

Far North District Council Hearing 17 Tangata Whenua Matters
Joint Witness Statement
(27 November 2025)

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER Far North Proposed District Plan Hearing 17: Tangata
Whenua Matters

CONFERENCING STATEMENT IN RELATION TO:

Far North Proposed District Plan Hearing 17: Tangata Whenua Matters

(as directed by the Hearing Panel in Panel Minute #38)

Expert conferencing held on	27 November 2025, 2pm – 4pm
Venue	On-line
Present	Theresa Burkhardt (Council's Reporting Planner) Jaimee Cannon (Boffa Miskell, representing Council) Steven Sanson (Planner representing Tapuaetahi Incorporation) Andrew McPhee (Planner representing Tapuaetahi)

1. Attendance

1.1 The list of participants is provided above.

2. Basis of attendance and Environment Court Practice Note 2023

2.1 All participants agree to the following:

- a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
- b) They will comply with the relevant provisions of the Environment Court Practice Note 2023;
- c) They will make themselves available to appear before the Hearing Panel if there are additional questions;
- d) This statement is to be filed with the Hearing Panel as part of the written reply for Hearing 17 on the Far North Proposed District Plan and posted on the Council's website.

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3. Matters considered at conferencing – agenda and outcomes

3.1 As directed the Hearing Panel set out the following directions (as set out in Direction #38):

- a. Submitter produces proposed Tapuaetahi precinct provisions and map, with supporting S32AA evaluation by 14 November 2025.
- b. Council provides feedback by 21 November 2025.
- c. Expert conferencing is held between Mr Sanson and Council's reporting planners to refine provisions by 28 November 2025.
- d. Provisions finalised and provided to Panel with written reply (documenting any areas of disagreement in a joint witness statement) by 12 December 2025.

3.2 The purpose of this conferencing is for the parties to work collaboratively on a set of provisions for a Tapuaetahi Precinct as required by Panel Direction #38. This Conferencing Statement identifies the recommended provisions, the points of agreement or disagreement, and key reasons, for the Hearing Panel.

4. Participants to Conferencing Statement

4.1 The participants to this Joint Witness Statement, as listed below, confirm that:

- a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement (Superficially **Attachments 1 - 5**); and
- b) The matters addressed in this statement are within their area of expertise; and
- c) In the interests of efficiency, it was agreed that each expert would verbally confirm their position, and this is recorded in the schedule below.

5. Areas of Agreement

Refer to Attachments 1, 2 and 5.

2. Areas of Disagreement

Refer to Attachment 3 and 4 regarding subdivision provisions (note comments in Attachment 3 regarding Council officer's position if the Hearing Panel finds that there is scope for subdivision provisions provided by Submission 407).

Conferencing occurred on 27 November 2025 and the Joint Witness Statement is confirmed Wednesday 3 December 2025.

Far North District Council Hearing 17 Tangata Whenua Matters
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Expert's name and expertise	Party	Expert's confirmation (refer para 4.1)
Theresa Burkhardt (District Planning)	Far North District Council	Theresa Burkhardt
Jaimee Cannon (Boffa Miskell)	Far North District Council	Jaimee Cannon
Steven Sanson (Planner)	Tapuaetahi Incorporation	Signed on behalf by Andrew McPhee
Andrew McPhee (Planner)	Tapuaetahi Incorporation	Andrew McPhee

