

URGENT NOTICE : HAZARD FILE

File Number TDC Sub 206

TO: RECORDS

FROM: J. Messelke

REGARDING HAZARDS FILE FOR:

STREET ADDRESS	LEGAL DESCRIPTION
8A Anchorage Grove	Lots 1 DPS 62967 ?
8B Anchorage Grove	2 DPS 62967
10 Anchorage Grove	3 DPS 62967

Please ALTER the hazard file as follows:

Please CREATE a HAZARDS FILE for the above and place on it:

☒ A copy of this form

☐ A copy of the attached information

Brief description of attached information (subject, author, date etc)

Re Subdivision Proposal from Mark John Consultants
Dated 25 October 1991

The potential type of hazard is: (tick boxes that apply)

☒ FOUNDATION CONDITIONS (slope stability, settlement, fill etc)

☐ FLOODING / INUNDATION

☐ CONTAMINATED SITE

☐ COASTAL EROSION (NON ESPLANADE RESERVE)

☐ ESPLANADE RESERVE EROSION

☐ OTHER (Please describe)

DETAILS OF HAZARD: (enter here details of hazard unless these are described by an attachment)

SIGNED

J. Messelke

DATE:

16/1/96

FILE MADE	INITIAL	DATE
MANUAL REGISTER UPDATED	PG	18/1
THIS SHEET SENT TO P&E GIS	PG	18/1
ENTERED ON GIS	UG	20/1/96
THIS FORM SENT TO RECORDS FOR FILING ON SUBDIVISION FILE		

MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER
&
REGISTERED SURVEYOR

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.

195 Devonport Road
P.O. Box 263
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833

File No. 9137

25 October 1991

PROPOSED SUBDIVISION

LOTS 14 & 15 D.P.S. 5476

RANKIN & CAVE

Introduction:

The purpose of the subdivision is to adjust the boundaries between land owned by Rankin and Cave and to further subdivide the Rankin land.

Subdivision Design:

Five years ago Cave bought from Rankin by way of cross-lease that area of land between the Rankin driveway and the road. The lines of the boundary adjustment respect that earlier arrangement and further transfer to Rankin the western slopes of the Cave land.

The resulting Rankin land totalling some 1,089 square metres has been subdivided into two lots each an excess of 400 square metres nett area.

Lot 3 which contains the Rankin house provides for the various areas of outdoor living on the higher levels to the west of the house and on the large deck on the north side of the house.

Lot 2 is also steeply sloping but an area of 90 square metres has been provided for a future house of two storey construction and adequate area for courtyards and driveways.

Clearly some site works will be necessary to achieve a suitable layout but the Rankin house shows what can be done in this area.

Slope Stability:

Lot 2 being the only lot not built on rises steeply from the lower retaining wall at a grade of about 1 in 3.

The house on Lot 3 and the house being erected on Lot 5, D.P.S. 5476 at the bottom of Anchorage Grove indicate that

properly engineered dwellings can be constructed in this area.

Accordingly I do not consider it necessary to undertake further stability assessment on the property.

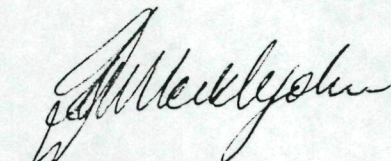
Services:

The Rankin house on Lot 3 is supplied with water and power along what was the common boundary with Cave. These services have been covered by easement and will be extended to serve the new Lot 2.

Access:

Access to Lots 2 and 3 has been provided by way of reciprocal rights-of-way to overcome difficulties presently being experienced by the D.L.R. Lot 1 has also been granted use of part of the right-of-way.

Yours faithfully,


D.G. MEIKLEJOHN
DGM:PS

DEPARTMENT OF
JUSTICE
NEW ZEALAND

TDC Sub 206/1.

