

Wiroa Station – 40 McKenzie Road, Te Tii, Purerua Peninsular

Wiroa Station Consents Summary

Consent	Description	Dated Granted	Lapse Date	Given effect to
RC-2070833-RMALUC	Construct stables, equestrian centre, swimming pool facilities and boat sheds at 1454 Purerua Road. [N.B. Not given effect to and no longer part of Wiroa Station]	04.03.08	04.03.13	N
RC-2070965-RMALUC	Construct Wine Cellar and 2 x Beach Pavilions. One wine cellar and one of the pavilions were constructed prior to the consent lapsing.	04.03.08	04.03.13	Y (in part)
RC-2071031-RMACOM	Subdivision consent for 24 lot subdivision (21-lots in General Coastal zone and 3 lots in Rural Production zone) from 13 existing allotments totalling 508ha in area.	9.06.08	9.06.13	N
RC-2080672-RMACOM	Additional subdivision (Lots 22-25) and changes to layout resulting in 25-lot subdivision on 508ha site (1 lot per 20ha) and involving revegetation of 19.6ha of native vegetation and protective covenants. Stages 1- 3 were completed.	22.07.08	22.07.13	Y (in part)
RC-2160044-RMACOM	23-lot subdivision, providing for 20 vacant lifestyle lots ranging in size from 3565m ² to 2995m ² with balance lots of 88.5ha (Lot 14), 337.27ha (Lot 22) and 76.51ha (Lot 23) on land previously subject to 2080672-RMACOM.	07.12.15	07.12.20	Y
RC-2160044-RMACOM-A	Variation to conditions relating to specimen planting and public walkway. Vary conditions to make provision for secondary residential unit on Lot 14 for farm worker/caretaker's accommodation along with an implement shed.	13.06.16	07.12.20	Y
RC-2170090-RMALUC	Re-consent Beach Pavilion previously consented under 2070965-RMALUC	20.09.16	20.09.21	Y
RC-2160044-RMACOM-B	Variation to conditions relating to the secondary dwelling on Lot 14 (caretaker's shed/accommodation)	22.12.16	12.12.21	Y
RC-2170313-RMALUC	Consent to establish access way, car and trailer parking and turning area in conjunction with a proposed jetty (subject to approval from DOC for works in a Marginal Strip). N.B. A separate application was made to NRC for a jetty, gangway, floating pontoon and boat ramp (those facilities have not been established).	7.04.2017	7.04.22	Y

RC-2170516-RMADIS	Land use consent for the treatment and disposal of wastewater by way of secondary treatment from the caretaker's shed/accommodation, wine cellar and pavilions on Lot 14 (granted by FNDC under transfer of powers from NRC)	27.09.17	Expires 26 Sept 2032	Y
RC-2200268-RMACOM	Boundary Adjustment subdivision between Lot 1 DP 497523 and Lot 14 DP 497523; Land use consent for new dwelling on Lot 1 and associated earthworks	20.05.20	20.05.25	Y
RC-2300154-RMASUB	Boundary Adjustment subdivision between Lots 2 & 14 DP 497523 Amendment to Consent Notice applicable to Lots 2 & 14 DP 497523	19.10.20	19.10.25	Y
RC-2300252-RMALUC	Land use consent to authorise up to 50% impervious coverage within Lots 1-13 and 15-21.	16.11.20	16.11.25	In Part (for lots 1, 2, and 12 only)
RC-2200268-RMAVAR-A	Change to landscaping condition of subdivision consent Change to consented plans for new dwelling on Lot 1	07.01.21	20.05.26	Y
S221(3) Variation of Consent Notice	Variation to enable Consent Notice 10526054.25 to apply to new lot/allotments with any new appellation approved by Resource Consent	12.12.21	N/A	Y
S221(3) Variation of Consent Notice	Variation to enable Consent Notice 10526054.25 to apply to Lots 1 and 14 DP 562051	09.03.22	N/A	Y

Wiroa Station Consents History

2070833-RMALUC (2008)

Land use consent granted 4 March 2008 Construct stables, equestrian centre, swimming pool facilities and boat sheds at 1454 Purerua Road. This consent was given effect to and lapsed after 5 years. The land is no longer part of Wiroa Station.

2070965-RMALUC (2008)

Land use consent granted 4 March 2008 for the construction of a wine cellar and beach pavilions (2 x clusters each with 3 pavilions).