Attachment 1 – Record of Areas of Agreement between the Parties

Reference	Provision	Council officers recommended version of provisions pre-circulated 21 November 2025	Agreed Position (at conferencing on 27 November 2025) (Additions shown in <u>underline</u> and deletions shown in strikethrough)	Commentary / reasoning
1.2	Overview	<p>The Tapuaetahi Precinct applies to the Tapuaetahi Incorporation landholding located at Te Tii on the Purerua Peninsula, as identified on the Tapuatetahi Precinct Plan. The purpose of this precinct is to recognise the existing established residential character and development expectations of parts of the landholding which have been carried out and future proofed by the Incorporation since 1965.</p> <p>The Precinct is divided into two areas:</p> <ul style="list-style-type: none"> Precinct Area A: This area covers 63 allotments covering 8.57ha. Precinct Area B: This area covers 8.0169ha and contains a proposed residential development with 20 residential units. <p>The zoning of the land in the Tapuaetahi Precinct is Māori Purpose Zone - Rural. The objectives, policies, rules and standards of the underlying Māori Purpose Zone - Rural apply in addition to the provisions of the Precinct, except that all precinct rules with the same activity description prevail over the equivalent Māori Purpose Zone Rules.</p> <p>The underlying Māori Purpose Zone - Rural rules apply when the precinct does not include a rule for the same activity.</p> <p>The Precinct is wholly located within Coastal environment. Parts of Precinct B are located with a High Natural Character Area (HNC246). Precinct A is also located within the coastal hazard area. The objectives and policies in the Coastal Environment and Natural Hazard chapters apply in addition to the provisions of the precinct.</p>	<p>The Tapuaetahi Precinct applies to the Tapuaetahi Incorporation landholding located at Te Tii on the Purerua Peninsula, as identified on the Tapuatetahi Precinct Plan. The purpose of this precinct is to recognise the existing established residential character and development expectations of parts of the landholding which have been <u>envisaged</u>, carried out <u>and secured</u> and future proofed by the Incorporation since 1965.</p> <p>The Precinct is divided into two areas:</p> <ul style="list-style-type: none"> Precinct Area A: This area covers 63 allotments covering 8.57ha. Precinct Area B: This area covers 8.0169ha and contains a proposed residential development with 20 residential units <u>and/or papakāinga</u>. <p>The zoning of the land in the Tapuaetahi Precinct is Māori Purpose Zone - Rural. The objectives, policies, rules and standards of the underlying Māori Purpose Zone - Rural apply in addition to the provisions of the Precinct, except that all precinct rules with the same activity description prevail over the equivalent Māori Purpose Zone Rules.</p> <p>The underlying Māori Purpose Zone - Rural rules apply when the precinct does not include a rule for the same activity.</p> <p>The Precinct is wholly located within Coastal environment. Parts of Precinct B are located with a High Natural Character Area (HNC246). Precinct A is also located within the coastal hazard area. The objectives and policies in the Coastal Environment and Natural Hazard chapters apply in addition to the provisions of the precinct.</p>	The wording agreed at conferencing better reflects the intent with less ambiguity.
1.3	Objectives PRECX-O1	Land use and development of ancestral lands within the Tapuaetahi Precinct is undertaken in a way that provides for the social, cultural, and economic wellbeing of the owners and supports the long-term relationship of tangata whenua with their whenua.	<i>Agreed – no changes</i>	N/A
1.4	Objectives PRECX-O2	The established residential character, servicing, and development potential of the landholdings is recognised and provided for.	<i>Agreed – no changes</i>	N/A
1.5	Objectives PRECX-O3	Land use and development is of a scale, density, and design that is appropriately serviced by on-site infrastructure and maintains the amenity and character intended for each precinct area.	<i>Agreed – no changes</i>	N/A
2.0	Policies PRECX-P1	Provide for residential activity and/or papakāinga within the Precinct at a density, scale, and form that reflects its established and intended residential character.	<i>Agreed – no changes</i>	N/A
2.1	Policies PRECX-P2	Manage the effects of development by applying standards that are appropriate for the established and intended residential character of each Precinct Area.	<i>Agreed – no changes</i>	N/A
2.2	Rules	1. The rules in Part 2 – District Wide Matters apply in addition to these rules.	<i>Agreed - no changes</i>	N/A

