

IN THE ENVIRONMENT COURT
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU

UNDER

The Resource Management Act 1991 ("the Act")

IN THE MATTER OF

An appeal under Clause 14(1) of Schedule 1 of the Act
to a decision by Far North District Council on the
Proposed Plan District Plan

BETWEEN

Paradise Found Development Limited
Appellant/Submitter

AND

Far North District Council
Respondent

Notice of Appeal
to the Environment Court on the Proposed Far North District Plan by

~~Paradise Found Developments Limited~~



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Auckland Office
By Arrangement

To: The Registrar
Environment Court
Auckland

1. We, Paradise Found Developments Limited, appeal against a decision by the Far North District Council on its Proposed District Plan ("the PDP").
2. We made a submission and a further submission on the PDP (Submission s346 and further submission FS165).
3. We are not a trade competitor for the purposes of section 308D of the Act.
4. We received notice of the Decision on or about 30 June 2026.
5. The Decision was made by Independent Commissioners on behalf of Far North District Council. Far North District Council resolved to accept the recommendations of the Independent Commissioners.
6. The part of the Decision we are appealing against is:
 - 6.1 that part of the decision concerning our property at Wiroa Station, 40 McKenzie Road, Pererua Peninsula, Kerikeri (Lots 1-21, DP497523), and found in Recommendation Report 15B relating to the following aspects only:
 - (i) PREC8-R1 (Residential activity) as it relates to minor residential units.
 - (ii) PREC8-R5 (New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures) making new dwellings or structures that are at least 50% of within an identified building platform a controlled activity.
7. The reasons for the appeal are as follows:

Background

- 7.1 Comprehensive resource consents for the subdivision and development of our property (2160044-RMACOM-A) were granted by Far North District Council. Wiroa Station is a comprehensive development of 21 Lots, in a farm-park type development totalling some 90ha. Residential development is consented on those lots, 20 of which are around 4000m² in area. The balance of the property (Lot 14) is some 88.5ha and

is held for farming, conservation and ecological purposes. At present, 3 lots have been sold, with dwellings having been completed on two of those lots and one currently under construction. The common facilities such as roading, beach pavilions and a wine cellar completed.

- 7.2 The earlier resource consents, such as for subdivision have already been completed and others have been given effect to. Nominal building platforms of 600m² are embodied in the underlying subdivision consent. A variety of other requirements attach to each lot including comprehensive design standards, specimen tree planting, landscaping, nominal building locations and maximum heights. These are secured under a Consent Notice registered on the records of title (Instrument No 10526054.25)
- 7.3 The notified PDP proposed that our property be zoned as Rural Production, and subject (in part) to the Coastal Environment and High Natural Character overlays.
- 7.4 We submitted on several aspects of the PDP, requesting that the PDP be amended to provide for the activities and land uses that are authorized under these existing consents, by including a Precinct or Special Purpose Zone.
- 7.5 The PDP decisions provide a Precinct specific to Wiroa Station, the Wiroa Station Precinct (PREC8). This appeal relates to two precinct rules (PREC8-R1 and PREC8-R5).

PREC8-R1 (Residential activity) as it relates to minor residential units

- 7.6 The National Environmental Standards for Detached Minor Residential Units 2025 (“NES-DMRU”) is included in PREC8-R1, making minor residential units that meet the permitted activity standards of the NES-DMRU a permitted activity within the Wiroa Station, Precinct; as it should.
- 7.7 Under the NES-DMRU, minor residential units must be detached and set back from the principal dwelling.
- 7.8 However, at Wiroa Station, it was anticipated, and is appropriate that, minor residential units might be “contained within” the principal dwelling or connected to it as an integral part of the dwelling design. Minor residential units not meeting the NES-DMRU are a Discretionary Activity under PREC8-R1.

PREC8-R5 (New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures)

7.9 Whilst the commissioners decided that a Precinct is an appropriate planning provision, and granted most of the relief sought, they decided that although finely balanced, and not wanting to place an unnecessary burden on persons developing land, that for reasons of consistency, a Controlled Activity consent should be required for new buildings and structures in the Wiroa Station Precinct.