2071031-RMACOM (2008)

Subdivision consent for 24 lot subdivision (21-lots in General Coastal zone and 3 lots in Rural Production zone) from 13 existing allotments totalling 508ha in area. This consent was not given effect to and was superseded by RC-2080672-RMACOM.

2080672- RMACOM (2008)

This combined subdivision and land use consent was granted on 22 July 2008.

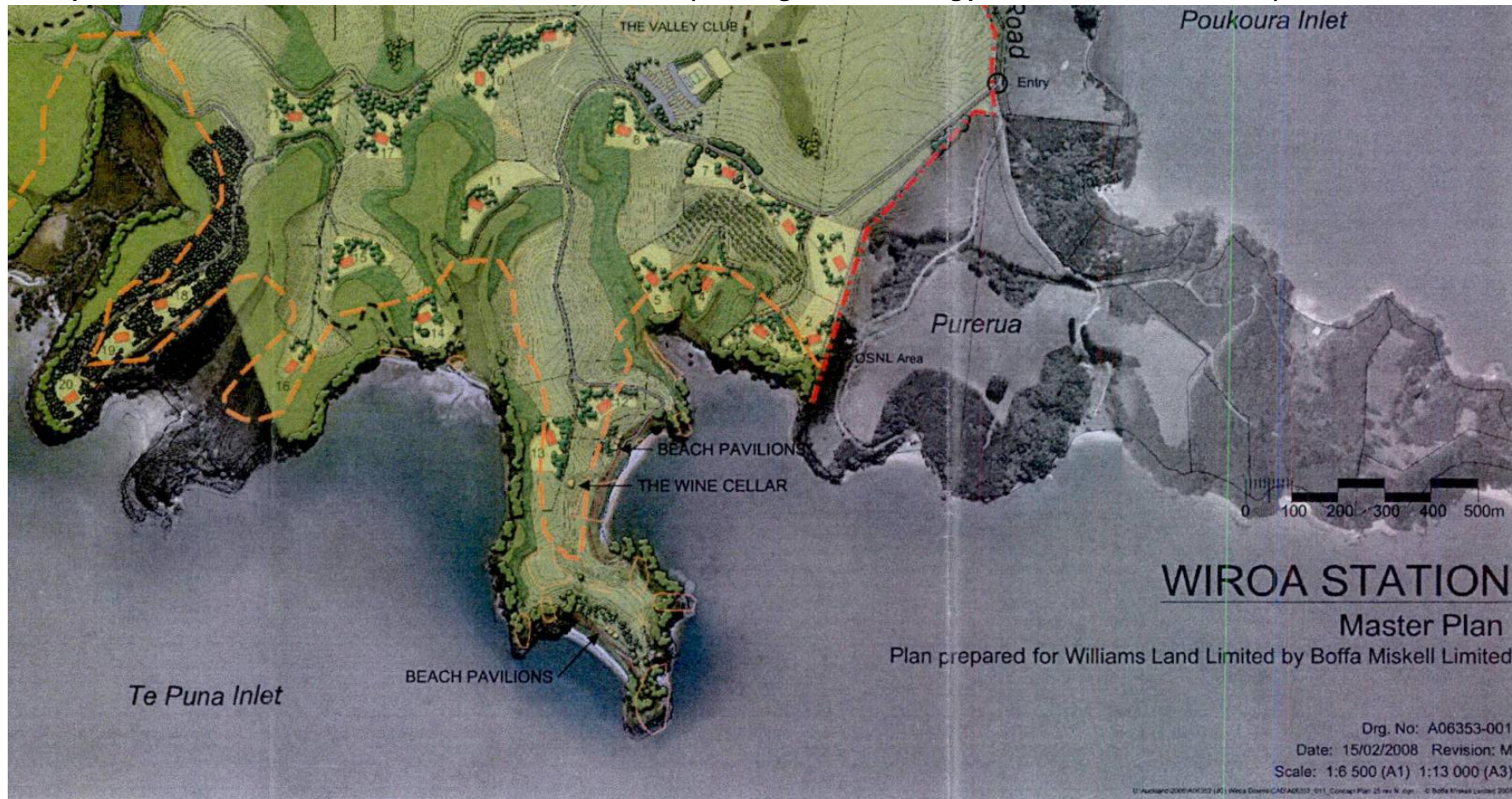
The consent provided for subdivision creating 25-lots (and 3 lots around archaeological sites on the land) and land use (earthworks), subject to conditions that required lots to be held together via an amalgamation condition to provide a minimum lot area of 20ha. Each of the allotments contained a nominated building platform. The development included provision of a new public parking area and a 1.5km long walking track.

