COGSWELL SURVEYS
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9 July 2026

South Waikato District Council
Attention: Eloise Lonnberg-Shaw

Digitally Delivered: eloise@enviroplanning.co.nz

Dear Eloise,

RE: LEGISLATIVE UPDATES – K & L TYLEE, RM 240115

As requested, here is an assessment of the relevant legislative and policy changes that have occurred since the original application was lodged, and comments on whether these changes have any implications for the proposal.

Please find a table below which identifies the policy changes which are relevant to this proposal and comments accordingly.

Document	Relevant sections	Comments
National Policy Statement for Natural Hazards 2025 (NPS-NH)	This National Policy Statement applies to natural hazards such as flooding; landslips; coastal erosion; coastal inundation; active faults; liquefaction; and tsunami. The objective is to assess the Natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach.	Please find attached the NPS-NH assessment utilising the risk matrix – prepared by GWE. This assesses the natural hazard risk using a risk-based proportionate approach outlined in the NPS-NH. The matrix has been utilised and an assessment is attached completed by GWE, being consistent with Policy 1. The proposal is consistent with Policy 2 as mitigation of the hazards is explained in the attached document. The proposal does not have a very high natural hazard risk so is consistent with Policy 3. No risk is created on other sites as a result of the proposal, consistent with the requirements of Policy 4. The reports provided are based on the best available information, as per the requirements of Policy 5. The potential impacts of climate change have been considered as per Policy 6. • Implementation 3.1 – Noted. • Implementation 3.2 – the risk assessment has been completed in the prescribed format. Mitigation is included in the document attached. The risk is low.

		• Implementation 3.3 – For decision makers. Risk is low which is acceptable. Mitigation is cost effective. • Implementation 3.4 – the information supplied is the best available.
National Environmental Standards for Detached Minor Residential Units (NES-DMRU)	Refer to Section 7(2) which states that a minor residential unit must comply District Plan in relation to the matters listed, which include matters of national importance listed in Section 6 of the Act.	This legislation is not relevant as the subject site is located within an area identified in Section 6(b) of the Act. The District Plan prevails.
National Policy Statement for Infrastructure 2025 (NPS-I)	Section 1.4 - Stormwater network is included in the definition of "additional infrastructure". This NPS-I recognises the national and regional significance of infrastructure and directs decision-makers to provide for the development, operation, maintenance and upgrading of infrastructure while avoiding or mitigating adverse effects, including reverse sensitivity effects. The objective (section 2.1) is to ensure and enable the infrastructure where it supports the social, economic and cultural wellbeing of people and communities and their health and safety. It is also to make sure that it is well functioning, resilient, compatible and delivered in a timely and efficient manner.	The proposed subdivision comprises a stormwater management system in particular. The proposal is not anticipated to adversely affect any nationally or regionally significant infrastructure. There are no identified electricity transmission corridors, strategic transport corridors, major water supply infrastructure or other regionally significant infrastructure assets within or immediately adjoining the site that would be constrained by the proposed subdivision. The proposal includes comprehensive infrastructure design to service the future lots. Internal roads, accessways and stormwater systems have been designed in accordance with Council engineering requirements. Proposed water supply and wastewater is provided via onsite means. Stormwater management has been incorporated into the subdivision design through the use of low impact stormwater management devices and an integrated earthworks design. Existing overland flow paths have been identified and will be maintained or enhanced through the proposed earthworks, ensuring that natural drainage patterns are appropriately accommodated and flood conveyance is not adversely affected. The use of low impact stormwater devices will assist in maintaining pre-development hydrological characteristics, reducing runoff volumes and improving stormwater quality prior to discharge. Overall, the proposal is consistent with the direction of the NPS-I. It provides for the efficient delivery of infrastructure necessary to support rural residential development, does not compromise the operation or future development of existing infrastructure, incorporates resilient

		stormwater management through the provision of overland flow paths and low impact design measures, and appropriately integrates new infrastructure with the surrounding network. Accordingly, it is considered that the proposal gives effect to the objectives and relevant policies of the National Policy Statement for Infrastructure 2025.

Please note that the National Policy Statement for Renewable Electricity Generation does not affect this proposal.

The January 2026 amendments to the National Policy Statement for Freshwater Management 2020, National Environmental Standards for Freshwater and National Policy Statement for Highly Productive Land do not apply to this proposal.

Kind Regards,

Rebecca Steenstra
Planning Manager
Cogswell Surveys Limited

Attachments:
GWE Risk Assessment

9 July 2026

Kevin & Lynn Tylee

597 Horahora Road
Putaruru
3484

Attention: Kevin Tylee
Email: kltylee@xtra.co.nz

Dear Kevin

J8352: 597 HORAHORA ROAD, PIARERE
SUPPLEMENTARY HAZARD ASSESSMENT FOR PROPOSED SUBDIVISION

In accordance with your request, we have prepared a Natural Hazard Assessment in accordance with the new National Policy Statement dated April 2026 to support the Resource Consent Application for the proposed subdivision at the above referenced property.

