



2<sup>nd</sup> May 2024

To whom it may concern,

## **FAST-TRACK APPROVALS BILL – MOUNT WELCOME**

The Porirua Northern Growth Area is the largest contiguous greenfield land holding in the Wellington Metropolitan area. As such, it has been recognised in 'Te Rautaki Whanaketanga ki tua a Wairarapa-Wellington-Horowhenua Future Development Strategy' as a Priority Development Area, being the second largest contributor to an increased housing supply for the region over the next 30 years.

Development of the Northern Growth Area will significantly aid in addressing pressing housing needs, with an expected residential capacity of around 6000 new homes. To support this, Council has included the Northern Growth Area through statutory planning documents, including the Proposed Porirua District Plan and Long-term Plan 2024-34.

The Mount Welcome development has live zoning under the Proposed District Plan and is expected to achieve a residential yield exceeding 900 homes. This will play a significant role in realising the potential residential yield of the Northern Growth Area. Development of the site is important to achieving the required housing supply within Porirua, and the wider Wellington region, in the short, medium and long-term. The development activities also present an opportunity to undertake critical upgrades to Porirua City's aging infrastructure networks and address necessary increases to levels of service.

Classic Builders has established a good working relationship with Council having proactively engaged with Council through planning processes. This builds from previous engagements with Classic Builders across other developments in our city.

The environmental, cultural and social aspects of future urban development were considered to zone the area under the land-use planning processes. The resulting district plan requirements include appropriate provisions to achieve the outcomes sought.

The Mount Welcome development is also expected to have significant economic benefits for Porirua City beyond the delivery of additional housing stock. For these reasons, Council is generally supportive of the Mount Welcome development.

It is noted, however, that this support is without prejudice to the Council's future assessment of consent applications and involvement in those processes. For development to occur, suitable infrastructure solutions will need to be identified as current challenges exist in Council's infrastructure network, with wastewater posing the most significant constraint to the Northern Growth Area.

Should there be any questions concerning matters discussed in this letter, please do not hesitate to contact Zach Morton-Adair (Commercial Manager) at [9\(2\)\(a\)](mailto:9(2)(a)@porirua.govt.nz).

Ngā mihi

**Nic Etheridge**

General Manager, Policy, Planning & Regulatory Services  
Pouwhakahaere Whakamahere Kaupapahere me ngā Ratonga ā-Ture