

Overview

The New Plymouth District coastline stretches some 100km from the Mokau River in the north to the Hangatahua (Stony) River in the south. The natural character, landscape and associated values of the coastal environment contribute to the district's distinctive and unique character. Our coast is important to our lifestyle, however it is under increasing development pressure which can impact on coastal values.

New Plymouth District Council is responsible for managing activities on land (the landward side of Mean High Water Springs (MHWS)), and the Taranaki Regional Council is responsible for activities in the Coastal Marine Area (seaward of MHWS). Integrated management is necessary to manage activities that cross the jurisdictional boundary between regional and territorial authorities.

Approach to managing the coastal environment

This chapter contains the overarching objective and policy framework to protect and manage the natural character of the coastal environment, and provisions to manage activities within the Coastal Environment Overlay Area that may impact on the coastal environment's characteristics and values.

The District Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the coast. The District Plan achieves this by identifying and mapping a Coastal Environment Overlay Area that recognises the extent and characteristics of the coastal environment with natural character, where coastal processes (including coastal erosion), influences or qualities are significant. It also recognises values that are important from a landscape, visual quality, amenity, historic, cultural and ecological point of view. The coastal environment includes natural and modified landscapes.

The New Zealand Coastal Policy Statement 2010 also requires the District Plan to identify coastal hazards and to manage subdivision, use and development within areas potentially affected by coastal hazards over a 100 year timeframe, including taking into account the effects of climate change. The District Plan's approach to managing coastal hazards includes identifying and mapping:

- A Coastal Flooding Hazard Overlay Area, which applies to areas that are typically located at low-lying river mouths;
- A Coastal Erosion Hazard Overlay Area, which applies to areas considered likely to be at risk of erosion over a 100 year timeframe, based on historic rates of sea level rise;
- A Coastal Environment Overlay Area, which applies to areas where there is a potential risk of erosion over a 100 year timeframe, acknowledging that accelerated sea level rise resulting from worst-case global emission scenarios may occur.

This chapter also contains provisions that control the activities that can occur within the three coastal overlay areas to address coastal hazard risks. A resource consent may be required under two or more rules and/or overlays in this chapter.

A risk-based approach has been taken to address the risks associated with coastal hazards. A risk management approach applies to existing development and infrastructure, while a risk reduction (including avoidance where appropriate) approach applies to new development. The District Plan also encourages an adaptive management approach to manage coastal hazards and potential accelerated sea level rise.

Cross references to other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter and the underlying zone chapter, a number of Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities within the Coastal Environment, including:

- **Hazardous Substances** - The Hazardous Substances Chapter contains provisions relating to the management of any significant hazardous facility located within a hazard area identified on the planning maps.
- **Natural Hazards** - The Natural Hazards Chapter contains objectives and policies relating to natural hazards, which are also relevant to coastal hazards.
- **Historic Heritage and Sites and Areas of Significance to Māori** - The coastal environment is of high significance to tangata whenua, who have kaitiakitanga and rangatiratanga responsibilities in respect of it. The coastal environment also contains a number of wāhi tapu and archaeological sites. Specific provisions for the protection of these cultural and heritage values are contained in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter. Many Statutory Acknowledgement Areas are also within the coastal environment.
- **Ecosystems and Indigenous Biodiversity** - The Ecosystems and Indigenous Biodiversity Chapter contains objectives, policies and rules relating to the protection and maintenance of indigenous biological diversity in the coastal environment, in particular rule ECO-R2.
- **Natural Features and Landscapes** - In addition to the provisions in the Coastal Environment Chapter which protect and manage the natural character of the coastal environment, the Natural Features and Landscapes Chapter contains provisions to protect and manage outstanding and significant coastal features and landscapes, namely:
 - 'Waihi Stream to Pariokariwa Point, including Parininihi' and 'Paritutu, Nga Motu/Sugar Loaf Islands and Tapuae', which are identified as outstanding features and landscapes (refer to SCHED8 for the Schedule of Natural Features and Landscapes); and
 - 'Waihi Stream to Pariokariwa Point, including Parininihi', 'Mimi Estuary' and 'Paritutu, Nga Motu/Sugar Loaf Islands and Tapuae', which are identified as areas of outstanding natural character (refer to SCHED10 for the Schedule of Outstanding Natural Character Areas).
- **Public Access** - The Public Access Chapter contains additional provisions relating to recreational and public access to and along the coastal environment, in particular relevant objectives and policies.
- **Earthworks** - The Earthworks Chapter contains additional provisions relating to the management of earthworks, in particular the objectives and policies may be relevant for earthworks in the coastal environment.

