

Hearings Commissioner

Notice of Meeting

A meeting of the Hearings Commissioner will be held in the Whangarei Library, May Bain Room, Rust Avenue, Whangarei on:

**Thursday
31 January 2013
10am – 2pm**

**Application by
A Wright & D Dugmore**

**Commissioner
Alan Withy**

Index

	Page No
Authorisation Sheet.....	1
Environment Planner (Consents) Report	2
Recommendation	34
Attachment 1 Proposed Scheme Plan of Subdivision	40
Attachment 2 Copy of Application as lodged.....	42
Attachment 3 Section 92 request (prior to notification) dated 16 August 2012 and a copy of the applicant's response, the 'Access Safety Assessment' prepared by Engineering Outcomes Ltd, dated 2 September 2012	187
Attachment 4 Copies of submissions received.....	198
Attachment 5 Section 92 request (further to close of submissions) dated 1 November 2012 and a copy of the applicant's response including:	213
	<ul style="list-style-type: none">• Surveyors confirmation regarding easement boundaries• Further comment from Engineering Outcomes (dated 14 November 2012), regarding the issues raised in submissions relating to the right of way• Legal Advice from G Currie of Thomson Wilson Law relating to rights and powers afforded under the Property Law Act 1952 and Land Transfer Act 1952
Attachment 6 Operative District Planning Maps, in addition to an aerial photograph, stability hazard maps and parcel lot size map of the immediate locality and broader area	225
Attachment 7 Council's Senior Environmental Engineering Officer Vlad Rozov's report dated 8 January 2013 and relevant sections of Whangarei District Council's Environmental Engineering Standards 2012.....	235
Attachment 8 District Plan Chapters.....	247
	<ul style="list-style-type: none">• Chapter 5 Amenity Values• Chapter 6 Built Form and Development• Chapter 8 Subdivision and Development• Chapter 22 Road Transport
Attachment 9 Information relating to Plan Change 93 <i>Urban Transiting Environment</i> and Whangarei District Council's <i>Rural Development Strategy 2012 Update</i>	298
Attachment 10 Chapter 38 <i>Countryside and Coastal Countryside Environment Rules</i> and Chapter 73 <i>Subdivision Rules Countryside and Coastal Countryside Environments</i>	304

