

15 November 1991



**TAURANGA**  
DISTRICT COUNCIL

*Meiklejohn Consultants*  
*PO Box 263*  
*TAURANGA*

*File No: TDC Sub 206/1*

*Dear Sir*

**RESOURCE MANAGEMENT ACT 1991 - NON-NOTIFIED APPLICATION FOR  
RESOURCE CONSENT - RANKIN AND CAVE**

*Thank you for your application which was lodged with Council for vetting on 30 October 1991 and formally received on 12 November 1991.*

*The application is being processed and you will be notified of Council's decision in due course.*

*Yours faithfully*

*Sharon Walsh*  
**PLANNING & ENVIRONMENT CLERK**

*sw:2rmr*

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PRIVATE BAG, TAURANGA  
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# MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER  
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Douglass Grant Meiklejohn  
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File No. 9137/1

25 October 1991



The Director of Planning  
Tauranga District Council  
Private Bag  
TAURANGA

Dear Sir,

**Re: Proposed Subdivision - Rankin & Cave**

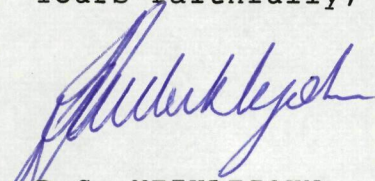
I attach for consideration by Council a proposal to adjust the boundaries between the properties owned by the above and then to further subdivide the land being retained by Rankin.

I attach as part of that application the following:-

1. Resource Application.
2. Additional Report.
3. Four copies of scheme plan.
4. Clients cheque for \$333.00.

A 2750

Yours faithfully,

  
D.G. MEIKLEJOHN  
DGM:PS

encl



Department  
Planning &  
Environment

# RESOURCE MANAGEMENT ACT 1991



TAURANGA  
DISTRICT COUNCIL

## Application for Subdivision Consent

TO: The Tauranga District Council

I / WE Gary & Leone Rankin & Graeme & Sue Cave.  
(full name of applicant)

of # 10 & 8 Anchorage Grove  
(address of applicant)

apply for the resource consent described below:

**1** The property in respect of which this application is made is owned by:

above  
(name of owner of land)

of: above  
(address of owner)

The property is occupied by:

above.  
(name of occupier)

of:   
(address of occupier)

**2** The property to which this application relates is located at:

# 10 & # 8 Anchorage Grove.  
(street address of property)

and is described as Lots 14 & 15 DPS 5476  
(legal description)

**3** A description of the activity to which application relates is:

Boundary adjustment between Rankin's land  
(Lot 14) & Cave's land. (Lot 15) and  
further subdivision of land to be retained  
by Rankin into Lots 2 & 3.

(Please attach additional detailed description if insufficient space)

**4** The following additional resource consents are required in relation to this proposal.  
(Please tick if required).



No additional consents required



Land Use Consent



Coastal Permit



Water Permit



Discharge Permit

An application  been made for any additional resource consent.

**5** An assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act is attached.

**6** Information in accordance with Section 219 of the Act is attached to adequately define -

- (a) The position of all new boundaries.
- (b) The area of all new allotments (not required for cross leases, company leases or unit plans).
- (c) The location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
- (d) The location and areas of land below mean high water springs of the sea or of any part of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act.
- (e) The location and areas of land to be set aside as new road.

**7** Other information required to be included by Tauranga District Plan  attached.

Signature

*[Signature]*

(applicant or person authorised to sign on behalf of applicant)

Date:

*25/10/91*

Address for service:

*Meiklejohn Consultants.*  
*Box 0263*  
*Tauranga.*

Attachments (please tick if included)



Additional description of activity



Other information required by District Plan.



An assessment of effects on environment in accordance with the Fourth Schedule of Resource Management Act 1991.