Objectives	
CE-O1	The natural character, landscape, historic, cultural and ecological values of the coastal environment are recognised and

	preserved, and where appropriate enhanced and restored.
CE-O2	The adverse effects of activities on natural processes and the natural character, landscape, historic, cultural and ecological values of the coastal environment are avoided, remedied or mitigated.
CE-O3	Tangata whenua values, mātauranga and tikanga are recognised and reflected in resource management processes concerning the coastal environment.
CE-O4	The risks to people and property from coastal hazards and climate change are avoided, remedied or mitigated.

Policies	
CE-P1	Identify and map a Coastal Environment that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it, including: <ol style="list-style-type: none"> 1. areas where coastal processes, influences or qualities are significant; 2. elements and features that contribute to the natural character, landscape, visual qualities or amenity values; 3. areas along the coast and river mouths where coastal erosion and coastal inundation is likely, and within the wider coastal environment where there is a potential hazard risk should accelerated sea level rise occur; 4. cultural and historic heritage areas or features; 5. areas of significant coastal vegetation and habitat of indigenous coastal species; and/or 6. the built environment and infrastructure which have modified the coastal environment.
CE-P2	Protect natural character in the Coastal Environment by ensuring: <ol style="list-style-type: none"> 1. any adverse effects on the natural characteristics, processes and values which contribute to Areas of Outstanding Natural Character are avoided; 2. any significant adverse effects on the natural characteristics, processes and values which contribute to other coastal natural character are avoided; and 3. any other adverse effects on the natural characteristics, processes and values which contribute to coastal natural character are avoided, remedied or mitigated.
CE-P3	Allow activities within the Coastal Environment which: <ol style="list-style-type: none"> 1. appropriately avoid, remedy or mitigate adverse effects on natural processes, coastal natural character, landscape, amenity, historic, cultural and/or ecological values; 2. mitigate any significant hazard risks to people, property and the environment to an acceptable level; 3. have an operational need to be located in the coastal environment, such as Port Taranaki; and/or 4. provide for papakāinga, marae and associated development.
CE-P4	Manage the scale, location and design of activities within the Coastal Environment that have the potential to adversely affect coastal natural character, landscape, amenity, historic, cultural and ecological values and/or that have the potential to increase or be vulnerable to coastal hazards, including: <ol style="list-style-type: none"> 1. building activities; 2. multi-unit development; 3. industrial activities; 4. network utilities; 5. earthworks; and 6. subdivision.
CE-P5	Avoid activities within the Coastal Environment that are likely to result in adverse effects on coastal natural character, landscape, amenity, historic, cultural and ecological values and/or that will be vulnerable to risks from coastal hazards and climate change and/or that are likely to create or increase hazard risks to people, property and the environment, including: <ol style="list-style-type: none"> 1. significant hazardous facilities; 2. quarries; 3. large scale renewable electricity generation activities; 4. petroleum exploration and petroleum production; and 5. hazard sensitive activities.
CE-P6	Only allow hard protection structures in the Coastal Environment when: <ol style="list-style-type: none"> 1. the use of 'soft' protection options, such as beach re-nourishment and planting, will be ineffective; 2. any adverse effects on natural character, indigenous biodiversity and amenity values will be avoided, or when avoidance is not possible, appropriately mitigated or remedied; 3. they do not result in public access to and along the coast being limited or compromised; and 4. they are designed and located to: <ol style="list-style-type: none"> a. minimise the risk of increased coastal hazard exposure elsewhere along the coastline; and b. take into account the dynamic nature of coastal processes, including the effects of climate change and accelerated sea-level rise over a 100 year timeframe.
CE-P7	Ensure activities are not located inappropriately within the Coastal Environment, having regard to: <ol style="list-style-type: none"> 1. the effects of the activity and its impact on the particular natural character, landscape, amenity, historic and ecological values and/or recreational values of the area; 2. the outcomes of any consultation with and/or cultural advice provided by tangata whenua, including the extent to which the activity may compromise tangata whenua's relationship with their ancestral lands, water, sites, wāhi tapu, and other taonga, and/or tangata whenua's responsibilities as kaitiaki and mana whenua in the coastal environment; 3. the extent to which the values of the area are sensitive or vulnerable to change and/or any whether any adverse effects can be avoided, or where avoidance is not possible, appropriately remedied or mitigated; 4. opportunities to enhance, restore or rehabilitate the particular values of the coastal environment of the area;

