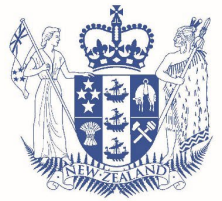


Hon Chris Penk

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



4 May 2026

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

FTAA-2512-1164

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

Dear Minister,

Thank you for the opportunity to comment on the Delmore project application lodged by Vineway Limited and referred to the Delmore Expert Panel under the Fast-track Approvals Act 2024.

I have been invited to comment in my capacity as Minister for Building and Construction, and in this capacity, I support the referral of the Delmore proposal to the Fast-track approvals process and provide the following comments for the Panel's consideration.

Housing supply, affordability and alignment with Government policy

The proposal provides for up to 1,213 residential lots, comprising a diverse range of dwelling types. This scale and diversity directly support the delivery of additional housing supply in the Auckland region and aligns with the objectives of the National Policy Statement on Urban Development (NPS-UD) and the Government's Going for Housing Growth programme.

Economic and housing market benefits

The economic assessment evidence accompanying the application indicates the proposal is expected to have a net downward effect on housing prices due to increased supply. Specifically, the modelling suggests that the additional dwellings could reduce average Auckland standalone house prices by approximately 0.44 per cent, with estimated regional housing value benefits of around \$911 million.

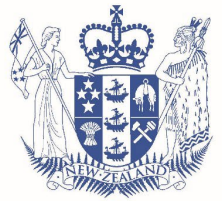
Build cost efficiencies and system performance

High construction costs are a significant driver of housing unaffordability. Standalone homes in New Zealand are 50% more expensive to build than in Australia, largely due to delays and a fragmented delivery system.

By delivering a large volume of homes in a highly structured and coordinated manner, the Delmore proposal will support cost efficiencies across procurement, subcontracting, and construction sequencing. This, along with the integration of infrastructure and services delivery with the stages of housing development, will support the delivery of more homes at a lower build cost.

Hon Chris Penk

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Employment and construction sector confidence

From a building and construction perspective, the proposal is expected to support employment growth in the Auckland region through the creation of approximately 2,290 full-time equivalent jobs. As a large-scale, multi-year development, the proposal is also likely to promote confidence in future demand within the sector.

Integration with wider building and construction initiatives

The proposal supports broader system objectives by enabling greenfield growth alongside urban intensification and by emphasising the timely provision of infrastructure in step with development.

Overall, from the perspective of the Building and Construction portfolio, the Delmore proposal demonstrates clear potential to contribute positively to housing supply, affordability, sector productivity, and employment outcomes in Auckland. These matters are relevant to the Panel's consideration under the Fast-track Approvals Act 2024, and I therefore support the application proceeding through the Fast-track process.

Kind regards

A handwritten signature in black ink, appearing to be 'CP' followed by a flourish.

Hon Chris Penk
Minister for Building and Construction