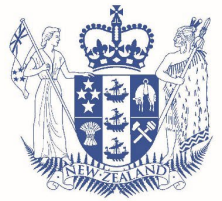


Hon Chris Penk

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-2603-1194

Subject: Notice of application by Waikanae North Developments Limited, and invitation to comment under the Fast-track Approvals Act 2024

Dear Minister,

Thank you for the opportunity to comment on the application by Waikanae North Developments Limited for the Waikanae North Development project under the Fast-track Approvals Act 2024. I have been invited to comment in my capacity as Minister for Building and Construction.

The Government's objectives for the building and construction sector include supporting the delivery of an adequate supply of quality housing, improving housing affordability, and maintaining a productive and resilient construction sector workforce. In that context, the proposed development has the potential to make a positive contribution to housing supply and construction activity.

The application indicates that the proposal would deliver between 1,181 and 1,201 new dwellings. This represents a substantial increase in housing supply in the Kapiti Coast area and would contribute to meeting current and future housing demand. Increased housing supply could also help place downward pressure on land prices and housing costs over time.

I note the applicant's assessment that the estimated average dwelling price would be approximately \$935,000, which is said to be 20–30 per cent below comparable nearby developments. If achieved, this could improve access to home ownership for a broader range of households and support housing affordability outcomes in the region.

The development is expected to contribute approximately \$261 million to construction-sector GDP and support around 1,600 full-time equivalent (FTE) jobs during the construction phase. These benefits would provide a significant pipeline of work for the construction sector, helping to sustain employment, maintain workforce capability, and retain critical skills during the delivery period.

From a Building and Construction portfolio perspective, these outcomes are generally consistent with the Government's objectives of increasing housing supply and supporting a productive and capable construction sector.

Thank you for the opportunity to comment 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