

## **PRECX - Wiroa Station Precinct**

**Note the below provisions represent the submitters' request for inclusion of a new precinct in the Proposed District Plan.**

### **Overview**

#### **Wiroa Station**

The Wiroa Station rural subdivision comprises 21-allotments, including twenty allotments of between 3700m<sup>2</sup> and 4000m<sup>2</sup> each with identified building platforms along with a large balance lot of 88.5ha which 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 is 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, specimen tree planting requirements.
- c) places restrictions on the keeping of dogs, cats and mustelids.
- d) restricts on further subdivision and residential development of Lot 14.

Development of the established allotments shown on the Wiroa Station Precinct Plan, will be undertaken in accordance with the precinct rules and standards to ensure high amenity quality development that enhances the amenity value and environmental standards within the precinct.

The 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:

- Any precinct rules with the same activity description prevail over and replace the equivalent Rural Production zone rules.
- Rural Production Rules RPROZ-R10 to RPROZ-37 do not apply to the precinct.
- 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 precinct is located in the Coastal Environment overlay. A small portion of the precinct is within an area of High Natural Character (HNC253); however 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).

In specified instances listed under the Notes below, the precinct provisions prevail over certain provisions in the Coastal Environment chapter.

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

<b><u>Objectives</u></b>	
<b><u>PRECX-01</u></b>	<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 of the land.</u>
<b><u>PRECX-02</u></b>	<u>The amenity values and environmental quality 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 and amenity.</u>
<b><u>PRECX-03</u></b>	<u>The ecological values of the native vegetation areas within Lot 14 DP 574277 at Wiroa Station are maintained and protected.</u>
<b><u>Policies</u></b>	
<b><u>PRECX-P1</u></b>	<u>Recognise that the rights 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>
<b><u>PRECX-P2</u></b>	<u>Enable activities that are consistent with the amenity values and environmental quality of Wiroa Station by making provision for:</u> <ol style="list-style-type: none"> <li><u>low density residential activities;</u></li> <li><u>home business activities; and</u></li> <li><u>visitor accommodation; and</u></li> <li><u>helicopter movements.</u></li> </ol>
<b><u>PRECX-P3</u></b>	<u>Ensure that building design, scale and intensity is appropriate to manage adverse effects in the precinct by applying precinct standards and the Wiroa Architectural Design Code and design approval process.</u>
<b><u>PRECX-P4</u></b>	<u>Enable the development of a residential unit, a minor residential unit and accessory building(s) on each site within established allotments shown on the Wiroa Station Precinct Plan.</u>
<b><u>PRECX-P5</u></b>	<u>Encourage the enhancement of ecological and natural values by enabling on-going conservation activities on Wiroa Station.</u>

## Rules

### Notes:

**1. Other than the following exceptions, the rules in Part 2 – District-Wide Matters apply in addition to the Wiroa Station Precinct rules. The following do not apply:**

- a. Any precinct rules or standards with the same description prevail over the equivalent District Wide, Rural Production Zone and/or Coastal Environment rules.
- b. 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 and extensions or alterations to existing buildings or structures within the Wiroa Precinct Plan.
- c. Rule CE-R3 Earthworks or indigenous vegetation clearance does not apply to earthworks associated with the construction of a new building or structure on an identified building platform within the Wiroa Precinct Plan, including the formation of access to the building platform.
- d. Standard CE-S1 Maximum height does not apply to construction of a new building or structure on an identified building platform within the Wiroa Precinct Plan.
- e. Standards CE-S2 Colours and materials and CE-S3 Earthworks or indigenous vegetation clearance apply within the Precinct to the extent specified in PRECX-R1 only.

**2. Definitions Applicable to Wiroa Station Precinct**

- a. The term “identified building platform” means the 600m<sup>2</sup> “nominal building platform” marked on DP497523 as specified in clause (a)(iii) of Consent Notice 10526054.25 or any subsequent building platform approved by Council within the Precinct.

*Note: the nominal building platforms are also shown on the Wiroa Station site development plans prepared by lands & survey in November 2015 and approved as part of RC-2160044-RMACOM.*

- b. 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.
- c. The term “specimen tree planting requirements” means the areas to be planted and planting detail that falls within the boundaries of the subject lot as shown on the “Detailed house site design plans” included as Appendix D to the “Landscape performance specification” prepared by Boffa Miskell and dated September 2008.
- d. The term “archaeological sites” means the archaeological sites marked on DP497523 and shown on the Wiroa Station site development plans prepared by lands & survey in November 2015 and approved as part of RC-2160044-RMACOM.