7.10 The Reporting Officer concluded, and the Commissioner's accepted that:

Overall, in my view, it is evident that development at Wiroa Station has been subject to a detailed assessment through the subdivision consent process, with a suite of controls to ensure that future development is carefully designed to be consistent with the ecological, natural character and landscape outcomes sought for Wiroa Station.

7.11 However, the Commissioner's Decision requiring a controlled activity consent, simply imposes an additional, and unnecessary, layer of assessment and regulation. The actual and potential effects of new buildings and structures were rigorously assessed, with any remaining aspects addressed adequately in the architectural design guidelines for Wiroa Station, and locational controls.

7.12 Contrary to the Commissioner's Decision, compliance with a permitted activity status can be determined, and assessed by Council, when completing the building consent process. Indeed, that is quite usual and required.

7.13 The Wiroa Station Precinct is a bespoke set of zoning provisions. By its nature then, it is not necessary that it is consistent with other similar developments such as Mataka Station and the Landing that have their own specific context and consented framework.

7.14 The Commissioner's rationale that a controlled activity status for new buildings and structures avoids potentially complex and contentious permitted activity and/or existing environment arguments, fails to understand the simplicity of a permitted activity standard and the rigour of assessment undertaken when the previous resource consents were assessed, and granted.

7.15 Overall, an appropriately worded Permitted Activity standard, removes unnecessary consenting regulation, cost and assessment, recognises the rigorous assessment already undertaken and dovetails into the Council's other statutory functions, such as those under the Building Act 2004.

8. We seek the following relief:

- 8.1 In relation to PREC8-R1, amend to the rule so that minor residential units contained within, or joined to the principal dwelling are also a permitted activity.
- 8.2 In relation to PREC8-R8, amendment to the rule so that new buildings and structures are a Permitted Activity if they meet appropriate performance standards and satisfy the underlying resource consent requirements;
- 8.3 In relation to both, such other consequential relief as may be appropriate and necessary to meet the concerns in our notice.

9. We attach the following documents to this notice:

- (a) a copy of our submission and further submission.
- (b) a copy of the relevant part of the decision.
- (c) a list of names and addresses of persons to be served with a copy of this notice.

Date: 10th August 2026



J C Dawson – Counsel for Paradise Found Developments Limited

Address for Service of the Appellant:

c/ Mr Julian Dawson – Barrister
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Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Act.

You may apply to the Environment Court under section 281 of the Act for a waiver of the above timing or service requirements (see form 38).

*How to obtain copies of documents relating to appeal

The copy of this notice served on you does not have attached a copy of the appellant's submission and (or or) the decision (or part of the decision) appealed. These documents may be obtained, on request, from the appellant.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

Attachment One

A copy of our submission and further submission

IN THE MATTER OF

The Resource Management Act 1991 ("the Act")

AND

IN THE MATTER OF

the Far North Proposed District Plan

AND

Paradise Found Developments Limited

Submitter

Submission to the

Proposed Far North District Plan 2022

21 October 2022

**Julian
Dawson**
BARRISTER

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Auckland Office:
By Arrangement

SUBMISSION FORM

To: FAR NORTH DISTRICT COUNCIL

1. Name of submitter: **Paradise Found Developments Limited**
2. This is a submission on the **Far North Proposed District Plan 2022**
3. We could **NOT** gain an advantage in trade competition through this submission.
4. The specific provisions of the Proposed District Plan that my submission relates to are:
 - (a) The proposed zoning of a property known as Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri; and legally described as Lots 1-21 DP 497523 ("**the Property**").
5. Our submission **OPPOSES** the proposed provisions affecting the Property, including but not limited to the following provisions of the Proposed District Plan:
 - (i) The proposed Coastal Environment ("**CE**") provisions including the overlay, objectives, policies and rules applying to the Property;
 - (ii) The proposed Coastal Flood ("**CF**") provisions including the overlay, objectives, policies and rules applying to the Property;
 - (iii) The proposed Rural Production zone provisions including the overview, objectives, policies and rules applying to the Property generally;
 - (iv) The proposed Natural Open Space zone provisions including the overview, objectives, policies and rules applying to the Property generally;
 - (v) And, the following specific provisions of the Proposed District Plan:
 - (a) NATC – S1(1) and (2)
 - (b) CE-02 and related policies
 - (c) CE-R1 (PER2)