Attachment 1 – Record of Areas of Agreement between the Parties

Reference	Provision	Council officers recommended version of provisions pre-circulated 21 November 2025	Agreed Position (at conferencing on 27 November 2025) (Additions shown in <u>underline</u> and deletions shown in striketrough)	Commentary / reasoning
	Notes:			
2.3	Rules PRECX-R1 Precinct Area A Precinct Area B	New buildings or structures, relocated buildings, or extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, relocated building, or extensions or alterations to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity. PER-2 The new building or structure, relocated building or extensions or alterations to an existing building or structure complies with standards: 1. MPZ-S1 – Maximum Height 2. MPZ-S2 – Height in relation to boundary 3. PRECX-S1 Setback (excluding from MHWS or wetland, lake and river margins). 4. MPZ-S6 – On-site servicing	<i>Agreed – no changes</i>	N/A
2.4	Rules PRECX-R1 Precinct Area A Precinct Area B	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard	<i>Agreed – no changes</i>	N/A
2.5	Rules PRECX-R1 Precinct Area A Precinct Area B	Activity status where compliance not achieved with PER-1: Discretionary	<i>Agreed – no changes</i>	N/A

Attachment 1 – Record of Areas of Agreement between the Parties

Reference	Provision	Council officers recommended version of provisions pre-circulated 21 November 2025	Agreed Position (at conferencing on 27 November 2025) (Additions shown in <u>underline</u> and deletions shown in striketrough)	Commentary / reasoning
3.1	Rules PRECX-R2 Precinct Area A	Residential Activity and/or Papakāinga Activity status: Permitted Where: PER-1 The site area per standalone residential unit or multi-unit development is at least 600m ² . Note: PER-1 does not apply to: a single residential unit located on any site less than the minimum site area.	<i>Agreed – no changes</i>	N/A
3.2	Rules PRECX-R2 Precinct Area B	Activity status: Permitted Where: PER-2 The number of residential units in the Precinct Area B does not exceed 20. Note: PER-1 does not apply to: a single residential unit located on any site less than the minimum site area.	<i>Agreed – no changes</i>	N/A
3.3	Rules PRECX-R2	Activity status where compliance not achieved with PER-1, or PER-2: Discretionary	<i>Agreed – no changes</i>	N/A
3.4	Rules PRECX-R3 Precinct Area A	Impermeable surfaces Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 50%.	<i>Agreed – no changes</i>	N/A
3.5	Rules	Activity status where compliance not achieved with PER-1: Restricted Discretionary	<i>Agreed – no changes</i>	N/A

