

PRECX - Wiroa Station Precinct

The provisions below represent the Reporting Officer's recommended amendments to the provisions requested by Paradise Found Development Limited (version dated 31 October 2025). Recommended amendments are shown with red underline used for new text as this is a new precinct being recommended for inclusion in the Proposed District Plan through the Right of Reply.

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:

- a) Require all new buildings or structures to be designed in accordance with the "Wiroa Station architecture code and design approval process" approved under consent 2160044-RMACOM-A.
- b) 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.
- c) Place restrictions on the keeping of dogs, cats and mustelids.
- d) 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:

- a) Any Precinct rules with the same activity description prevail over and replace the equivalent Rural Production zone rules.
- b) Rural Production zone standards RPROZ-S1 (Maximum height), RPROZ-S2 (Height in relation to boundary) and PRPOZ-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 buildings 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:

- a) Rule CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures does not apply to the construction of a new building or structure or extensions or alterations to existing buildings or structures within the Wiroa Station Precinct.
- b) Rules CE-R3 and CE-S3 (Earthworks or indigenous vegetation clearance) do not apply to earthworks associated with the construction of a new building or structure 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 the construction of a new building or structure 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.

<u>Objectives</u>	
<u>PRECX-01</u>	<u>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.</u>
<u>PRECX-02</u>	<u>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.</u>
<u>PRECX-03</u>	<u>The ecological values of the native vegetation areas within Lot 14 DP 574277 at Wiroa Station are maintained and protected.</u>
<u>Policies</u>	
<u>PRECX-P1</u>	<u>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.</u>
<u>PRECX-P2</u>	<u>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.</u>
<u>PRECX-P3</u>	<u>Enable the development of a residential unit, a minor residential unit and accessory building(s) within identified building platform on each established allotments, as shown on the Wiroa Station Precinct Plan.</u>
<u>PRECX-P4</u>	<u>Encourage the enhancement of ecological and natural values by enabling on-going conservation activities within the Wiroa Station Precinct.</u>

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 extensions or alterations to existing buildings or structures does not apply to the construction of a new building or structure or extensions or alterations to existing buildings or structures within the Wiroa Station Precinct.
- b. Rules CE-R3 and CE-S3 (Earthworks or indigenous vegetation clearance) do not apply to earthworks associated with the construction of a new building or structure 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 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.

<u>PRECX-R1</u>	<u>New buildings or structures, and extensions or alterations to existing buildings or structures</u>	
<u>Wiroa Station</u>	<p><u>Activity status: Controlled</u></p> <p><u>Where:</u></p> <p><u>CON-1</u> <u>The new buildings or structures 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.</u></p> <p><u>CON-2</u> <u>The new buildings or structures and extensions or alterations to existing buildings or structures comply with:</u></p> <ol style="list-style-type: none"> <u>1. PRECX-S1 – Floor area; and</u> <u>2. PRECX-S2 – Maximum height.</u> <p><u>Note:</u> <u>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.</u></p>	<p><u>Activity status where compliance not achieved with CON-1 or CON-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>a. the location, scale and form of the building or structure;</u> <u>b. colours and materials;</u> <u>c. visual prominence of the building or structure and effects on landscape values;</u> <u>d. effects on the characteristics, qualities and values of the coastal environment and any proposed mitigation measures;</u> <u>e. specimen tree planting;</u> <u>f. effects on archaeology and cultural values; and</u> <u>g. land stability and any constraints of the site.</u>
<u>PRECX- R2</u>	<u>Residential activity</u>	
<u>Wiroa Station</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>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.</u></p> <p><u>PER-1 does not apply to:</u></p> <ol style="list-style-type: none"> <u>1. A minor residential unit that complies with PRECX-R3.</u> 	<p><u>Activity status where compliance not achieved with PER-1: Discretionary</u></p>
<u>PRECX-R3</u>	<u>Minor Residential Unit</u>	
<u>Wiroa Station</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance</u>

	<p><u>Where:</u></p> <p><u>PER-1</u> The number of minor residential units on a site does not exceed one.</p> <p><u>PER-2</u> The minor residential unit shares vehicle access with the principal residential unit.</p> <p><u>PER-3</u> The minor residential unit is contained within, or located less than 15m from, the principal residential unit.</p> <p><u>PER-4</u> The minor residential unit: <ol style="list-style-type: none"> 1. Does not exceed a GFA of 65m²; and 2. With an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities. </p>	<p><u>not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</u></p>
<u>PRECX-R4</u>	<u>Helicopter landing area</u>	
<u>Wiroa Station</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> The helicopter landing area: <ol style="list-style-type: none"> 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. </p> <p><u>PER-2</u> Use of the helicopter landing area complies with standard NOISE-S4 Helicopter landing areas.</p> <p><u>PER-3</u> The helicopter landing area operates between the hours of 7.00am and 10.00pm, except in the case of an emergency.</p>	<p><u>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</u></p>

<u>PRECX-R5</u>	<u>Impermeable surface coverage</u>	
<u>Wiroa Station</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> The maximum impermeable surface coverage does not exceed 50% within Lots 1-13 and 15-21 as shown on the Wiroa Station Precinct Plan.</p>	<p><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> a. the extent to which vegetation may reduce adverse effects of stormwater </p>

		<p>run-off;</p> <p>b. <u>the effectiveness of the proposed method for controlling stormwater on site;</u></p> <p>c. <u>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 sites;</u></p> <p>d. <u>whether water sensitive design methods and use of green spaces can be used;</u></p> <p>e. <u>any cumulative effects on total catchment impermeability;</u></p> <p>f. <u>natural hazard mitigation and site constraints.</u></p> <p>g. <u>extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies..</u></p>
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<u>PRECX-S1</u>	<u>Floor Area</u>	
<u>Wiroa Station</u>	<u>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 600m².</u>	<p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion: Refer to PRECX-R1</u></p>

<u>PRECX-S2</u>	<u>Maximum Height</u>			
<u>Wiroa Station</u>	<p><u>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.</u></p> <table><tr><td><u>Lot Number</u></td><td><u>Maximum height above</u></td></tr></table>	<u>Lot Number</u>	<u>Maximum height above</u>	<p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion: Refer to PRECX-R1</u></p>
<u>Lot Number</u>	<u>Maximum height above</u>			

	ground
<u>1</u>	<u>5 m</u>
<u>2</u>	<u>6 m</u>
<u>3</u>	<u>6 m</u>
<u>4</u>	<u>6 m</u>
<u>5</u>	<u>6 m</u>
<u>6</u>	<u>5 m</u>
<u>7</u>	<u>5 m</u>
<u>8</u>	<u>5 m</u>
<u>9</u>	<u>4.5 m</u>
<u>10</u>	<u>4.5 m</u>
<u>11</u>	<u>7.5 m</u>
<u>12</u>	<u>4.5 m</u>
<u>13</u>	<u>4.5 m</u>
<u>14</u>	<u>7.5 m</u>
<u>14</u>	<u>9.0 m</u>
<u>(secondary dwelling¹)</u>	
<u>15</u>	<u>7.5 m</u>
<u>16</u>	<u>7.5 m</u>
<u>17</u>	<u>4.5 m</u>
<u>18</u>	<u>7.5 m</u>
<u>19</u>	<u>7.5 m</u>
<u>20</u>	<u>7.5 m</u>
<u>21</u>	<u>4.5 m</u>

Table 1: Maximum building height (metres)

¹ As consented under RC-216044-RMAVAR-B

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

