

Item 2: Gorge Road Natural Hazards: Brewery Creek & Reavers Lane

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

The purpose of this workshop is to:

- Provide an update on Council's Gorge Road Hazards Work Programme;
- Inform Councillors of recent developments in the management of natural hazards, including the introduction of the National Policy Statement for Natural Hazards (NPS-NH) 2025;
- Brief Councillors on the implications of the NPS-NH, 2025 requirements for the Gorge Road Hazards Work Programme; and
- Seek feedback and views from Councillors on the next steps for the programme in light of the requirements and expectations outlined in the NPS-NH 2025.

DATE/START TIME:

Tuesday, 21 July 2026 at 1.30pm

TIME BREAKDOWN:

Presentation: 30 minutes

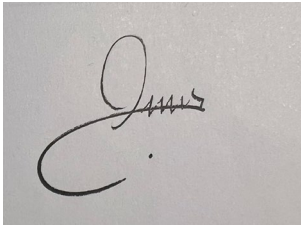
- **5 minutes:** Gorge Road Hazards Work Programme - recap of the 2022 Council decision
- **10 minutes:** National Policy Statement for Natural Hazards (NPS-NH) 2025 - overview of key policies and changes
- **10 minutes:** Implications for QLDC - how the Council will need to implement the NPS-NH 2025 requirements
- **5 minutes:** Implications for the Gorge Road Hazards Work Programme - considerations

Questions or Debate/Discussion: 1 hour

PRESENTERS:

Onur Oktem-Lewis - Principal Planner, Resource Management Policy
David Wallace - General Manager, Planning & Development

Prepared by:



Name: Onur Oktem-Lewis
Title: Principal Planner
8 July 2026

Reviewed and Authorised by:



Name: David Wallace
Title: General Manager
9 July 2026

ATTACHMENTS:

A	PowerPoint Presentation: Gorge Road Natural Hazards: Brewery Creek & Reavers Lane
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COUNCILLOR WORKSHOP

Gorge Road Natural Hazards

Brewery Creek & Reavers Lane

Onur Oktem Lewis, Principal Planner
Resource Management Policy



Purpose of workshop



1. Reset needed

The basis for the 2022 direction has materially changed.



3. Risk lens changed

Updated Beca reassessment now maps the highest risk as Medium under NPS-NH.



2. National direction applies now

NPS-NH affects consenting immediately, even before any District Plan update.



4. Community expectations

Resident and landowner expectations were shaped by the 2022 Council consideration. Clear communication is needed regarding the changes in national policy and their implications.

Key point: Several important developments have occurred since 2022, including new national policy requirements and updated technical assessments, meaning the 2022 work programme is no longer the most appropriate response

The Site: where are we talking about?

Established urban areas on alluvial fan landforms near Gorge Road, exposed to debris flow and rockfall hazards.

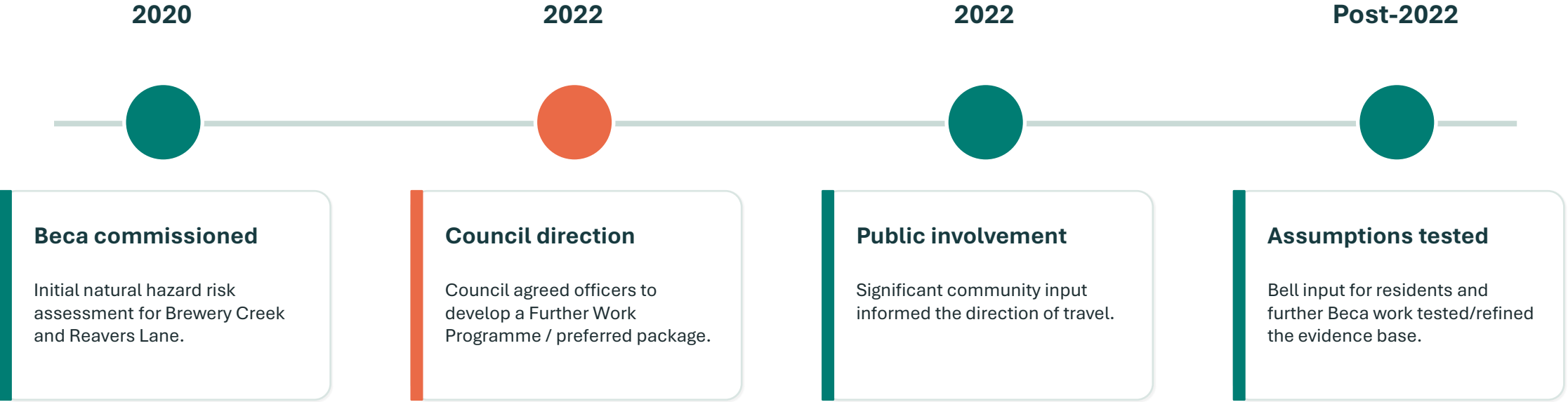
Brewery Creek and Reavers Lane areas have been developed on landforms called alluvial fans. Cone shaped landforms formed over many hundreds of years, typically where streams emerge from hill country onto valley floors.

