

IT'S OUR FAULT

N Ō M Ā T O U T E H A P A

Increasing Our Resilience
TE WHAKAPIKI MANAHAU

WELLINGTON EARTHQUAKE
RESEARCH PROGRAMME

**Wellington Earthquake Resilience
Collaboratory**

15 June 2023

Policy and Planning – Sarah Gunnell



**Toka
Tū Ake
EQC**



**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke



National Policy Statement on Urban Development

- Central govt. directive for increased medium density and high density development in urban zones.
- All tier 1 Councils (Wellington), some tier 2.
- Can only be modified to accommodate a Qualifying Matter – but development is still to be enabled.
- Qualifying Matters include:
 - the management of significant risks from natural hazards under s6(h) of the RMA
 - a matter to give effect to the NZCPS (coastal hazards)
 - any other matter that makes higher density inappropriate, but a site-specific analysis required (catch-all provision)



Source: Christchurch City Council



Source: Stuff

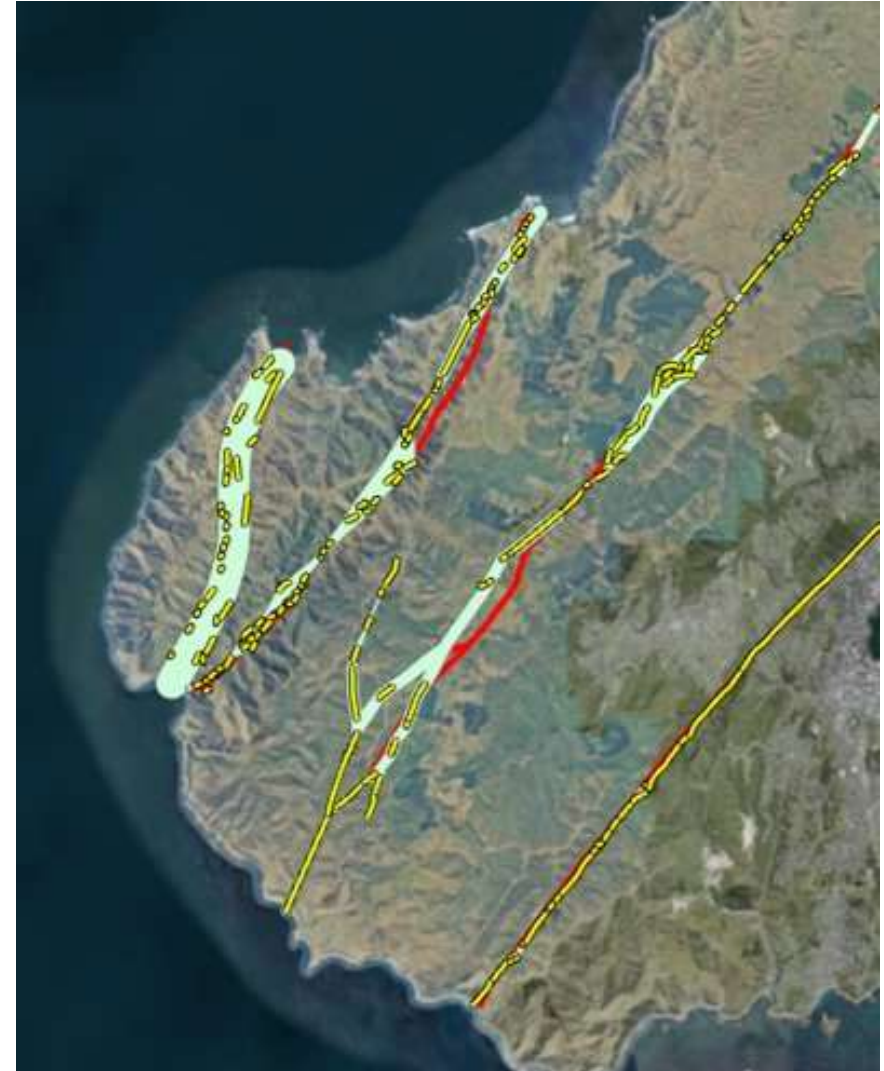
How have natural hazards been applied as a Qualifying Matter?

- Haphazardly (pun intended!)
- Generally existing and new natural hazard overlays where activities are not permitted applied as a Qualifying Matter.
- Overlays vs. down-zoning vs. precincts.
- Some councils are not applying natural hazards as a Qualifying Matter.



Why is there an inconsistent approach?

- High bar set in legislation around using Qualifying Matters to restrict development.
- Time constraints.
- Lack of information – some Councils still in the process of obtaining expert reports/risk assessments.
- Lack of guidance – what constitutes a Qualifying Matter has been left to Councils to interpret.
- Political decisions and the desire to provide housing.



How is development being restricted?

- Active faults – reduced density (0-2 dwellings), no reduction in height.
- 1:100 yr tsunami inundation – reduced density. Restricted to existing development with minor additions allowed, or maximum of 2 dwellings OR reliance on CDEM.
- Reliance on Building Act to manage liquefaction and slope instability risk.



Summary and Conclusion

- Recent legislative changes are presenting a real barrier for natural hazards planning, including the 'significant risk' test.
- Most Councils have applied existing and proposed natural hazard overlays as Qualifying Matters - is the significant risk test met?
- Proposed Qualifying Matters are still subject to submissions and recommendations, and an erosion of Qualifying Matters is expected.
- National direction for management of natural hazard risk and supporting guidance needed.