1. BACKGROUND

Our former office, Mitchell Geocon Geotechnical, carried out a site investigation for the proposed subdivision which is the subject of the following report:

- Mitchell Geocon Geotechnical, Preliminary Geotechnical Assessment, Proposed Subdivision at No. 597 Horahora Road, Piarere dated 29 May 2023 (Ref: 17006).

We are also reference the Waikato Regional Council Hazards Portal and the South Waikato District Plan in completing this assessment.

2. NATURAL HAZARD ASSESSMENT

Our Natural Hazards risk assessment for this subdivision has been carried out in general accordance with National Policy Statement for Natural Hazards [1] and is summarised in the following

Table 1. As can be seen, all the residual risk level are 'Low' and we consider the level of natural hazard risk acceptable, provided recommended engineering controls are implemented.

[1] Ministry for the Environment - National Policy Statement for Natural Hazards Implementation Guide, date April 2026

Table 1: Risk Assessment

NATURAL HAZARD	MATERIAL DAMAGE IF NATURAL HAZARD OCCURS	MITIGATION MEASURES	RISK LEVEL		
			Likelihood	Consequence	Factor
Liquefaction	Structural Damage, earth movement.	Liquefaction has been addressed in MGG Report and concludes that the site has a performance level of L1 to L2 (Mild to Moderate) according to Table 5.1 of the MBIE Earthquake and geotechnical engineering practice notes, module 3, during a ULS magnitude event. It is expected that approximately 10 to 50mm of seismic-related settlement may occur in the upper 10m during this event. Based upon the consolidated soil composition and absence of ground water within 8m, the risk of liquefaction is low.	Unlikely	Minor	Low
Tsunami	Structural Damage, earth movement.	No mitigating actions required. Site is above sea level and approx. 60 km from the nearest coastline.	Very Rare	Negligible	Low
Coastal Erosion	Structural Damage, earth movement.	No mitigating actions required. Site is above sea level and approx. 60 km from the nearest coastline.	Very Rare	Negligible	Low
Coastal Inundation	Water damage to property and possessions	No mitigating actions required. Site is located approx. 60 km from the nearest coastline	Very Rare	Negligible	Low
Active Faults	Structural Damage, earth movement.	Site is located approx. 14 km from nearest active fault (Kerepehi Fault[2]), All structures are to be built in accordance with the Building Code and other relevant standards.	Unlikely	Minor	Low
Landslip	Structural Damage, earth movement.	Site is located on a near-level terrace adjacent to the Waikato River. Slope stability has been assessed in the MGG Report. A 25.0 m Building Restriction Line (BRL) from the top of the riverbank	Posible	Negligible	Low

[2] GNS (2022). New Zealand Active Faults Database. http://data.gns.cri.nz/af/

NATURAL HAZARD	MATERIAL DAMAGE IF NATURAL HAZARD OCCURS	MITIGATION MEASURES	RISK LEVEL		
			Likelihood	Consequence	Factor
		is recommended. In addition, a setback based on a 1V:2H slope from the toe of the slope is required for lots with steep slopes (i.e., greater than 25 degrees).			
Flooding	Water damage to property and possessions.	Site is not located within a designated flood hazard zone as per Waikato Regional Council - Waikato Regional Hazards Portal. Flood assessment reports for the site have been provided.	Rare	Negligible	Low

LIMITATIONS

This report has been prepared for the sole benefit of **Kevin & Lynn Tylee** as our Client, and their appointed representatives, according to their instructions, for the specific objectives described herein. This report is qualified in its entirety and should be considered in the light of our Terms of Engagement with the Client and the following:

a. Data or opinions contained within the report may not be used in other contexts or for any other purpose without our prior review and written agreement. Any reliance will be at the parties' sole risk.

b. No responsibility is assumed for inaccuracies in reporting by the information providers. In no event, regardless of whether GWE 's consent has been provided, does GWE accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party to whom this report is disclosed placing any reliance on this report, in part or in full.

c. GWE has relied on information provided by the Client and by third parties to produce this document and arrive at its conclusions. GWE has not verified information provided (unless specifically noted otherwise) and we assume no responsibility and make no representations with respect to the adequacy, accuracy, or completeness of such information. No responsibility is assumed for inaccuracies in reporting by the information providers.

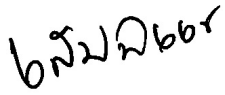
d. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. Due to the inherent variability in natural soils and subsurface conditions, it is unlikely that the results, assumptions, and conclusions set out in this report represent the extremes of conditions at any location removed in time and/or place from the specific points of sampling. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it must be appreciated that actual conditions could vary from the assumed model.

e. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

f. Subsurface conditions, such as groundwater levels, can change over time. This should be borne in mind, particularly if the report is used after a protracted delay.

Sincerely
GWE Consulting Engineers

Prepared by:



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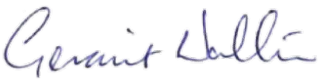

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