Alluvial fans are dynamic landscapes that can have events such as debris flows, rockfalls, landslides, flooding and liquefaction

Where these natural processes interact with people and property, as they do here, they create a natural hazard risk.



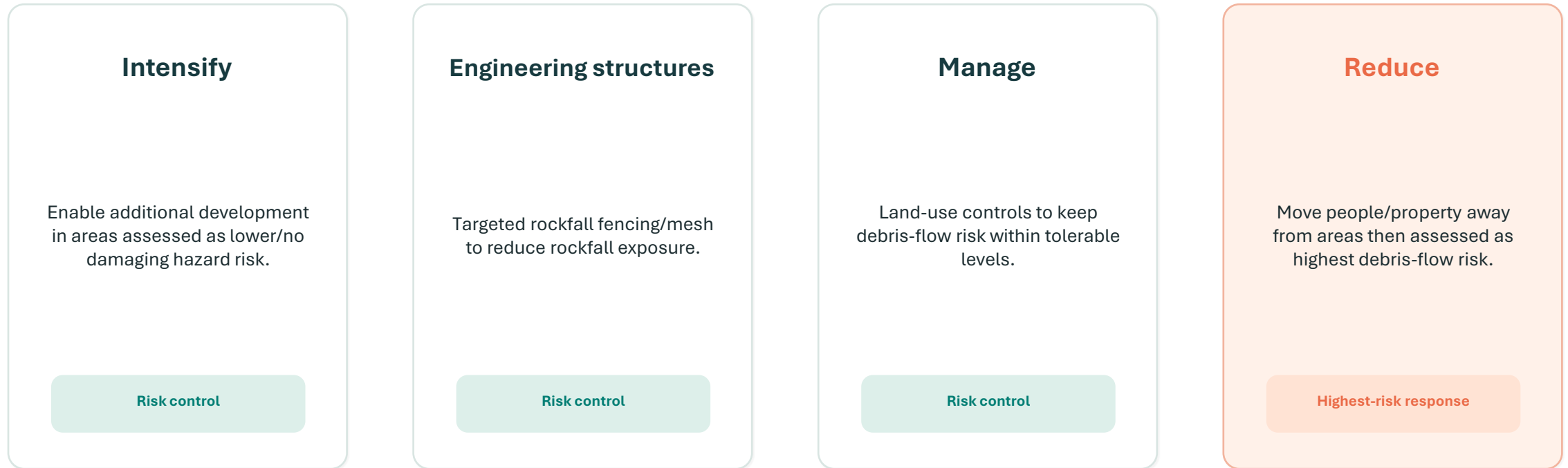
What has happened previously?



2022 preferred package

What programme was being considered — and why?

The 2022 package was designed for the risk understanding and policy settings at that time: reduce higher levels of risk and prevent risk increasing over time.



Since 2022

What work has been done — and what changed?

Technical review

Bell Geoconsulting input was received on behalf of affected residents, and further Beca work was commissioned to test and refine the evidence base.

Policy change

The NPS-NH came into force in January 2026 and now provides the primary nationally consistent risk framework.

NPS lens : Consenting

NPS-NH must be applied immediately in resource consent decisions; a plan change is not automatically required.

Significant development: The NPS-NH changes the lens



Standard risk matrix

Risk categories drive the response.
Likelihood and consequence.
Very High – High – Medium – Low



Consenting now

No Plan Changes and Reviews are required to solely implement the NPS-NH.
In effect for consenting decisions.



Proportionate response

Risk mitigation must be cost-proportionate



No risk transfer

Development should not increase the risk to adjacent sites.

2026 Beca reassessment

Where does that leave the risk assessment now?