Land Registry Office

In reply, please quote

1st Floor, Westpac House
Cnr Victoria and Alma Streets
Private Bag 3049
Hamilton
Telephone: (07) 838-2959
DX 4032

S.62967

1 November 1992

Principal Officer
Tauranga District Council
Private Bag
TAURANGA

TAURANGA DISTRICT COUNCIL		
FILE No.:		
REC.: 25 NOV 1992		
NAME	DATE	SIGN
T. Siewers		
TO FILING		

Dear Sir

Plan Number S.62967 affecting the land described below, signed by Rankin and Cave as the owner, was deposited on 19 November 1992.

LAND CsT 2015/67, 3B/891, 34B/412

lots 1 - 3 being a subdivision of Lots 14 and 15 DPS.5476.

Yours faithfully

C. J. Leslie

C Leslie (Miss)
for DISTRICT LAND REGISTRAR

B.

7PP\RMA21/1

DEPARTMENT OF PLANNING & ENVIRONMENT
RESOURCE MANAGEMENT ACT 1991
DEPOSIT OF SURVEY PLAN UNDER SECTION 224

Subdivider

Rankin & Cave

Sub File:

20611

1. ADMINISTRATION OFFICER

1. Plan/Certificate received, recorded and registered 7/4/92
2. Endorsements/designations correct YES / NO
3. Fees paid YES / NO
4. Plan _____ of no _____ plans
5. Stage _____
6. Lot No's: _____
7. Have any cash contributions been paid? YES / NO / NA
Type _____ Amount _____ Date _____
8. Have bonds been lodged? YES / NO / NA
9. Completion Certificate necessary YES / NO / NA

Initials MD

Date 7-4-92

2.

PLANNER (Tavie)

1. Ministerial consents given YES / NO / NA
2. Non-engineering conditions met YES / NO / NA
3. Consent Notice Imposed YES / NO
4. Land/Works to vest in Council YES / NO

Other comments: _____

Initials J-7

Date 13/4

3.

DEVELOPMENT ENGINEER

Have engineering plan conditions been met:

1. Roading YES / NO / NA 5. Sewerage YES / NO
2. Private ways/entrance YES / NO / NA 6. Water Supply YES / NO
3. Land Stability YES / NO / NA 7. As-builts received and approved YES / NO / NA
4. Consent Notice Imposed (geotechnical) YES / NO

Other comments: _____

Initials DM

Date 13-4-92

(Planner to tick if applicable)

4. ☐ Community Services

1. Reserves suitable for vesting
2. Other comments: _____

YES / NO

5. ADMINISTRATION OFFICER

Attach 224 Certificate and place on plan table.

6. DIRECTOR OF PLANNING & ENVIRONMENT

S.224 Certificate signed

Initials

Date

7. ADMINISTRATION OFFICER

Certificate to Surveyor

Initials

Date

8. TECHNICAL OFFICER PLANNING

Allocate Street numbering and notify relevant authorities/Council Departments.

Lot 1 = 8A

Lot 2 = 8B

Lot 3 = 10

Initials

Date

9. ADMINISTRATION OFFICER

Copy of any consent notices
placed on relevant planning or
hazard file (Property files requested)

YES / NO / NA

File referred to Property and
Legal for property register updating
where land or works to vest in Council

YES / NO / NA

Initials

Date

10.

FILE

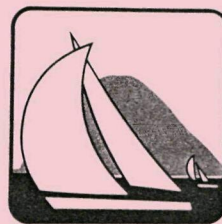
Initials

Date

Initials

Date

15 May 1992



TAURANGA
DISTRICT COUNCIL

Meiklejohn Consultants
P O Box 263
MOUNT MAUNGANUI

File No: TDC SUB 206/1

Dear Sir

***RESOURCE CONSENT NOTICE PURSUANT TO S.105 RESOURCE MANAGEMENT
ACT 1991 - RANKIN & CAVE***

*Pursuant to Section 105 of the Resource Management Act 1991, I enclose certification of the
Consent Notice in respect to Lots 14 and 15 DPS 5476, Plan S62967.*

Yours faithfully

Dan Thompson
ADMINISTRATION OFFICER
PLANNING & ENVIRONMENT

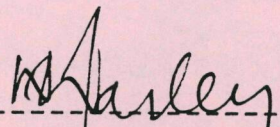
encl

dt:2\may1\dtmeikr1

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193
STARNET LGS 020

In the matter of plan DPS 62967 and pursuant to Sec 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council and that a consent notice has been issued with respect to those conditions that have not been complied with

