**Notes of Comments provided by the Reporting Planner**

**at the Hearing on 4 July 2022, Civic Centre, New Plymouth District Council for**

**SUBDIVISION AND LAND USE RESOURCE CONSENT APPLICATION**

 **SUB21/47746 and LUC21/47933**

**PROPOSED 13 LOT RESIDENTIAL UNIT TITLE SUBDIVISION NOT MEETING SITE COVERAGE AND TRAFFIC GENERATION REQUIREMENTS**

**AT 13 TAWA ST, INGLEWOOD**

1. First, I apologise for my inconsistent and incorrect use of a number of consent number references in my s42A report. I confirm the above subdivision and landuse consent numbers are the correct references.
2. I have seen the tabled additional scheme plan sheet showing proposed staging of the development with Principal Unit 1 as Stage 1 and the remainder of the units as Stage 2. This does not change the overall proposal nor my opinion of the proposal. I therefore now recommend conditions reflect the proposed staging as well as being updated to reflect the fact Unit 1 is already under construction.
3. I agree with the applicant’s legal counsel and planner that the former Operative District Plan Rule Res74 requiring minimum on-site carparking requirements no longer applies, having been removed from the Plan in February 2022 under the National Policy Statement – Urban Development (NPS-UD) 2020. I do however concur with the applicant’s planner that on-site parking may result in environmental effects and is therefore still a relevant consideration for this Non-Complying Activity.
4. Overall, I still believe, in line with my s42A report, that the adverse environmental effects of the proposal will be no more than minor and therefore acceptable. This includes effects on residential character and amenity, road safety and efficiency and effects that may create or exacerbate natural hazards, particularly flooding. I also am still of the opinion that the proposal will not be contrary to the objectives and policies of the Operative and Proposed District Plans, or other relevant planning documents. Therefore the proposal therefore meets both of the ‘gateway tests’ and can be considered for granting under s104D of the Resource Management Act 1991 (RMA).
5. In forming my opinions I have relied on advice from both the Council’s and the applicant’s experts and have not seen any other expert evidence to contradict their opinions.
6. I believe there will be positive environmental effects in terms of increasing housing supply and also in providing a type of housing different to that typically currently provided in Inglewood’s residential suburbs including Tawa St. The proposal will provide modest sized dwellings, almost all two-bedroom units, with modest sized outdoor areas compared to the existing larger dwellings and gardens of many residential properties in the surrounding areas. These positive effects accord with the provisions of the NPS-UD.
7. I agree with the applicant’s landscape architect (para. 8.2 of Ms McQueen’s evidence) in regards to providing flexibility in planting under recommended Condition 11 of the landuse consent, should species listed in the application not be available. However, I do also recommend any suggested changes in species is submitted to Council for approval prior to planting of alternative species.

**Rachael Symons**

**Senior Environmental Planner**

**New Plymouth District Council**