The conditions of consent, which related to construction works and revegetation planting were met. The subdivision proceeded via DP 412177, resulting in 21 new allotments being created on 29 January 2009.

Consent Notices were imposed including the following requirements/restrictions:

- wastewater disposal to be designed by a CPEng
- specimen tree planting in accordance with Boffa Miskell drawing Folios A & B
- future BC or RC Application to include a report demonstrating compliance with the **Wiroa Architectural Code**
- at least 50% of the building footprint be established within the nominal building envelope and setting a limit of 600m² on the interior ground floor for each building.
- maximum height limits on Lots 1 – 13 as shown on the individual site plans
- residential buildings be confined to the exclusive use area
- specimen tree planting and on-going maintenance
- development on Lot 10 be in accordance with concept plans by Modern Architecture Partners.
- development on each site to follow the recommendations of the site suitability report by Haigh Workman dated 9 June 2007
- provision for adequate fire-fighting water supply
- notification to Heritage NZ for works within 10m of a registered Archaeological site
- adherence to the guidelines and process for discovery of archaeological sites as outlined within the 'Wiroa Station Ngati Rehia Kaitiaki Protocol' dated 15 October 2007
- allowing the keeping of working dogs by the farm manager
- limiting other owners to a maximum of one dog (with secure enclosure on each site, and on lead at all other times)
- prohibiting cats and mustelids

Excerpt from Wiroa Station Master Plan – Boffa Miskell 2008 (showing the 21 building platforms on Wiroa Station)



2160044-RMACOM (2015)

Resource consent 2160044-RMACOM granted 7 December 2015 provided for a reconfiguration of the lots consented under 2080672- RMACOM (retaining all consented building platforms), along with land use consent that enabled:

- (a) Subdivision consent to create 20 vacant lifestyle lots ranging in size from 3565m² to 3,995m² (each with nominated building sites);
- (b) A common lot (Lot 14) of 86.91ha including communal buildings (two beach pavilions and a wine cellar) and a single nominated building site;
- (c) Two rural balance lots of 337.27ha (Lot 22) and 76.5 ha (Lot 23).
- (d) Cancellation of the existing Consent Notice and replacement with a new Consent Notice.

The consented lot boundaries are a reconfiguration of the boundaries consented by the earlier consent RC2080672

The Consent authorises the following Land Use consent activities (with associated subdivision conditions):

- Earthworks of up to 4,600m³ of cut and fill to form common accessways and other communal features (and the requirement to register ROW easements in favour of Lots 1-13 and Lots 15-21 over the common accessways).
- Stormwater management including utilisation of up to 500m² of Lot 14 for the disposal of wastewater from each of Lots 1-13 and Lots 15-21 (and the requirement to register an Easement for that purpose over Lot 14)
- Wastewater disposal include the right to utilise up to 500m² of Lot 14 for the disposal of wastewater from each of Lots 1-13 and Lots 15-21 (and the requirement to register an Easement for that purpose over Lot 14)
- Construction of public car park and walkway in accordance with Boffa Miskell Plan 06353-018, Sheets 1&2, Dec 2007
- Completion of planting and the erection of stock proof fencing around the vegetation in Lot 14
- Land use consent for an increase in impermeable surfaces¹ on Lots 1-13 and Lots 15-21 of up to 50%
- Consent to cancel existing Consent Notices² [8010762.1 and 8132555.2] and to place new Consent Notices on the Titles.

In respect of all lots, nominated building platforms (of 600m²) and archaeological sites were required to be identified on each residential lot, along with planting areas, and easements over Lot 14 for wastewater and stormwater disposal.

Consent Notices were imposed including the following requirements:

- for development to comply with the Wiroa Architectural Design Code and design approval process
- protection of and on-going maintenance requirement relating to specimen tree planting
- at least 50% of the building footprint be established within the nominal building envelope,
- setting a limit of 600m² on the interior ground floor for each building.