Dated this 15th day of May 1992



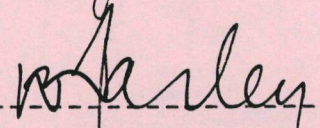
Authorised Officer

Copy

In the matter of plan DPS 62967 and pursuant
to Sec 224(c) of the Resource Management
Act 1991 I hereby certify that all conditions
of the subdivision consent have been complied
with to the satisfaction of the Tauranga
District Council

no.

Dated this 7th day of May 1992



Authorised Officer

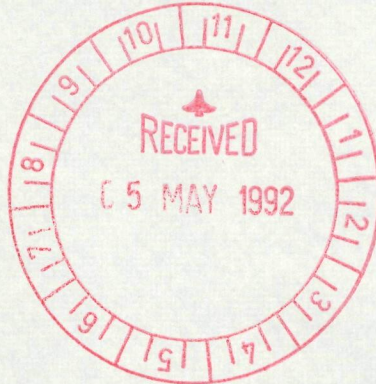
APPROVED & COPIED

COPIED

MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER
&
REGISTERED SURVEYOR

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.



195 Devonport Road
P.O. Box 263
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833

File No. 913710

4 May 1992

The Director of Planning and Environment
Tauranga District Council
Private Bag
TAURANGA

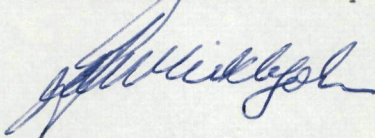
Attn Mr Thompson

Dear Sir

Re: Sub 206/1, Rankin & Cave, Anchorage Grove

I attach the Consent Notice advice together with the Sec 224 certificate for signature by Council officers. I further note that the Notice was the only condition of the Resource Consent and that the Sec 223 certificate was released several weeks ago.

Yours faithfully



D G MEIKLEJOHN

MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER
&
REGISTERED SURVEYOR

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.

195 Devonport Road
P.O. Box 263
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833

9137/1

File No.....

4 May 1992

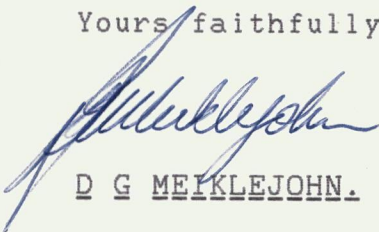
The Director of Planning & Environment
Tauranga District Council
Private Bag
TAURANGA

Dear Sir

Re: Subdivision for Rankin & Cave
Sub 206/1, Anchorage Grove

For the purpose of the Consent Notice the above plan is
lodged at the Department of Survey and Land Information as
DPS 62967.

Yours faithfully



D G MEIKLEJOHN.

DEPARTMENT OF PLANNING & ENVIRONMENTRESOURCE MANAGEMENT ACT 1991CHECK SHEET FOR
APPROVAL OF SURVEY PLAN UNDER SECTION 223Subdivider Rankin & CaseSub File: 206/11. ADMINISTRATION OFFICER

1. Plan received, recorded and registered

7/4/92

2. Endorsements/designations correct

YES / NO

3. Fees paid

YES / NO

4. Plan _____ of no. _____ plans

5. Stage _____

6. Lots No's:

Initials: CKDDate: 7-4-922. PLANNER (Tanne)

1. Plan agrees with resource consent

YES / ~~NO~~

2. Easements correct

YES / ~~NO~~ / ~~NA~~

3. Amalgamation conditions met

~~YES~~ / ~~NO~~ / NA

4. Ministerial consents given

~~YES~~ / ~~NO~~ / NA

5. Reserve shown and notation correct

~~YES~~ / ~~NO~~ / NA

6. Land/Works to Vest

~~YES~~ / NO

7. Other comments: _____

Initials J.F. Date 13/4

3. ☐

Have engineering plan conditions been met:

- | | | |
|----|-----------------------|----------------------|
| 1. | Roading | YES / NO / <u>NA</u> |
| 2. | Private ways/entrance | <u>YES</u> / NO / NA |
| 3. | Land Stability | YES / NO / <u>NA</u> |
| 4. | Other comments: | |

Initials Boal Date 13/4/92

4. ADMINISTRATION OFFICER

Attach plan and date 223 resolution and place on plan table.