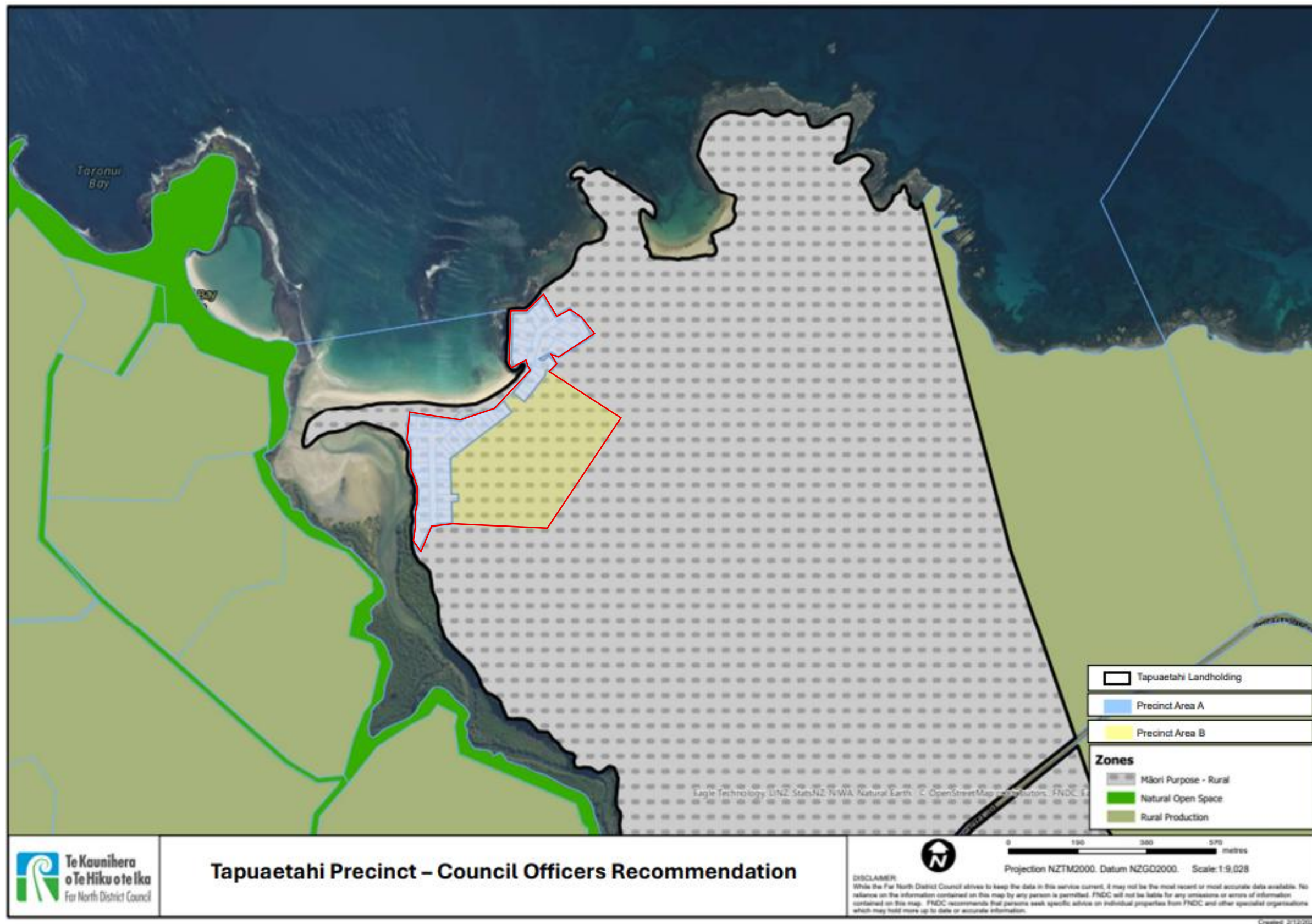
Attachment 1 – Record of Areas of Agreement between the Parties

Reference	Provision	Council officers recommended version of provisions pre-circulated 21 November 2025	Agreed Position (at conferencing on 27 November 2025) (Additions shown in <u>underline</u> and deletions shown in strikethrough)	Commentary / reasoning
	PRECX-R3	Matters of discretion are restricted to: <ol style="list-style-type: none"> the extent to which landscaping or vegetation may reduce adverse effects of run-off; the effectiveness of the proposed method for controlling stormwater on site; the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; and whether low impact design methods and green spaces can be used; any cumulative effects on total catchment impermeability; and natural hazard mitigation and site constraints. 		
3.6	Standards PRECX-S1 Precinct Area A	The building or structure, or extension or alteration to an existing building or structure, must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except: <ol style="list-style-type: none"> that no setback is required for a maximum length of 10m along any one boundary other than a road boundary. This standard does not apply to: <ol style="list-style-type: none"> urupā; fences or walls no more than 2m in height; and uncovered decks less than 0.5m in height above ground level. 	<i>Agreed – no changes</i>	N/A
3.6A	Standards PRECX-S1 Precinct Area B	[No setback standard was provided for Area B in version circulated as the default to MPZ- Rural standard was considered appropriate at that point in time]	<u>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 3 metres from all site boundaries.</u> <u>This standard does not apply to:</u> <ol style="list-style-type: none"> <u>urupā;</u> <u>fences or walls no more than 2m in height; and</u> <u>uncovered decks less than 0.5m in height above ground level.</u> 	New setback standard provided for Precinct Area B because the 10m setback (including from roads) will be difficult to achieve compliance with, in Precinct B, once lots are subdivided and the effects will be largely internalised.
3.7	Standards PRECX-S1 Precinct Area A	Where the standard is not met, matters of discretion are restricted to: <ol style="list-style-type: none"> the character and amenity of the surrounding area; screening, planting and landscaping on the site; the design and siting of the building or structure with respect to privacy and shading; natural hazard mitigation and site constraints; the effectiveness of the proposed method for controlling stormwater; the safety and efficiency of the current or future access, 	<i>Agreed – no changes</i>	N/A