	<p>5. the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it;</p> <p>6. the adoption of a risk-based approach to hazard management, including consideration of climate change and sea level rise; and</p> <p>7. whether the activity maintains and/or enhances public access to and along the coast and recreation within the coastal environment, including to the Waiwhakaiho surf break, and regionally significant surf breaks within the New Plymouth District as identified in the Proposed Coastal Plan for Taranaki (as notified).</p>
CE-P8	<p>Require activities within the Coastal Environment to minimise any adverse landscape, biodiversity, visual and amenity effects by:</p> <ol style="list-style-type: none"> 1. ensuring the scale, location and design of any built form or land modification is appropriate in the location; 2. integrating natural processes, landform and topography into the design of the activity, including the use of naturally occurring building platforms; 3. limiting the prominence or visibility of built form from public places and the coast; 4. where possible, limiting expansion of existing urban coastal settlements; and 5. retaining existing indigenous vegetation, and/or restoring and rehabilitating indigenous vegetation, using coastal plant species sourced from the relevant ecological district.
CE-P9	<p>Where any proposed subdivision of land would create allotments adjoining mean high water springs, ensure that an esplanade reserve or strip be provided at the time of subdivision or development along the mark of mean high water springs.</p>
CE-P10	<p>Require any proposed subdivision of land that would create allotments adjoining mean high water springs, which proposes to waive the provision of and/or reduce the width of an esplanade strip or reserve, to demonstrate that the waiver or reduction is appropriate, having regard to:</p> <ol style="list-style-type: none"> 1. the purpose(s) of esplanade reserves and strips in accordance with section 229 of the Act, and whether a reserve or strip would best achieve the purposes; 2. whether the provision of a reserve or strip would assist to maintain or compromise the natural character of the coastal environment and coastal indigenous biodiversity; 3. effects on the natural functioning of the coastal environment, water quality, ecological attributes, and land and water-based habitats; 4. effects on historic heritage, cultural or landscape values, and whether the provision of a reserve or strip would assist to protect or compromise historic heritage and/or the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua in the coastal environment; 5. tangata whenua's responsibilities as kaitiaki and mana whenua; 6. maintenance or enhancement of public access and recreational enjoyment of the coastal environment, including whether the area is adjoining or part of a public access corridor; 7. whether the waiver or reduction will limit or reduce opportunities to link land-locked or isolated esplanade strips or reserves, or access strips 8. effects of natural hazards, including protection of the integrity of erosion and inundation control works; 9. protection of human health and safety; 10. the site's physical characteristics and constraints and any practical implications of providing access, including as a result of adjacent land uses; and 11. the benefits and costs of the provision and maintenance of esplanade reserves or strips.
CE-P11	<p>Consider the incorporation of mātauranga Māori principles into the design, development and/or operation of activities on sites adjoining coastal areas which have cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua and provide opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the coastal environment.</p>
CE-P12	<p>Support an adaptive pathway planning approach to managing the risks from natural hazards, having regard to the effects of climate change, including:</p> <ol style="list-style-type: none"> 1. identification of the risks and consequences of accelerated sea-level rise under a range of probable sea-level rise scenarios; 2. identification of a range of viable adaptation options; and 3. development of adaptive pathways, with trigger points, to enable an adaptive management response to be made over time.
CE-P13	<p>Encourage restoration and rehabilitation of natural character, indigenous vegetation and habitats, cultural landscape features, dunes and other natural coastal features or processes.</p>