¹ Decision C – Land Use – Stormwater management

² Decision D – Cancel consent notice

- maximum height limits on Lots 1-21 as recorded in **Table 1** (refer below)
- development on each site to follow the recommendations of the site suitability report by Haigh Workman dated 9 June 2007
- provision for adequate fire-fighting water supply
- wastewater disposal for each site to achieve a standard at least equal to that achieved by a textile based packed bed filter type plant
- for stormwater disposal to a soakage area or areas on each lot
- notification to Heritage NZ for works within 10m of a registered Archaeological site (applicable to Lots 2, 5, 9, 12, 14 and 16)
- adherence to the guidelines and process for discovery of archaeological sites as outlined within the 'Wiroa Station Ngati Rehia Kaitiaki Protocol' dated 15 October 2007
- allowing the keeping of working dogs (provided they are confined to an escape proof enclosure, when not being used for stock control purposes)
- limiting other owners to a maximum of one dog (with secure enclosure each site, and on lead at all other times)
- prohibiting cats and mustelids
- prohibiting further subdivision of Lots 14 and 23
- limiting subdivision of Lot 22 to three new titles with a maximum of one dwelling per title
- prohibiting the establishment of new dwellings within Lot 23
- limiting the number of dwellings within Lot 14 to two, and use of the secondary residential unit to use by a on-site farm worker

The consent resulted in the requirement for the 'Wiroa Station Residents' Association and enabled the Consent Holder to dissolve the Association.

Two Advice Notes included in the Consent are relevant:

Advice Note 5: stating that “Council is satisfied that for the purposes of the District Plan rule relating to visual amenity, approval of the subdivision and creation of the titles in accordance establishes approved building envelopes for primary residential units under resource consent for the associated lots.” with exception of the second residential unit and building on Lot 14.

The maximum rolling height above ground level (as defined in the District Plan) of any building on the relevant lot shall not exceed the height for the relevant lot specified in Table 1 below:

Lot number level	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
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)

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Advice Note 4: stating that “[t]he consent holder and future landowners should advise any prospective purchaser of the site/lots that compliance with the 'Wiroa Station architecture code and design approval process' document' will not necessarily predetermine resource consent issuing for any built development, particularly under any rules relating to visual amenity. More site specific analysis should be expected as part of any future application for land use consent.

2160044-RMACOM-A (2016)

S.127 Variation to conditions of 2160044-RMACOM-A (granted 13 June 2016)

- Added provision for a second residential unit on Lot 14, along with the two beach pavilions and wine cellar.
- Modified Condition 2(b) to replace the coastal walkway originally considered in 2008 with a walkway route (established via an Easement) over Lot 22.
- Modified Condition 3(a) such that instead of forming a public car park and walkway the Consent Holder is required to pay a financial contribution of \$29,140 plus GST toward the formation of a public walkway over Lot 22 or the purchase of land in the area to improve access to the coast or to develop public amenities in the area.
- Modified Condition 4(i)(e)(iii) to require geotechnical reports for a second dwelling and/or any outbuildings on Lot 14.
- Modifying the Consent Notice for Lot 14 to:
 - limit the number of dwellings within Lot 14 to two
 - limit use of the secondary residential unit to use by a on-site farm worker
 - require that the secondary residential unit be provided as an upper level unit within a barn style building also serving as a farm implement building.

2170090-RMALUC (2016) – Reconsent Beach Pavilions

Land Use consent for beach pavilions (2 x clusters each with 3 pavilions) utilising same plans as originally consented under 2070965-RMALUC (2008) under the same conditions.

2160044-RMACOM-B (2016)

Variation to conditions relating to the secondary dwelling on Lot 14 (caretaker’s shed/accommodation), prior to its construction.

RC-2170313-RMALUC (2017)

Consent to establish access way, car and trailer parking and turning area in conjunction with a proposed jetty (subject to approval from DOC for works in a Marginal Strip).

N.B. A separate application was made to NRC for a jetty, gangway, floating pontoon and boat ramp (those facilities have not been established).

2170516-RMADIS (2017)

Land use consent for the treatment and disposal of wastewater by way of secondary treatment from the caretaker's shed/accommodation, wine cellar and pavilions on Lot 14 (granted by FNDC under transfer of powers from NRC).

2200268-RMACOM (2020)

Boundary Adjustment subdivision between Lot 1 DP 497523 and Lot 14 DP 497523; Land use consent for new dwelling on Lot 1 and associated earthworks

2300154-RMASUB (2020)

Boundary Adjustment Subdivision involving Lots 2 & 14 and amendment to the Consent Notices applicable to Lots 2 & 14.

The boundary adjustment created a freehold title around the approved building area within Lot 14 and to relocate the area within Lot 2 to the approved building location in Lot 14 by amalgamating what was Lot 2 into Lot 14. The boundary adjustment results in Lot 14 retain a building area in the previous location of Lot 2 as well as the caretakers' development area behind what will now become Lot 12.