Attachment 1 – Record of Areas of Agreement between the Parties

Reference	Provision	Council officers recommended version of provisions pre-circulated 21 November 2025	Agreed Position (at conferencing on 27 November 2025) (Additions shown in <u>underline</u> and deletions shown in striketrough)	Commentary / reasoning
3.8	Precinct Map	Precinct Map is provided in Attachment 2.	Agreed.	N/A
3.9	CE-S4 Exemption from Coastal Environment Standard CE- S4	<p>New buildings and structures and or extension or alteration to an existing building or structure must be setback at least:</p> <p>a. 30m from MHWS in the Rural Production, Rural Lifestyle, Rural Residential, Horticulture and Horticulture Processing Facilities zones; or</p> <p>b. 26m in all other zones</p> <p>This standard does not apply:</p> <p>1. where there is a legally formed and maintained road between the property and MHWS;</p> <p>2. to fencing for the purposes of controlling pests and excluding stock;</p> <p>3. to structures associated with pest control;</p> <p>4. to hard protection structures that are approved by a resource consent under the Northland Regional Plan; and</p> <p>5. to lighting poles that are established by, or on behalf of, Far North District Council; and</p> <p>6. to boundary fences less than 2m high that are setback at least 20m from MHWS</p> <p><u>7. To buildings and structures within Tapueatahi Precinct Area A where a 10 metre setback from MHWS is provided.</u></p>	Agreed.	N/A

Attachment 2 – Recommended Precinct Map (red outline indicates agreed extent of Tapuaetahi Precinct)



Attachment 3 - Areas of contention or disagreement between the parties

Table 2 Areas of Contention and Record of Position

Topic	Council reporting officers’ position	Submitter’s planners position
Subdivision policy and rules within Precinct chapter	<p>The original submission does not provide scope for these rules because although the submission generally acknowledged the “urban” character of the area, no changes were specifically sought to the subdivision chapter or rules of the PDP. Precinct A is already subdivided, and we understand that the submitter is in the process of obtaining a subdivision consent to authorise subdivision of land in Precinct B for 20 residential units under the ODP, meaning subdivision rules in the PDP Precinct framework are not necessary. In the unlikely scenario that a subdivision application is required under the PDP , it will default to Discretionary activity status under the MPZ rule but it will be supported by Tapuaetahi Precinct objectives and policies.</p> <p>If the Hearing Panel found that the original submission 407 does provide scope for a new subdivision rule, then Council officers could support this outcome (the framework set out in Attachment 4) as it is generally consistent with the intent and outcomes sought by the Tapuaetahi Precinct framework.</p>	<p>Submitters planners believe the insertion of subdivision rules are fundamental to the structural integrity of the Precinct and within scope of the submission.</p> <p>Submitter’s planners believe the relief is within the scope of Submission 407 which sought to recognise the existing established residential character and enable development consistent with that character. Furthermore, it allows for 'any other relief to achieve the outcomes sought. A specific subdivision rule is the necessary consequential amendment required to achieve the outcome of enabled residential development.</p> <p>It is their view that the Precinct should provide for the residential density (land use) in the subdivision rules, as is evident in other zones in the PDP. They do not believe that reliance on a subdivision application currently in process under the ODP as a valid resource management reason to exclude rules from the PDP, which is intended to last for the next decade or so. The current ODP application is not guaranteed, it may lapse or may require a future variation. If subdivision rules are not included in the PDP, any future subdivision activity would default to the underlying Māori Purpose Zone status (Discretionary) with no specific density framework.</p>

Attachment 4 Requested subdivision provisions (by submitter)

Refer to Attachment 3 above for position of each of the parties.

Objectives and policies:

- PRECX-O1, O3 and Policies PRECX-P1 and P2 would be amended to insert specific reference to “subdivision” as follows:

Objectives	
PRECX-O1	<u>Subdivision</u> , land use and development of ancestral lands within the Tapuaetahi Precinct is undertaken in a way that provides for the social, cultural, and economic wellbeing of the owners and supports the long-term relationship of tangata whenua with their whenua.
PRECX -O3	<u>Subdivision</u> , land use and development is of a scale, density, and design that is appropriately serviced by on-site infrastructure and maintains the amenity and character intended for each precinct area.