5. DIRECTOR OF PLANNING & ENVIRONMENT

That pursuant to Section 223 of the Resource Management Act 1991, the Tauranga District Council approves the above survey plan. 1

Signed W. Allen Date 15/4/98

Plan signed and sealed.

Signed [Signature] Date 15/4/92

6. ADMINISTRATION OFFICER

Plan returned to Surveyor

Initials 01 Date 16/4/92

 File

COMPLETE WHERE NO CONDITIONS IMPOSED.
(224 Certificate not required)

7. TECHNICAL OFFICER PLANNING

Allocate street numbering and notify relevant authorities/Council Departments.

Lot 1 = 8A
Lot 2 = 8B
Lot 3 = ~~8~~ 10

Initials JS Date 27/4/92 A/L

8. ADMINISTRATION OFFICER

File referred to Property and

Legal for property register updating

where land or works to vest in Council

YES / NO / NA

Initials _____ Date _____

9.

☐

FILE

Initials Date

MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER
&
REGISTERED SURVEYOR

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.

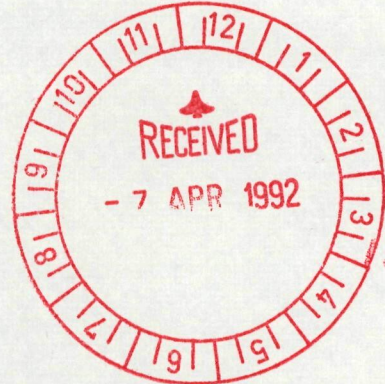
195 Devonport Road
P.O. Box 263
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833
9137/1

File No.....

\$105
Inv 4346
Receipt No
428292

7 April 1992

The Director of Planning & Environment
Tauranga District Council
Private Bag
TAURANGA