Drawings and Plans



Private Bag, Tauranga



(07) 577 7000



(07) 577 7144

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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:**

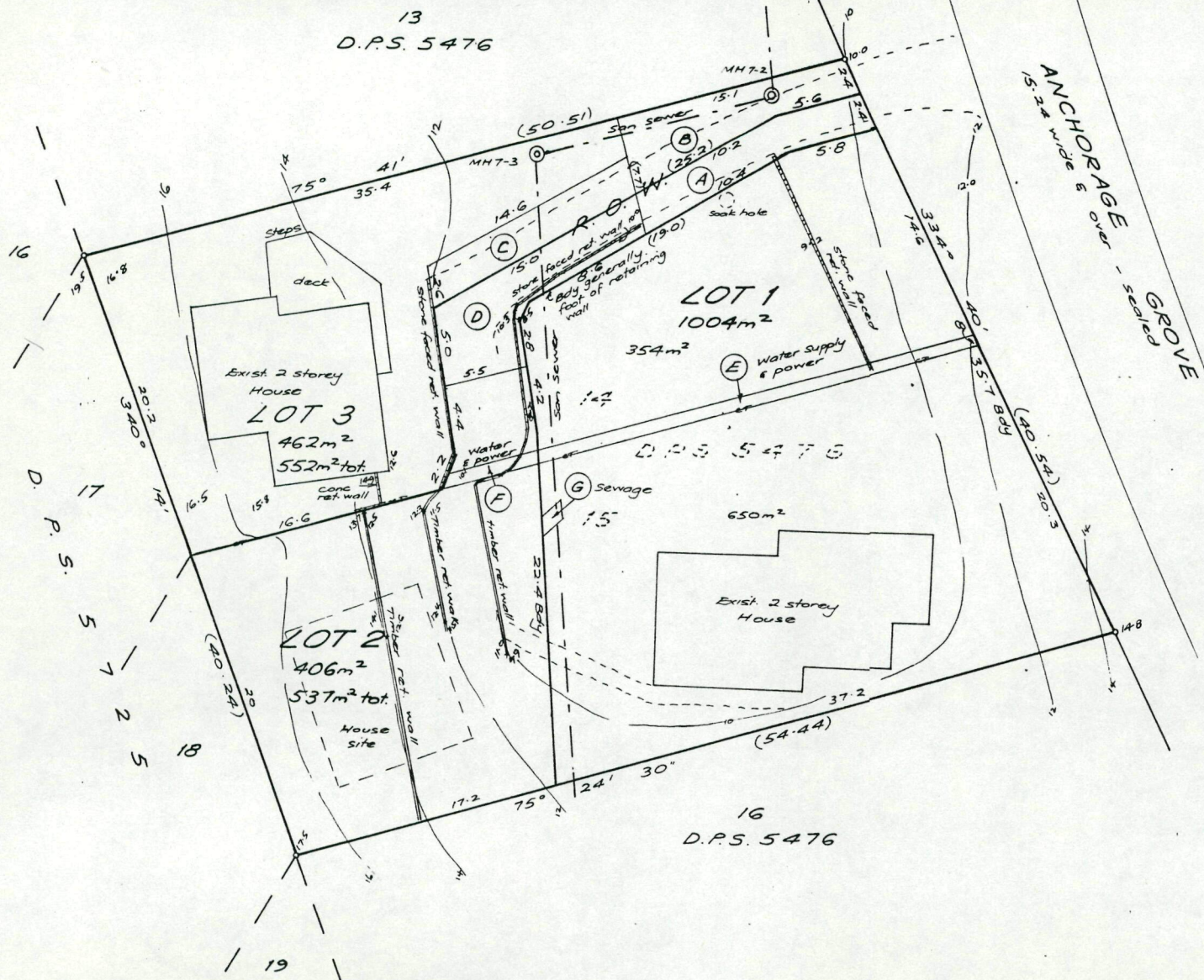
The Rankin house on Lot 3 is supplied with water and power along what was the common boundary with Cave. These services have been covered by easement and will be extended to serve the new Lot 2.

**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



# SCHEDULE OF PROPOSED E/MENTS

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	Lot 2	Lot 3
Water & Power	E	Lot 1	Lots 2, 3
Sewage	F	Lot 2	Lot 3
	G	Lot 1	Lot 2

Total Area : 2093 m<sup>2</sup>  
 Note: Areas & dimensions are subject to L.T. survey Levels-assumed datum

NO	REVISION	DATE

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 CONSULTING ENGINEER  
 REGISTERED SURVEYOR

195 DEVONPORT ROAD  
 TAURANGA  
 BOX 263. PH 783-833  
 FAX 783-833

Boundary Adjustment  
 Between Lots 14 & 15  
 D.P.S. 5476

Prepared for  
 G. Rankin

scale 1:200

designed	drawn	checked
ref. no. 9137/1/1	dwg. no. 9137/1-1	revision
date Oct. 1991		