(d) CE-S1

(e) CE-S2

6. The **reasons** for our submission are:

Background

- 6.1 The Property is known as Wiroa Station and is located on the Purerua Peninsula. Several resource consents have been granted enabling development and subdivision of the Property, the principle one of which is RC 2160044-RMAVAR/A (collectively “**the Resource Consents**”).
- 6.2 Wiroa Station is a comprehensive development of 21 Lots, in a farm-park type development totaling some 90ha. Residential development is consented on those lots, 20 of which are around 4000m² in area. The balance of the Property (Lot 14) is some 88.5ha and is held for farming, conservation and ecological purposes. The Submitter owns Lot 14 and the majority of the remaining lots.
- 6.3 Presently, only some of the lots have been built on, and the remainder are undeveloped.
- 6.4 All of the lots are subject to controls, secured by Consent Notice, relating to building form and maximum dimension and design controls. Height limits are specified for each of the lots ranging between 4.5m – 7.5 above ground level.
- 6.5 The Resource Consents also impose restrictions on earthworks and future development and subdivision of the Property.

Grounds for Submission

7. The Resource Consents have been given effect to, and remain live, thus development of Wiroa Station, including vacant lots and the Property itself continue to be enabled by those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station development, notwithstanding the provisions of the Proposed District Plan.
8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.

9. The Proposed District Plan provisions will restrict development of the Property in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those. Especially the controls within the CE Overlay, which covers the entire property.
10. Parts of the Property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the Resource Consents, these are inappropriate.
11. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.
12. The proposed provisions are inconsistent with the Act and relevant planning instruments.

13. We seek the following decision from the local authority:

S346.001 to
S346.004

- 13.1 That the Proposed District Plan (and in particular the provisions of the Rural Production and CE, and CF overlays) be amended to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the Resource Consents; and/or
- 13.2 Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development as is authorised by the Resource Consents as a permitted activity (where they are in general accordance with the Resource Consents) as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the CE and CF and/or
- 13.3 Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the Resource Consents on the Property;
- 13.4 Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures, in a manner consistent with the activities and buildings authorised by the Resource Consents on the Property;
- 13.5 Such other further and consequential relief as may be necessary to provide for, and recognise the development and land use authorised by the Resource Consents.
- 13.6 Such other consequential relief as may be necessary to recognise these concerns.

14. We **do wish** to be heard in support of our submission.
15. If others make a similar submission, **we will** consider presenting jointly with them.

A handwritten signature in black ink, appearing to read 'J Dawson'.

Signed by Julian Dawson – Barrister

Counsel for Paradise Found Developments Limited

Dated: 21 October 2022

The address for service of the submitter is:

c/ Mr Julian Dawson – Barrister

Suite 6, 27 Rust Avenue, Whangarei 0110

Post: PO Box 531, Whangarei 0140

Phone: (0274) 200 223

Email: julian@rmaalawyer.co.nz

Online Further Submission

Further Submitters Name

Paradise Found Developments Limited

Further Submitter Number

FS165

Wish to be heard

Yes

FS qualifier

a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason

Landowner and original submitter

Joint presentation

Yes

Attention:

Mr. Julian Dawson

Contact organisation

Barrister

Address for service

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Telephone

0274200223

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julian@rimalawyer.co.nz

Online further submitter?

Yes

Date raw FS lodged

04/09/2023 3:14pm

Further Submitted #165

FS165.01 - 165.09

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	Support/Oppose	FS Decision requested	Reasons
FS165.1	Northland Federated Farmers of New Zealand	S421.141	SCHED7 - Schedule of High natural character	SCHED7 - Schedule of High natural character	Delete Schedule 7 Schedule of High Natural Character and Schedule 8 Schedule of High Natural Character, and create a single schedule for natural character (combining both of these Schedules).	Support in part	Allow in part	To the extent relevant to Wiroa Station.