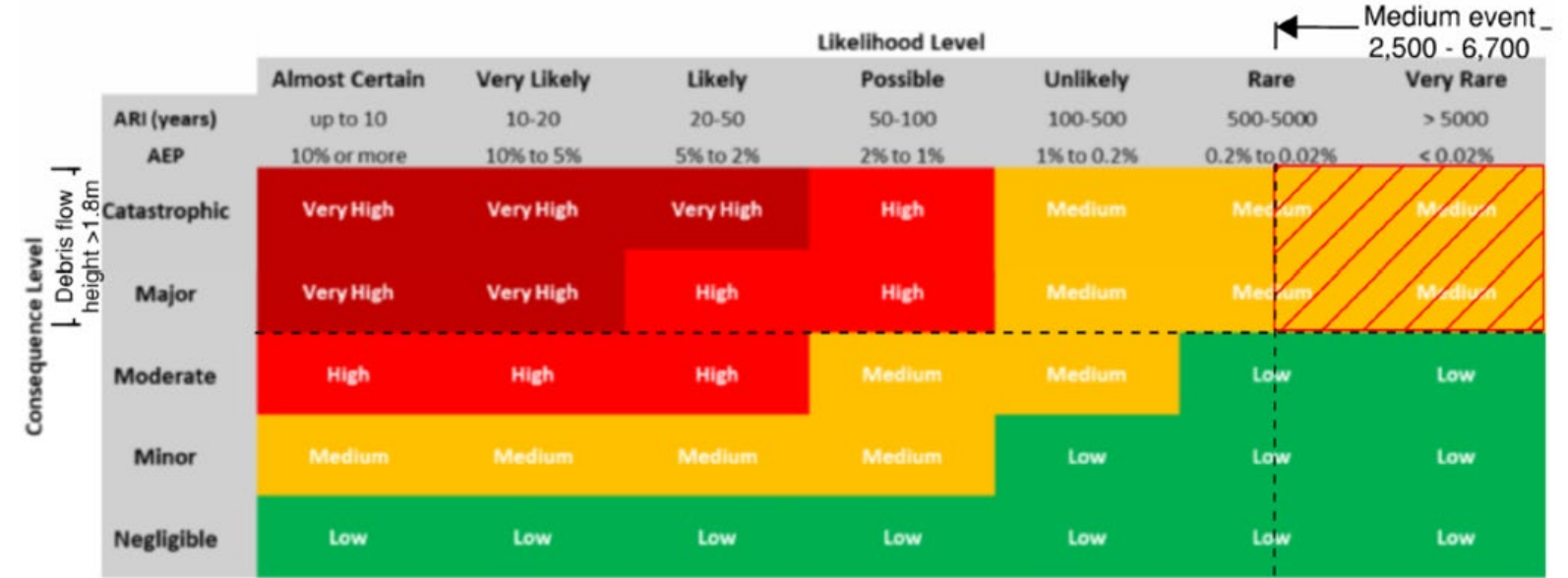


Figure A1: Resultant debris flow risk to property on Reavers Fan

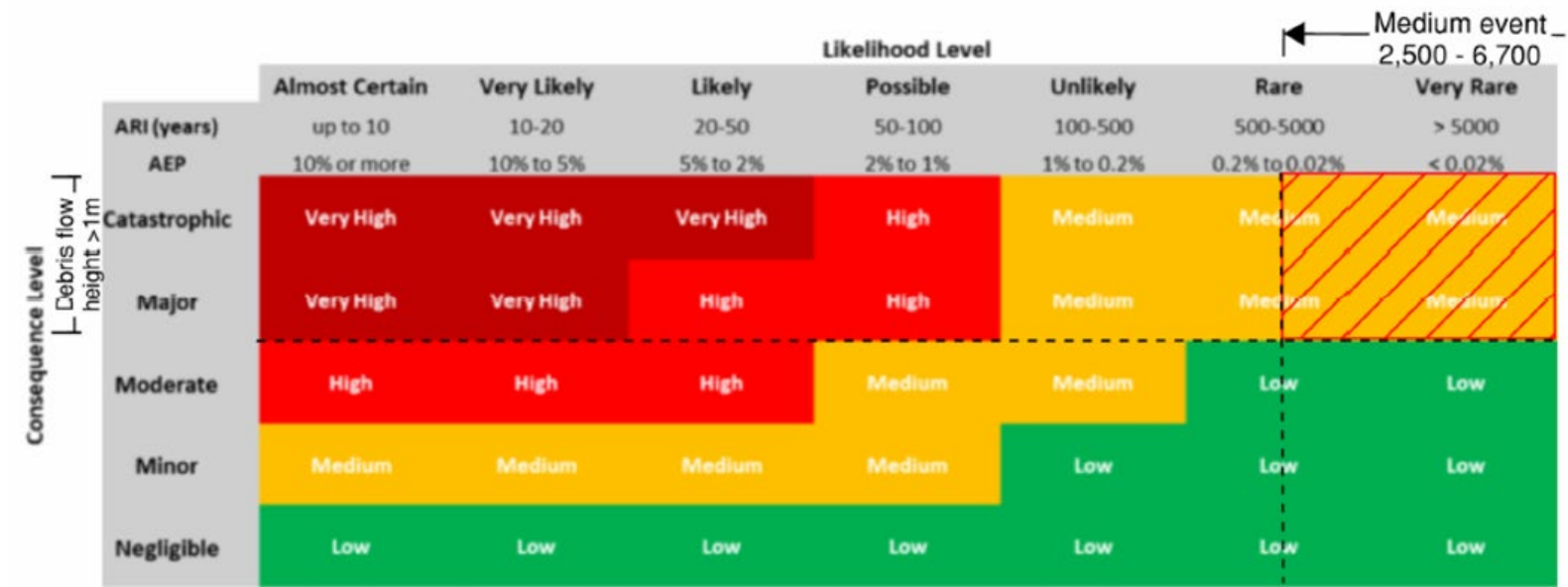


Figure A2: Resultant debris flow risk to life on Reavers Fan

What has not changed

Natural hazards remain and must still be assessed in planning and consenting.

What has changed

The response should now be proportionate to Medium risk under the national matrix.

Consultation and community expectations

What occurred in 2022

There was significant public involvement in the process supporting the preferred package and further work programme.

The change needs to be conveyed

Residents may have understood that Council was moving toward physical mitigation, land-use controls, or relocation/investment responses.

Why the change is reasonable

The evidence and national policy settings have changed; a proportionate response is required

NEXT STEPS

