

Hon Simon Watts

Minister for Building and Construction
Minister of Climate Change
Minister of Local Government
Minister of Revenue
Minister for Auckland



12 October 2026

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

FTAA-2606-1253

Dear Minister

Subject: Fast-track Application FTAA-2606-1253 – Ōhoka Residential Subdivision

Thank you for the invitation to comment on the application by Carter Group Limited for the proposed Ōhoka Residential Subdivision under the Fast-track Approvals Act 2024. I am responding in my capacity as Minister for Building and Construction.

I support initiatives that contribute to increasing housing supply and enabling well-planned urban development. Having reviewed the application material, I note the proposal is expected to deliver a significant increase in housing capacity through the creation of approximately 879 residential allotments and a retirement village comprising up to 250 units.

I also note the development proposes the establishment of a local centre to provide convenience retail, services, and community facilities. The application further includes supporting infrastructure, open space, and transport connections – important components to enable growth and ensure development is integrated with surrounding areas. I note that the project would contribute approximately \$400 million to regional economic activity during the construction period and support around 200 full-time equivalent jobs per year over the period of construction.

Overall, the proposal appears to align with the Government's objective of increasing housing supply, while also delivering the supporting infrastructure needed to provide for a well-served community.

Thank you for the opportunity to comment on this application.

Yours sincerely,

A blue ink signature of Hon Simon Watts, consisting of a stylized, flowing script that extends to the right.

Hon Simon Watts
Minister for Building and Construction