FS165.2	Northland Federated Farmers of New Zealand	S421.142	SCHED8 - Schedule of Outstanding natural character	SCHED8 - Schedule of Outstanding natural character	Delete Schedule 7 Schedule of High Natural Character and Schedule 8 Schedule of High Natural Character, and create a single schedule for natural character (combining both of these Schedules).	Support in part	Allow in part	To the extent relevant to Wiroa Station
FS165.3	Northland Federated Farmers of New Zealand	S421.153	Natural features and landscapes	NFL-P2	Amend Policy NFL-P2 to achieve consistency with section 6 of the Resource Management Act 1991 and to recognise the need to allow appropriate subdivision, use and development	Support in part	Allow in part	Amend as relevant to recognise existing, consented and appropriate development at Wiroa Station.
FS165.4	Northland Federated Farmers of New Zealand	S421.154	Natural features and landscapes	NFL-P3	Amend Policy NFL-P3 to achieve consistency with section 6 of the Resource Management Act 1991 and to recognise the need to allow appropriate subdivision, use and development	Support in part	Allow in part	Amend as relevant to recognise existing, consented and appropriate development at Wiroa Station.
FS165.5	Northland Federated Farmers of New Zealand	S421.156	Natural features and landscapes	NFL-R1	Amend PER-1 (inferred) of Rule NFL-R1 so that the maximum area of structures is 250m ² instead of 25m ²	Support in part	Allow in part	Provision for small scale and appropriate buildings needs to be made.

FS165.6	Northland Federated Farmers of New Zealand	S421.157	Natural features and landscapes	NFL-R2	Amend PER-1 of Rule NFL-R2 to include additional activities, being farming activities, emergency services work, and biosecurity works	Support in part	Allow in part	As above.
FS165.7	Northland Federated Farmers of New Zealand	S421.158	Natural features and landscapes	NFL-R3	Amend PER-1 of Rule NFL-R3 to include additional activities, being farming activities, emergency services works, and works required for access	Support in part	Allow in part	As above.
FS165.8	Northland Federated Farmers of New Zealand	S421.180	General	General / Plan Content / Miscellaneous	Delete all references to high character areas from the Coastal Environment chapter	Support in part	Allow in part	421.180-183 and 185 and 186. As per concerns in original submission.

FS165.9	Mataka Residents' Association Inc	S230.001	General	General / Plan Content / Miscellaneous	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 – Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.	Support	Allow in part	Support the entirety of the submission and relief sought for the principles and analysis applicable to Wiroa Station, which is a similar consented development facing the same constraints and issues in the Proposed District Plan as for Mataka Station.
					Insert appropriate permitted activity standards, including but not limited to the following:			
					(i) The dwelling shall be located on the House Site location			
					(ii) Maximum height = 12m above existing ground level			

(iii) Building or structure
coverage = 12.5%

Attachment Two

A copy of the relevant part of the decision

Wiroa Station precinct

Overview

The Wiroa Station rural subdivision comprises 21 allotments, including twenty allotments of between 3700m² and 4000m² each with identified building platforms. There is also a large balance lot of 88.5ha that contains communal facilities, including six beach pavilions, a tennis court, a wine cellar, workshop and caretaker's residence.

The subdivision and associated site development has occurred under a sequence of land use and subdivision consents granted between 2008 and 2020.

The location, scale, design, materials, colours and reflectivity of buildings are managed through the conditions of consent specified in Consent Notice 10526054.25, which sets the development framework for the Wiroa Station precinct.

The conditions of the Consent Notice:

1. Require all new buildings or structures and relocated buildings to be designed in accordance with the "Wiroa Station architecture code and design approval process" approved under consent 2160044-RMACOM-A.
2. Specify the building design requirements (including maximum floor area and building height limits), archaeological obligations, site suitability requirements, indigenous vegetation management requirements, water supply, wastewater and stormwater design requirements and specimen tree planting requirements.
3. Place restrictions on the keeping of dogs, cats and mustelids.
4. Restrict further subdivision and residential development of Lot 14.

Residential development on the established allotments, shown on the Wiroa Station Precinct Plan, will be undertaken in accordance with the precinct rules and standards. This will ensure high quality residential development that enhances the amenity values and environmental standards within the precinct.

