

# MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER  
&  
REGISTERED SURVEYOR

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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

Lot 1, 2  
 Lot 2  
 Lot 3  
 ROW  
 1/1/3

# URGENT NOTICE : HAZARD FILE

File Number JDC 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 Merklejohn 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		
THIS SHEET SENT TO P&E GIS		
ENTERED ON GIS		
THIS FORM SENT TO RECORDS FOR FILING ON SUBDIVISION FILE		