Dear Sir

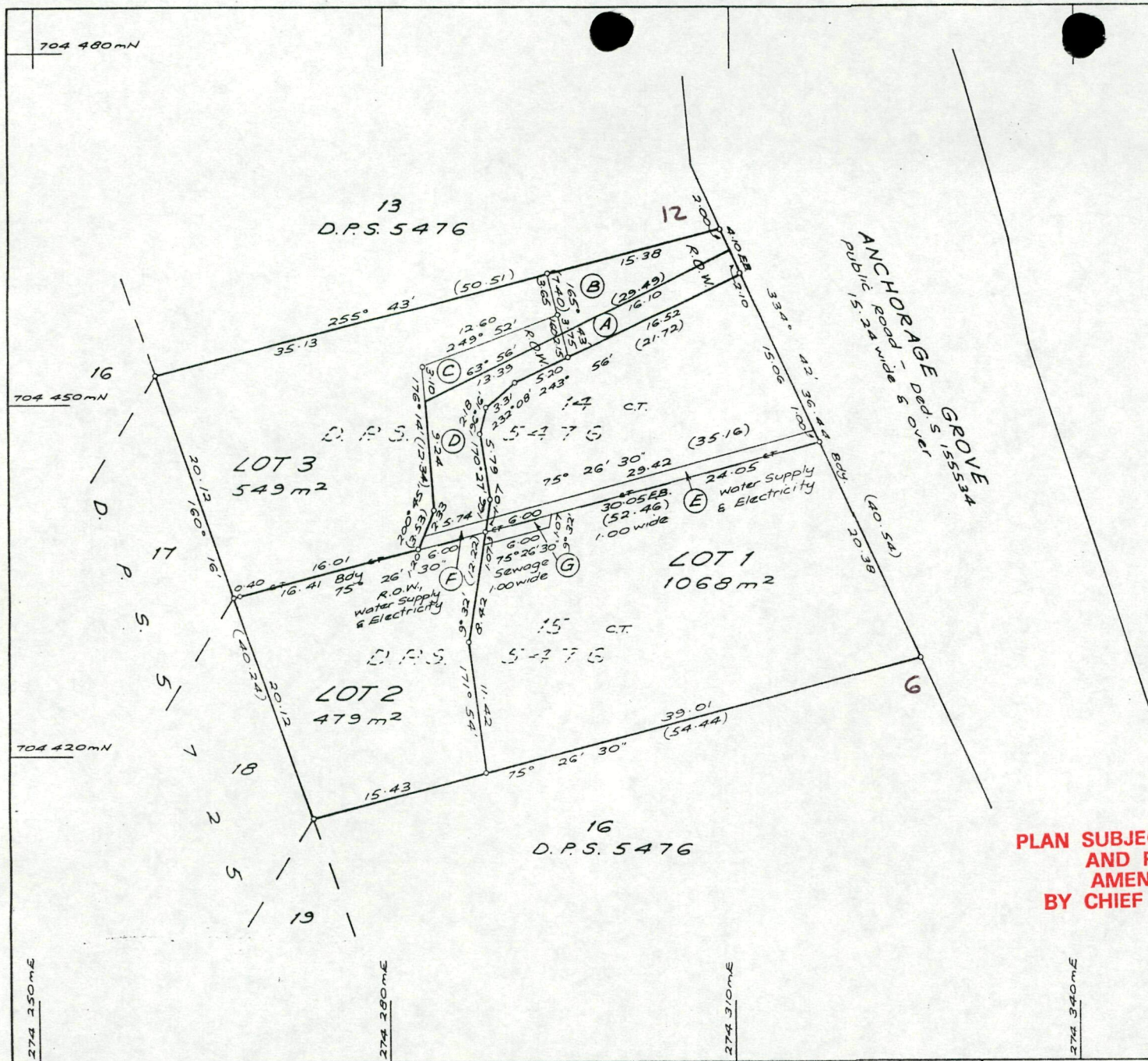
Re: Subdivision for Rankin and Cave, Sub 206/1

I attach the survey plan for the above owners property for approval pursuant to Sections 223 and 224 of the Resource Management Act.

I further attach two copies of the plan together with my cheque for \$105.00 to cover your inspection fees.

Yours faithfully


D.G. MEIKLEJOHN.



Approvals

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the ____ day of ____ 1992. Subject to the granting or reserving of the easements set out in the Memorandum hereon. The Common Seal of the Tauranga District Council is affixed hereto in the presence of:

Authorised Officer

MEMORANDUM OF EASEMENTS

Purpose	Shown	Serv. Ten.	Dom. Ten.
R.O.W.	A	Lot 2	Lots 1, 3
R.O.W.	B	Lot 3	Lots 1, 2
R.O.W.	C	Lot 3	Lot 2
R.O.W.	D, F	Lot 2	Lot 3
Water & Electricity	E	Lot 1	Lots 2, 3
Sewage	G	Lot 1	Lot 2

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council and that a consent notice has been entered into in respect of those conditions that have not been complied with.

Dated this ____ day of ____ 1992

Authorised Officer

Total Area 2096m²

Comprised in C.S.T. & (All)

I, Douglass Grant Meiklejohn, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Tauranga this ____ day of ____ 19 ____ Signature

Field Book p. ____ Traverse Book p. ____

Reference Plans D.P.S. 5476, D.P.S. 5477

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this ____ day of ____ 19 ____

District Land Registrar

File Received Instructions

PLAN SUBJECT TO CHECK AND POSSIBLE AMENDMENT BY CHIEF SURVEYOR

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. XIV Tauranga
NZMS 261 SHT U14 RECORD MAP No 31

LOTS 1-3 BEING A SUBDIVISION OF
LOTS 14 & 15 D.P.S. 5476

TERRITORIAL AUTHORITY Tauranga Dist
Surveyed by Meiklejohn Consultants
Scale 1:250 Date April 1992