The underlying zoning of the land within the Wiroa Station precinct is Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

1. Any precinct rules with the same activity description prevail over and replace the equivalent Rural Production zone rules.
2. Rural Production zone standards RPROZ-S1 (Maximum height), RPROZ-S2 (Height in relation to boundary) and RPROZ-S5 (Building or structure coverage) do not apply to the precinct as development of the established allotments at Wiroa Station is subject to the development conditions specified under Consent Notice 10526054.25.

The underlying Rural Production zone rules apply when the precinct does not include a rule for the same activity.

The majority of the Wiroa Station precinct is in the Coastal Environment overlay. A small portion of the precinct is within an area of High Natural Character (HNC253) but none of the identified building platforms are within this area. The Coastal Environment objectives and policies apply in addition to the provisions of the precinct (where applicable). However, the following rules and standards in the Coastal Environment chapter do not apply within the precinct:

1. Rule CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures does not apply to the construction of a new building or structure and relocated buildings or extensions or alterations to existing buildings or structures within the Wiroa Station precinct.
2. Rules CE-R2 and CE-S3 (Earthworks or indigenous vegetation clearance) do not apply to earthworks associated with the construction of a new building or structure and relocated buildings on an identified building platform within the Wiroa Station precinct, including the formation of access to the building platform.
3. Standard CE-S1 Maximum height does not apply to the construction of a new building or structure and relocated buildings on an identified building platform within the Wiroa Station precinct.

All other District-Wide objectives, policies, rules and standards in Part 2 of the District Plan apply.

Objectives	
PREC8-O1	Use of the natural and physical resources of Wiroa Station is of a character, intensity and scale that preserves the natural character of the coastal environment and associated landscape values.
PREC8-O2	The amenity values and environmental qualities of Wiroa Station are maintained for current and future generations by use of the land for low density residential activities and other small-scale activities that are compatible with its character, amenity and qualities.
PREC8-O3	The ecological values of the native vegetation areas within Lot 14 DP 574277 at Wiroa Station are maintained and protected.

Policies

PREC8-P1	Recognise that the level of development established by the existing land use and subdivision consents at Wiroa Station provide for development at an appropriate character, intensity and scale that preserves the natural character of the coastal environment and associated landscape values.
PREC8-P2	Ensure that building design, scale and intensity appropriately manages any adverse effects in the precinct by applying precinct standards and the Wiroa Station Architectural Design Code and design approval process.
PREC8-P3	Enable the development of a residential unit, a minor residential unit and accessory building(s) within an identified building platform on each established allotment, as shown on the Wiroa Station Precinct Plan.
PREC8-P4	Encourage the enhancement of ecological and natural values by enabling ongoing conservation activities within the Wiroa Station precinct.

Rules

Notes:

1. **The rules in Part 2 — District-Wide Matters apply in addition to the Wiroa Station precinct rules except that the following rules and standards in the Coastal Environment chapter do not apply:**
 - a. Rule CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures does not apply to the construction of a new building or structure and relocated buildings or extensions or alterations to existing buildings or structures within the Wiroa Station precinct.
 - b. Rules CE-R2 and CE-S3 (Earthworks or indigenous vegetation clearance) do not apply to earthworks associated with the construction of a new building or structure and relocated buildings on an identified building platform within the Wiroa Station precinct, including the formation of access to the building platform.
 - c. Standard CE-S1 Maximum height does not apply to construction of a new building or structure and relocated buildings on an identified building platform within the Wiroa Station precinct.
2. **Consent Notices and Definitions Applicable to Wiroa Station precinct**
 - a. The lots identified on the Wiroa Station Precinct Plan are subject to consent notices, including Consent Notice 10526054.25 which sets the development framework for the Wiroa Station precinct. The consent notices impose ongoing obligations in relation to building location, design and mitigation that must be complied with.
 - b. The term "identified building platform" referred to in clause (a)(iii) of Consent Notice 10526054.25 means the 600m² "nominal building platform" marked on DP497523 or any subsequent building platform approved by Council within the precinct.
 - c. The term "each house" referred to in Consent Notice 10526054.25 means either a residential unit or a residential unit together with minor residential unit located on an "identified building platform" in accordance with Consent Notice 10526054.25 or on any subsequent building platform approved by Council within the precinct.

