

asdasdas First Name:

Jihong

Last Name: *

Chen

Organisation:

On behalf of:

Postal Address:

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Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Consultation Document Submissions

Maps

Support

Oppose

Neutral/Amend

Decision Requested

Address: 996 Te Papatapu Road TE MATA.

Correct the wrong SNA area identified at 996 Te Papatapu Road, Raglan

ECM project: DPRPh5-001

Property #:2010578

Legal Description: Lot 4 DP 411951

Reason for Decision Requested

As discussed with Gerry Kessels & Giles Boundy on 26th May 2018, **the wrong SNA area (South area of our property) has been identified at our property, which requires to be rectified due to the following three reasons:**

1. **The South area of our property is not SNA area.** We had a look at the Waikato regional website www.waikatoregion.govt.nz, According to 11 criteria for the assessment of significance of natural areas stated on the Waikato Regional Council Technical Report 2017/36 (Significant natural areas of the Waikato District: terrestrial and wetland ecosystems), The top of a gently sloping knoll (South area of our property) on our property doesn't meet any of those criteria. There are no significant indigenous vegetation and significant habitats of indigenous fauna. It doesn't contain any threatened species or rare types of habitat. Please see attached pictures.
2. **In fact, according to the Waikato Council Lim Report we received in 2014, the Geotechnical report proposed by Manunsell Limited suggested the top of a gently sloping knoll is the proposed building platform,** which has been accidentally identified as SNA. I have attached Geotechnical reports 2007 for your reference, our property is Lot 4.
3. The aerial photography provided was based on Waikato District Council WRAPS 2012 Aerial photography. As it is an old photography, in fact, the land have been changed lots before we purchased the property, this photography is not accurate. Some big trees showed in the Aerial photography such as Japanese walnut trees actually already been cut off, we only saw some old tree stumps left on our property when we purchased the land in 2014.

Due to above reasons, **we need to get the wrong SNA identified on our property correct as soon as possible.**

Attached Documents

File
996 Te Papatapu Road Geo Tech Report 2007
996 Te Papatapu Road 1
South area of our property 1
South area of our property 2
996 Te Papatapu Road
Proposed District Plan Notified July 2018

Maunsell Limited

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Ref: 55.915.74/letters/Buckeridge01

Buckeridge Trust
C/- Hollinger Collier (Attn: Ken)
PO Box 1112
Hamilton

20 September 2007

Dear Ken

Proposed Subdivision, Lots 1-4 Te Papatapu Road, Raglan: Geotechnical Investigation

As requested, Maunsell have reviewed the amended subdivision plans for the proposed rural residential subdivision being developed by the Buckeridge Trust on Te Papatapu Road, Raglan.

Maunsell completed a preliminary geotechnical investigation of the 4 lot rural residential subdivision (refer to our previous report dated 13 June 2006) which recommended the following:

- 8m wide setbacks will be required from the top of all slopes greater than 30 degrees to the horizontal and more than 5m high
- Earthworks will be required to form near level building platforms of sufficient width to accommodate an 18m diameter building site and 8m wide setbacks from the top edge of the slopes
- On-site effluent disposal on all of the lots was feasible using either standard septic tank and trench systems or aerated wastewater treatment systems
- Stormwater disposal to ground was not feasible due to the impermeable soils and so all stormwater from the lots is to be directed to the base of the adjacent drainage gullies

From our review of the amended subdivision drawings we can advise the following:

- Lot 1 has been removed from the proposed subdivision and so no development recommendations are required
- The supplementary cross-sections for lot 2 show that an 18m wide building platform can be formed on lot 2 with the specified 8m wide building setback. The soil tests on lot 2 have shown that the soils consist of moist, soft to firm silty clay and that typically an ultimate foundation bearing pressure of 300 kPa is available at a depth of 0.3m below ground level. However, there are softer layers at depth and if excavations are proposed to form a level building site then some localised excavations beneath the load bearing footings supporting the proposed dwelling will be required. The extent and depth of the excavations can be confirmed when the foundations are being formed. Standard concrete strip and pad foundations in accordance with NZS 3604:1999 can be used to support the proposed house.
- The supplementary cross-sections for lot 3 show that an 18m wide building platform can be formed on lot 3 with the specified 8m wide building setback. However, as the building

platform on lot 3 is located on the top of a small knoll, excavations to form a level 18m wide building site are recommended. The soil tests on lot 3 have shown that the soils consist of moist, firm silty clay and that an ultimate foundation bearing pressure of 300 kPa is available at a depth of 0.3m below ground level. Standard concrete strip and pad foundations in accordance with NZS 3604:1999 can be used to support the proposed house.

- The supplementary cross-sections for lot 4 show that an 18m wide building platform can be formed on lot 4 with the specified 8m wide building setback. However, as the building platform on lot 4 is located on the top of a gently sloping knoll, shallow excavations to form a level building site with a minimum width of 18m are recommended. The soil tests on lot 4 have shown that the soils consist of moist, firm silty clay and that an ultimate foundation bearing pressure of 300 kPa is available at a depth of 0.3m below ground level. Standard concrete strip and pad foundations in accordance with NZS 3604:1999 can be used to support the proposed house.

Yours faithfully



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