



2020-B-07146

9 November 2020

Mark Morris  
Senior Planner  
Davis Ogilvie & Partners Limited  
s 9(2)(a)

Dear Mark Morris

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)  
– The Vines Affordable Subdivision**

Thank you for your application made on behalf of Jason and Angela Mudgway to refer The Vines Affordable Subdivision to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The application is to develop 48 residential allotments and construct the supporting roading, three waters infrastructure and recreational reserves.

I have considered: the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities and Ministers, and further information provided by you on the applicant's behalf.

Having considered this information, and the requirements of sections 18 and 19 of the Act, I have made a decision, under section 24(2) of the Act to **accept** your application for referral as the project meets the referral criteria in section 18 of the Act and I consider the project will help to achieve the Act's purpose because:

1. it aims to provide an equivalent of 28 FTEs during the project's one-year construction period (ss 4 and ss 19(d)(i))
2. it seeks to develop sections for the construction of affordable housing in Richmond, an area that is experiencing significant housing demand (ss 19(d)(ii))
3. any potential adverse effects arising from the application and mitigation measures can be considered and determined by an expert consenting panel having regard to Part 2 of the RMA and the purpose of the Act (ss 4 and Schedule 6, clause 31).

As required by the Act, I am providing a copy of this decision to the persons, entities and groups specified in section 25(2).

Please contact officials at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)) if you have any questions or wish to discuss this decision.

I wish Jason and Angela Mudgway all the best in their project and thank them for seeking to provide affordable housing in Richmond.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

Cc Ministers of/for:  
Infrastructure, Māori Crown Relations: Te Arawhiti, Housing, Education, Arts, Culture and Heritage, Treaty of Waitangi Negotiations, Local Government, Land Information, Defence, Transport, Conservation and Climate Change.