Policies	
PRECX-P1	Provide for <u>subdivision</u> , residential activity and/or papakāinga within the Precinct at a density, scale, and form that reflects its established and intended residential character.
PRECX-P2	Manage the effects of <u>subdivision</u> , land use and development by applying standards that are appropriate for the established and intended residential character of each Precinct Area.

Rule framework

- Amendment to Rule SUB-R3 to list Tapuaetahi Precinct (subdivision as a controlled and/or Discretionary activity)
- Add new minimum allotment sizes to SUB-S1 (minimum allotment sizes) for Tapuaetahi Precinct as follows:

Subdivision		
SUB-S1	Minimum allotment sizes	
Zone	Controlled Activity	Discretionary Activity
Tapuaetahi Precinct Area A	600m ²	N/A
Tapuaetahi Precinct Area B	3,000m ²	1,000m ²

Attachment 5 Recommended Tapuaetahi Precinct Provisions (as reflected in Attachment 1)

PRECX – Tapuaetahi Precinct

Council officers recommended version (Revision D, dated 3 December 2025)

Overview

The Tapuaetahi Precinct applies to the Tapuaetahi Incorporation landholding located at Te Tii on the Purerua Peninsula, as identified on the Tapuaetahi Precinct Plan. The purpose of this precinct is to recognise the existing established residential character and development expectations of parts of the landholding which have been envisaged, carried out and secured by the Incorporation since 1965.

The Precinct is divided into two areas:

- Precinct Area A: This area covers 63 allotments covering 8.57ha.
- Precinct Area B: This area covers 8.0169ha and contains a proposed residential development with 20 residential units and/or papakāinga.

The zoning of the land in the Tapuaetahi Precinct is Māori Purpose Zone - Rural. The objectives, policies, rules and standards of the underlying Māori Purpose Zone - Rural apply in addition to the provisions of the Precinct, except that all precinct rules with the same activity description prevail over the equivalent Māori Purpose Zone Rules.

The underlying Māori Purpose Zone - Rural rules apply when the precinct does not include a rule for the same activity.

The Precinct is wholly located within Coastal environment. Parts of Precinct B are located with a High Natural Character Area (HNC246). Precinct A is also located within the coastal hazard area. The objectives and policies in the Coastal Environment and Natural Hazard chapters apply in addition to the provisions of the precinct.

Objectives	
PRECX-O1	Land use and development of ancestral lands within the Tapuaetahi Precinct is undertaken in a way that provides for the social, cultural, and economic

	wellbeing of the owners and supports the long-term relationship of tangata whenua with their whenua.
PRECX -O2	The established residential character, servicing, and development potential of the landholdings is recognised and provided for.
PRECX -O3	Land use and development is of a scale, density, and design that is appropriately serviced by on-site infrastructure and maintains the amenity and character intended for each precinct area.

Policies	
PRECX-P1	Provide for residential activity and/or papakāinga within the Precinct at a density, scale, and form that reflects its established and intended residential character.
PRECX-P2	Manage the effects of land use and development by applying standards that are appropriate for the established and intended residential character of each Precinct Area.

Rules

Notes:

1. The rules in Part 2 – District Wide Matters apply in addition to these rules.

PRECX-R1	New buildings or structures, relocated buildings, or extensions or alterations to existing buildings or structures	
Precinct Area A	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-2: Restricted Discretionary

Precinct Area B	<p>PER-1</p> <p>The new building or structure, relocated building, or extensions or alterations to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.</p> <p>PER-2</p> <p>The new building or structure, relocated building or extensions or alterations to an existing building or structure complies with standards:</p> <p>5. MPZ-S1 – Maximum Height 6. MPZ-S2 – Height in relation to boundary 7. PRECX-S1 Setback (excluding from MHWS or wetland, lake and river margins). 8. MPZ-S6 – On-site servicing</p>	<p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard</p>
		<p>Activity status where compliance not achieved with PER-1: Discretionary</p>