PREC8-R1	Residential activity	
Wiroa Station precinct	Activity status: Permitted Where: PER-1 The number of residential units in Wiroa Station precinct does not exceed 1 per site, except that 2 residential units may be established on Lot 14 DP 574277. PER-1 does not apply to: 1. A detached minor residential unit established in accordance with the NES-DMRU.	Activity status where compliance not achieved with PER-1: Discretionary
PREC8-R3	Helicopter landing area	
Wiroa Station precinct	Activity status: Permitted Where: PER-1 The helicopter landing area: 1. Is established on Lot 14 DP 574277; 2. Does not exceed one within the Wiroa Station precinct; and 3. Is located at least 200m from the nearest boundary of any other allotment.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary

	PER-2 Use of the helicopter landing area complies with standard NOISE-S4 Helicopter landing areas. PER-3 The helicopter landing area operates between the hours of 7.00am and 10.00pm, except in the case of an emergency.	
PREC8-R4	Impermeable surface coverage	
Wiroa Station precinct	Activity status: Permitted Where: PER-1 The maximum impermeable surface coverage does not exceed 50% within Lots 1-13 and 15-21 as shown on the Wiroa Station Precinct Plan.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: - the extent to which vegetation may reduce adverse effects of stormwater run-off; - the effectiveness of the proposed method for controlling stormwater on site; - the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream; and - whether water sensitive design methods and use of green spaces can be used; - any cumulative effects on total catchment impermeability; - natural hazard mitigation and site constraints. - extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
PREC8-R5	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	
Wiroa Station precinct	Activity status: Controlled Where: CON-1 The new buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures are located so that at least 50% of the building's footprint is within an identified building platform. CON-2 The new buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures comply with: - PREC8-S1 — Floor area; and - PREC8-S2 — Maximum height. NOTE: The lots identified on the Wiroa Station Precinct Plan are subject to consent notices, including Consent Notice 10526054.25 which sets the development framework for the Wiroa Station precinct. The consent notices impose ongoing obligations in relation to building location, design and mitigation that must be complied with.	Activity status where compliance not achieved with CON-1 or CON-2: Restricted discretionary Matters of discretion are restricted to: - the location, scale and form of the building or structure; - colours and materials; - visual prominence of the building or structure and effects on landscape values; - effects on the characteristics, qualities and values of the coastal environment and any proposed mitigation measures; - specimen tree planting; - effects on archaeology and cultural values; and - land stability and any constraints of the site.