<b>PRECX-R1</b>	<b><u>New buildings or structures, and extensions or alterations to existing buildings or structures</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER-1</u></b>  <u>The new building or structures ("new building work") 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><b><u>PER-2</u></b>  <u>A report on the new building work, including extensions or alterations to existing buildings or structures, has been prepared by a suitably qualified and experienced Architect or Landscape Architect confirming compliance with:</u></p> <ol style="list-style-type: none"> <li><u>the Wiroa Station architecture code and design approval process;</u></li> <li><u>Standard CE-S2 Colours and materials;</u></li> <li><u>Standard CE-S3 Earthworks and indigenous vegetation clearance excluding works within the identified building platform and works required for the formation of access to the building platform;</u></li> <li><u>Standards PRECX-S1, S2 and S3;</u></li> <li><u>the specimen tree planting requirements under Consent Notice 10526054 24;</u></li> <li><u>the 10-metre exclusion distance requirement for archaeological sites applicable to lots 2, 5, 9, 12, 14 and 16 under Consent Notice 10526054 24; and</u></li> <li><u>the guidelines and process for discovery of archaeological sites as outlined within the 'Wiroa Station Ngati Rehia Kaitiaki Protocol dated 15 October 2007 (or subsequent amendments as accepted by Te Runanga O Ngati Rehia)</u></li> </ol> <p><b><u>PER-3</u></b>  <u>A report on the new building work has been prepared by a suitably qualified and experienced Chartered Professional Engineer confirming compliance with the following requirements of Consent Notice 10526054 24 that:</u></p> <ol style="list-style-type: none"> <li><u>the geotechnical recommendations of the Haigh Workman Site suitability report (2007) have been adopted.</u></li> <li><u>wastewater treatment and disposal is provided to a standard at least equal to that achieved by a textile based packed bed filter type plant or alternatively is consistent with the Council's Engineering Standards for on-site treatment and disposal.</u></li> <li><u>stormwater disposal is provided to soakage area(s) or alternatively is consistent with the Council's Engineering Standards for discharge to land.</u></li> <li><u>provision is made for on-site potable water supply that complies with the Drinking Water Standards for NZ.</u></li> <li><u>SNZ PAS 4509:2008 (Firefighting Water Supplies Code of Practice) is met by the provision of firefighting water supply, with a hardstand area and appropriate connection fittings.</u></li> </ol>	<p><b><u>Activity status where compliance not achieved with PER-1, PER-2 or PER-3 Restricted Discretionary</u></b></p> <p><b><u>Activities provided for under PER-1 are exempt from rules CE-R1 and CE-R3</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>the location, scale and form of the new building work</u></li> <li><u>colours and materials</u></li> <li><u>visual effects on coastal landscape values</u></li> <li><u>effects of earthworks on coastal landform and landscapes</u></li> <li><u>specimen tree planting</u></li> <li><u>effects on archaeology and cultural values</u></li> <li><u>land stability and any constraints of the site</u></li> <li><u>water supply for firefighting</u></li> </ol>

<b><u>PRECX- R2</u></b>	<b><u>Residential activity</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b>  <b><u>PER-1</u></b>  The number of <a href="#">residential units</a> in Wiroa Station precinct does not exceed 1 per site, except that 2 <a href="#">residential units</a> may be established on Lot 14 DP 574277).</p>	<p><b><u>Activity status where compliance not achieved with PER-1</u></b>  <b><u>Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>the character and appearance of the building(s) associated with the residential unit</u></li> <li><u>landscape and visual impact</u></li> <li><u>access and servicing requirements</u></li> <li><u>geotechnical suitability</u></li> <li><u>any natural hazards affecting the site</u></li> <li><u>Objectives PRECX-O1, O2 and O3</u></li> </ol>
<b><u>PRECX-R3</u></b>	<b><u>Minor Residential Unit</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER-1</u></b>  The number of <a href="#">minor residential units</a> per <a href="#">residential unit</a> does not exceed one.</p> <p><b><u>PER-2</u></b>  The <a href="#">minor residential unit</a> shares vehicle access with the principal <a href="#">residential unit</a>.</p> <p><b><u>PER-3</u></b>  The <a href="#">minor residential unit</a> is contained within, or located less than 15m from, the principal <a href="#">residential unit</a>.</p> <p><b><u>PER-4</u></b>  The <a href="#">minor residential unit</a>:</p> <ol style="list-style-type: none"> <li><u>does not exceed a GFA of 65m<sup>2</sup>; and</u></li> <li><u>with an optional attached garage or carport that does not exceed GFA of 18m<sup>2</sup>, where the garage or carport is used for vehicle storage, general storage and laundry facilities.</u></li> </ol>	<p><b><u>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4:</u></b>  <b><u>Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>the design and appearance of the minor unit</u></li> <li><u>the siting of the minor dwelling, including, decks and outdoor areas</u></li> <li><u>amenity effects on adjacent sites</u></li> <li><u>servicing requirements</u></li> <li><u>any constraints of the site</u></li> </ol>

<b><u>PRECX-R4</u></b>	<b><u>Helicopter movements (landing and take-off)</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b>PER-1</b> One helicopter landing area is established on Lot 14 DP 574277 that is located at least 200m from the nearest boundary of any other allotment.</p> <p><b>PER-2</b> Use of the helicopter landing area complies with rule <a href="#"><u>NOISE-R7 Helicopter landing areas</u></a>.</p> <p><b>PER-3</b> The helicopter landing area operates between the hours of 7.00am and 10.00pm, except in the cases of emergency.</p>	<p><b><u>Activity status where compliance not achieved with PER-1, PER-2, PER-3: Discretionary</u></b></p>

<b><u>PRECX-S1</u></b>	<b><u>Impervious Surfaces</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b>PER-1</b> <u>impervious coverage up to 50% within Lots 1-13 and 15-21.</u></p>	

<b><u>PRECX-S2</u></b>	<b><u>Floor Area</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b>PER-1</b> <u>The interior floor area of habitable buildings on Lots 1-13 and 15-21 shall be no more than 600m<sup>2</sup>.</u></p>	

<b><u>PRECX-S3</u></b>	<b><u>Maximum Height</u></b>	
<b><u>Wiroa Station</u></b>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b>PER-1</b> <u>The maximum rolling height of any building or structure on Lots 1 to 21 shall not exceed the height limit specified in Table 1.</u></p>	

Lot Number	Maximum height above ground
1	5 m
2	6 m
3	6 m
4	6 m
5	6 m
6	5 m
7	5 m
8	5 m
9	4.5 m
10	4.5 m
11	7.5 m
12	4.5 m
13	4.5 m
14	7.5 m
14 (secondary dwelling <sup>1</sup> )	9.0 m
15	7.5 m
16	7.5 m
17	4.5 m
18	7.5 m
19	7.5 m
20	7.5 m
21	4.5 m

**Table 1:** Maximum allowable building height (metres)

<sup>1</sup> 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