PRECX-R2 Residential Activity and/or Papakāinga		
Precinct Area A	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The site area per standalone residential unit or multi-unit development is at least 600m².</p>	<p>Activity status where compliance not achieved with PER-1, or PER-2: Discretionary</p>

	<p>Note:</p> <p>PER-1 does not apply to:</p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area. 	
Precinct Area B	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-2</p> <p>The number of residential units in the Precinct Area B does not exceed 20.</p> <p>Note:</p> <p>PER-1 does not apply to:</p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area. 	

PRECX-R3	Impermeable surfaces	
Precinct Area A	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The impermeable surface coverage of any site is no more than 50%.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> g. the extent to which landscaping or vegetation may reduce adverse effects of run-off; h. the effectiveness of the proposed method for controlling stormwater on site; i. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including

		<p>groundwater and aquifers) or on adjoining sites; and</p> <p>j. whether low impact design methods and green spaces can be used;</p> <p>k. any cumulative effects on total catchment impermeability; and</p> <p>l. natural hazard mitigation and site constraints.</p>
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Standards

PRECX-S1	Setback (excluding from MHWS or wetland, lake and river margins)	
Precinct Area A	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except:</p> <p>i. that no setback is required for a maximum length of 10m along any one boundary other than a road boundary.</p> <p>This standard does not apply to:</p> <p>iv. urupā;</p> <p>v. fences or walls no more than 2m in height; and</p> <p>vi. uncovered decks less than 0.5m in height above ground level.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>g. the character and amenity of the surrounding area;</p> <p>h. screening, planting and landscaping on the site;</p> <p>i. the design and siting of the building or structure with respect to privacy and shading;</p> <p>j. natural hazard mitigation and site constraints;</p> <p>k. the effectiveness of the proposed method for controlling stormwater;</p>
Precinct Area B	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 3 m from all site boundaries.</p> <p>This standard does not apply to:</p> <p>i. urupā;</p> <p>ii. fences or walls no more than 2m in height; and</p>	<p>l. the safety and efficiency of the current or future access, egress on site and the roading network; and</p> <p>m. the impacts on existing and future esplanade reserves, esplanade strips and public walkways.</p>

	iii. uncovered decks less than 0.5m in height above ground level.	
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Recommended Consequential Amendments to Coastal Environment

Chapter

Note: officers recommended version of Standard CE-S4 from at Hearing 4 Written Reply is shown as clean. Recommended changes to include the specific exemption for Tapuaetahi Precinct A is provided in **bold underline**.

CE-S4	Setback from MHWS	
Coastal environment	<p>New buildings and structures and or extension or alteration to an existing building or structure must be setback at least:</p> <ul style="list-style-type: none"> a. 30m from MHWS in the Rural Production, Rural Lifestyle, Rural Residential, Horticulture and Horticulture Processing Facilities zones; or b. 26m in all other zones <p>This standard does not apply:</p> <ul style="list-style-type: none"> 1. where there is a legally formed and maintained road between the property and MHWS; 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The natural character of the coastal environment; b. Screening, planting, and landscaping on the site; c. The design and siting of the building or structure with respect to dominance on adjoining public space; d. Natural hazard mitigation and site constraints, including the suitability of the foundation design and floor levels to address coastal inundation and erosion risk; e. The effectiveness of the proposed method for controlling stormwater; and f. The impacts on existing, planned and potential public

	<p>2. to fencing for the purposes of controlling pests and excluding stock;</p> <p>3. to structures associated with pest control;</p> <p>4. to hard protection structures that are approved by a resource consent under the Northland Regional Plan; and</p> <p>5. to lighting poles that are established by, or on behalf of, Far North District Council; and</p> <p>6. to boundary fences less than 2m high that are setback at least 20m from MHWS</p> <p><u>7. To buildings and structures within Tapueatahi Precinct Area A where a 10 metre setback from MHWS is provided.</u></p>	<p>walkways, reserves and esplanades.</p>
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