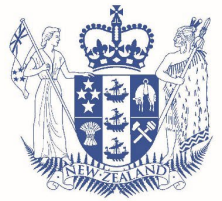


Hon Chris Penk

Minister for Building and Construction
Minister for Land Information
Minister for Small Business and Manufacturing
Minister for Veterans
Associate Minister of Defence
Associate Minister of Immigration



28 July 2026

Hon Chris Bishop
Minister for Infrastructure
infrastructure.portfolio@parliament.govt.nz

FTAA-2603-1181

Subject: Notice of application by Pukerua Property Group Limited Partnership, and invitation to comment under the Fast-track Approvals Act 2024

Dear Minister,

Thank you for the opportunity to comment on the application for the Mt Welcome, Pukerua Bay, Porirua development under the Fast-track Approvals Act 2024.

The Minister for Building and Construction has an interest in proposals that contribute to increasing housing supply, improving housing choice, and supporting the efficient functioning of the residential construction sector.

From a building and construction perspective, the proposal appears to make a positive contribution towards housing supply within the Wellington region. The development would enable up to 949 new dwellings within Porirua's identified Northern Growth Area. Increasing housing supply to better meet demand is expected to support improved housing affordability outcomes over time.

The information provided indicates that the development is expected to deliver an average dwelling price of approximately \$1.06 million. It is also estimated that 318 dwellings (34 per cent of the total development) would be priced below \$1 million. Overall, the development is estimated to be 7–15 per cent more affordable than comparable developments in the area.

The proposal appears broadly consistent with the Government's objective of enabling additional housing supply in locations identified for growth. Accordingly, the Minister for Building and Construction has no specific concerns to raise in relation to the proposal from a building and construction portfolio perspective and notes the potential benefits associated with increased housing supply and improved housing affordability.

Thank you again for the opportunity to provide comments on this application.

Kind regards

A handwritten signature in black ink, appearing to be 'CP' or similar initials.

Hon Chris Penk
Minister for Building and Construction