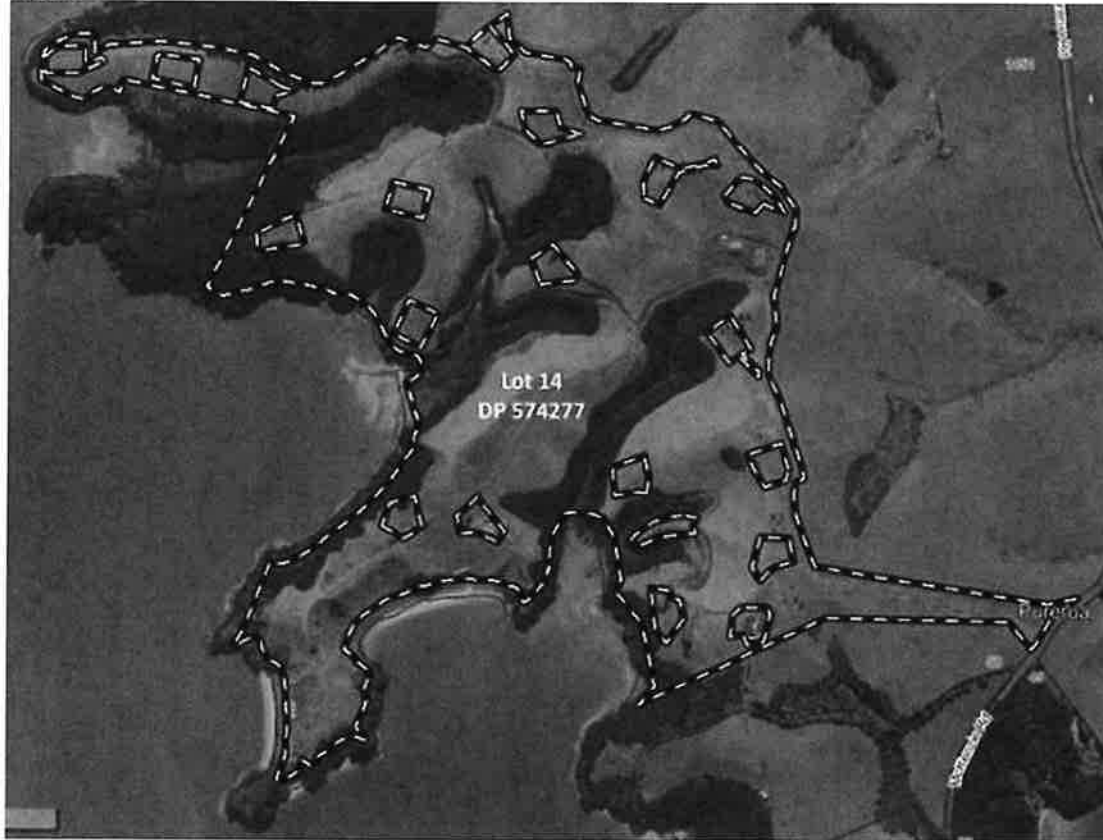
Standards																																															
PREC8-S1	Floor Area																																														
Wiroa Station precinct	The maximum interior floor area of habitable buildings on Lots 1-13 and 15-21 as shown on the Wiroa Station Precinct Plan must not exceed 600m ² .	Activity status where compliance not achieved: Restricted discretionary																																													
		Matters of discretion: Refer to PREC8-R5																																													
PREC8-S2	Maximum Height																																														
Wiroa Station precinct	The maximum rolling height of any building or structure on Lots 1 to 21 as shown on the Wiroa Station Precinct Plan must not exceed the height limit specified for the lot in Table 1.	Activity status where compliance not achieved: Restricted discretionary																																													
	<table><tr><th>Lot Number</th><th>Maximum height above ground</th></tr><tr><td>1</td><td>5m</td></tr><tr><td>2</td><td>6m</td></tr><tr><td>3</td><td>6m</td></tr><tr><td>4</td><td>6m</td></tr><tr><td>5</td><td>6m</td></tr><tr><td>6</td><td>5m</td></tr><tr><td>7</td><td>5m</td></tr><tr><td>8</td><td>5m</td></tr><tr><td>9</td><td>4.5m</td></tr><tr><td>10</td><td>4.5m</td></tr><tr><td>11</td><td>7.5m</td></tr><tr><td>12</td><td>4.5m</td></tr><tr><td>13</td><td>4.5m</td></tr><tr><td>14</td><td>7.5m</td></tr><tr><td>14 (secondary dwelling)</td><td>9.0m</td></tr><tr><td>15</td><td>7.5m</td></tr><tr><td>16</td><td>7.5m</td></tr><tr><td>17</td><td>4.5m</td></tr><tr><td>18</td><td>7.5m</td></tr><tr><td>19</td><td>7.5m</td></tr><tr><td>20</td><td>7.5m</td></tr><tr><td>21</td><td>4.5m</td></tr></table>	Lot Number	Maximum height above ground	1	5m	2	6m	3	6m	4	6m	5	6m	6	5m	7	5m	8	5m	9	4.5m	10	4.5m	11	7.5m	12	4.5m	13	4.5m	14	7.5m	14 (secondary dwelling)	9.0m	15	7.5m	16	7.5m	17	4.5m	18	7.5m	19	7.5m	20	7.5m	21	4.5m
Lot Number	Maximum height above ground																																														
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19	7.5m																																														
20	7.5m																																														
21	4.5m																																														
Table 1: Maximum building height (metres)																																															

Wiroa Station Precinct Plan

Wiroa Station comprises all of the land located at 40 McKenzie Road, Te Ti legally described as:

- Lot 1 DP 562051
- Lots 3-13 and 15-21 DP 497523; and
- Lots 2 and 14 DP 574277

Figure PREC8-1 Wiroa Station Precinct Plan



Attachment Three

Names and addresses of persons to be served

Name	Email address
Far North District Council	pdp@fndc.govt.nz

N.B. there were no other submitters or further submitters whose submissions related to Wiroa Station.