation, it is reasonable to expect that the removal of the operations at the Ward premises will affect the general Auckland construction market in a highly detrimental manner, and make it more difficult and costly for the industry to engage in environmentally sound recycling and demolition practices.

Dated: 22 May 2017



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Bryce Marx