Rules

Refer to Part 1 for how to use this District Plan, including activity status abbreviations.

Activities Rules

Coastal Environment Area Rules		
CE-R1	Earthworks	
<p>(1) Open Space and Recreation Zones</p> <p>Rural Zones</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the cut height or fill depth does not exceed 1m measured vertically; and 2. the quantity of earthworks does not exceed an area of 25m² or volume of 25m³ per site in any 12 month period; and 3. the earthworks are for: 	<p>Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> a. conservation activities; and/or b. customary activities; and/or c. leisure activities; and/or d. the avoidance or loss of life or injury, or are necessary to avoid serious damage to property; and <p>4. the earthworks are permitted under all relevant rules in the Overlay Chapters.</p>	
<p>(2) Commercial and Mixed Use Zones</p> <p>Residential Zones</p> <p>General Industrial Zone</p> <p>Special Purpose Zones</p>	<p>Activity status: PER Where:</p> <p>1. the earthworks are permitted under all relevant rules in the Overlay Chapters.</p>	<p>Activity status where compliance not achieved: DIS</p>
CE-R2	Below ground network utilities (including customer connections and maintenance and repair), installation of underground pipelines and cables, and associated earthworks and vegetation disturbance	
All zones	<p>Activity status: PER Where:</p> <p>1. the network utilities are located underground, except where attached to bridge crossings; and</p> <p>2. the maximum width and depth of any trench is one metre; and</p> <p>3. the maximum length of a trench open at any one time is 50m; and</p> <p>4. as soon as it is practicable after the trenching has been completed, the earthworks area are stabilised, filled and/or recontoured and the existing ground level is reinstated; and</p> <p>5. the earthworks and vegetation disturbance are permitted under all relevant rules in the Overlay Chapters; and</p> <p>6. the activity is permitted under all relevant rules in the underlying zone.</p>	<p>Activity status where compliance not achieved: DIS</p>
CE-R3	Maintenance and repair of above ground network utilities	
All zones	<p>Activity status: PER Where:</p> <p>1. the activity is permitted under all relevant rules in the Overlay Chapters; and</p> <p>2. the activity is permitted under all relevant rules in the underlying zone.</p>	<p>Activity status where compliance not achieved: DIS</p>
CE-R4	Maintenance and repair of existing tracks, drains, structures or roads, including associated earthworks or vegetation clearance	
All zones	<p>Activity status: PER Where:</p> <p>1. the activity does not result in an extension to the existing track, drain, structure or road;</p> <p>2. the earthworks and vegetation clearance are permitted under all relevant rules in the overlay chapters; and</p> <p>3. the activity is permitted under all relevant rules in the underlying zone.</p>	<p>Activity status where compliance not achieved: DIS</p>
CE-R5	Building activities (except for building activities located on the seaward side of Messenger Terrace, Ōākura)	
<p>(1) Commercial and Mixed Use Zones</p> <p>Residential Zones</p> <p>General</p>	<p>Activity status: PER Where:</p> <p>1. all underlying zone rules and effects standards are complied with.</p>	<p>Activity status where compliance not achieved: DIS</p>

Industrial Zone		
Special Purpose Zones		
(2) Open Space and Recreation Zones	Activity status: PER Where: 1. the height of any new building or addition to an existing building does not exceed 5m; 2. the Gross Floor Area of any building does not exceed 50m ² ; 3. the height of any new structure (including masts, support structures and attachments, but excluding buildings) does not exceed 8m; and 4. the activity is permitted under all relevant rules in the underlying zone.	Activity status where compliance not achieved: DIS
Rural Zones		
CE-R6	Building activities located on the seaward side of Messenger Terrace, Ōākura	
All zones	Activity status: PER Where: 1. the activity is not located within the Messenger Terrace Viewshaft; 2. any new buildings or additions to existing buildings do not exceed 3m in height above the immediately adjacent road level of Messenger Terrace as measured at the nearest kerb or pavement edge (measured vertically); and 3. the activity is permitted under all relevant rules in the underlying zone.	Activity status where compliance not achieved: DIS
CE-R7	Flood protection and drainage works	
All zones	Activity status: PER Where: 1. the activity is undertaken by Taranaki Regional Council or the Council or its agent; 2. any stormwater control works are undertaken in accordance with a Council stormwater management plan; and 3. the activity is permitted under all relevant rules in the underlying zone.	Activity status where compliance not achieved: DIS
CE-R8	Activities in the Special Purpose - Port Zone	
Port Zone	Activity status: PER Where: 1. the activity is permitted under all relevant rules in the Port Zone and Precinct.	Activity status where compliance not achieved: DIS
CE-R9	Aboveground network utilities (including upgrading)	
All zones	Activity status: RDIS Where: 1. the height of any new structure located in the coastal environment (including masts and support structures) does not exceed 7m. Matters over which discretion is restricted: 1. Whether there is an operational need for the network utility to be aboveground and located within the coastal environment. 2. Effects on natural character, landscape, visual qualities and amenity values, areas of coastal vegetation and habitat of indigenous coastal species, and proposed measures to avoid, remedy or mitigate adverse effects. 3. Effects on Sites and Areas of Significance to Māori and Historic Heritage and proposed measures to avoid, remedy or mitigate adverse effects. 4. Effects on cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua and the outcomes of any consultation with tangata whenua as kaitiaki. 5. Effective management of natural hazards risks, having regard to: a. taking a risk-based approach to hazard management, including consideration of climate change and sea level rise; and	Activity status where compliance not achieved: DIS

	b. whether the activity would accelerate or worsen natural hazard risks.	
CE-R10	Hard protection structures	
All zones	Activity status: DIS Note: 1. The Council has transferred the power to administer and enforce control over the erection of hard protection structures which straddle the Coastal Environment Area and the Coastal Marine Area to the Taranaki Regional Council under section 33 of the Act.	Activity status where compliance not achieved: N/A
CE-R11	Subdivision of land	
CE-R12	Multi-unit development	
CE-R13	Wastewater treatment plants	
CE-R14	Industrial activities	
All zones	Activity status: DIS	Activity status where compliance not achieved: N/A
CE-R15	Quarries	
CE-R16	Petroleum exploration	
CE-R17	Petroleum production	
CE-R18	Hazard Sensitive Activities	
CE-R19	Large scale renewable electricity generation activities	
All zones	Activity status: NC	Activity status where compliance not achieved: N/A
Coastal Flooding Hazard Area Rules		
CE-R20	Demolition or removal of a structure	
CE-R21	Alterations to a structure	
CE-R22	Relocation of a structure from a hazard area to outside the hazard area	
All zones	Activity status: PER Where: 1. all underlying zone rules and effects standards are complied with.	Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: 1. The nature and extent of the hazard risks to people or property. 2. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard 3. The potential to relocate or remove buildings and/or structures to alternative locations. 4. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
CE-R23	Accessory buildings	
All zones	Activity status: PER Where: 1. the accessory building is relocatable; and 2. the activity is permitted under all relevant rules in the underlying zone.	Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: 1. The functional and/or operational need for the activity to occur in the hazard area. 2. The nature and extent of the hazard risks to people or property. 3. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard 4. The potential to relocate or remove buildings and/or

		structures to alternative locations. 5. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
CE-R24	Relocation of a structure into a hazard area	
CE-R25	Additions to a structure	
CE-R26	Erection of a structure (excluding accessory buildings)	
All zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. it is demonstrated that: <ol style="list-style-type: none"> a. the ground level at which any structure and access is located is above the 1 per cent AEP coastal inundation event including an additional sea level rise of 1m; b. the minimum freeboard height for any building is compliant with the Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3; and c. new buildings are relocatable; and 2. the activity is permitted under all relevant rules in the underlying zone. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The functional and/or operational need for the structure to be located in the hazard area. 2. The nature and extent of the hazard risks to people or property. 3. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard 4. The potential to relocate or remove buildings and/or structures to alternative locations. 5. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
CE-R27	Network utilities (including upgrading)	
All zones	<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The operational need to locate the network utility within the hazard area. 2. The suitability of the site relative to the activity. 3. Cumulative effects, and the nature and extent of the hazard risks to people or property, including the potential for the activity to create, transfer or intensify hazard risks to adjoining sites. 4. Potential impacts on flood detention capacity or the rate and direction of overland flow paths, including consequential scouring or accelerated erosion. 5. The measures proposed to mitigate the effects of the hazard, including ground strengthening and foundation design, site layout, geotechnical setbacks, building design and minimum floor levels, and the use, maintenance and/or enhancement of natural features on the site. 6. The potential to relocate or remove buildings and/or structures to alternative locations. 	<p>Activity status where compliance not achieved: N/A</p>
CE-R28	Subdivision of land	
All zones	<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The nature and extent of the hazard and the suitability of the site to accommodate proposed future activities. 2. The potential for the consequent use of the site to create, transfer or intensify hazard risks on adjoining sites. 3. The measures proposed to mitigate the effects of the hazard, including ground strengthening and foundation design, site layout geotechnical setbacks, and the use, maintenance and/or enhancement of natural features on the site. 4. The proposed location of servicing, building platforms and structures. 5. The proposed minimum floor levels for identified building platforms. 6. The location and extent of any associated earthworks. 7. The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). 	<p>Activity status where compliance not achieved: N/A</p>

Coastal Erosion Hazard Area Rules		
CE-R29	Demolition or removal of a structure	
CE-R30	Alterations to a structure	
CE-R31	Relocation of a structure from a hazard area to outside the hazard area	
All zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity is permitted under all relevant rules in the underlying zone. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The nature and extent of the hazard risks to people or property. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard The potential to relocate or remove buildings and/or structures to alternative locations. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
CE-R32	Accessory buildings	
All zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the accessory building does not exacerbate coastal erosion or the risk to people and property; the accessory building is relocatable; and the activity is permitted under all relevant rules in the underlying zone. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The functional and/or operational need for the activity to occur in the hazard area. The nature and extent of the hazard risks to people or property. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard The potential to relocate or remove buildings and/or structures to alternative locations. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
CE-R33	Erection of a structure (excluding accessory buildings)	
(1) All zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the structure is a fence that: <ol style="list-style-type: none"> does not exacerbate coastal erosion or the risk to people and property; and is wire and baton, under 2m in height. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> the structure is a fence that does not comply with the permitted activity standards. <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The functional and/or operational need for the fence to be located in the hazard area. The nature and extent of the hazard risks to people or property. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard The potential to relocate or remove the fence. The extent and effect of non-compliance with any other relevant rule or standard and any matters of discretion in any infringed rule(s) or standard(s).
(2) All zones	<p>Activity status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> the activity is not a permitted or restricted discretionary activity under CE-R33(1). 	<p>Activity status where compliance not achieved: N/A</p>
CE-R34	Relocation of a building into the hazard area	

CE-R35	Additions to a structure	
CE-R36	Network utilities (including upgrading)	
All zones	Activity status: DIS	Activity status where compliance not achieved: N/A
CE-R37	Subdivision of land	
CE-R38	Multi-unit development	
All zones	Activity status: NC	Activity status where compliance not achieved: N/A