The boundary adjustment was completed in February 2023.

2300252-RMALUC (2020)

Land use consent to authorise up to 50% impervious coverage within Lots 1-13 and 15-21.

2200268-RMAVAR-A (2021)

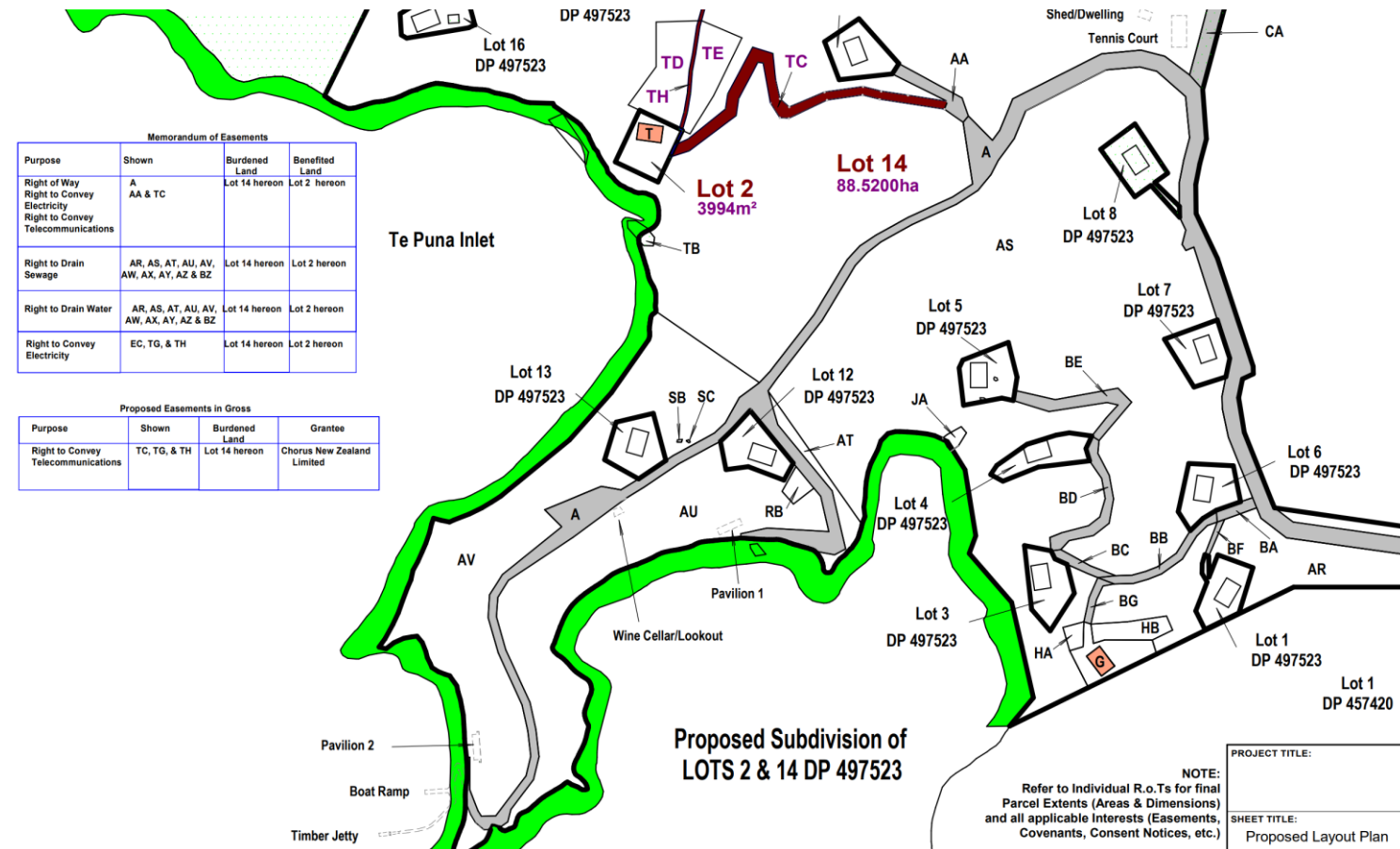
Change to landscaping condition of subdivision consent

Change to consented plans for new dwelling on Lot 1

Variations to Consent Notice 10526054.25

12.12.2021: Variation to enable Consent Notice 10526054.25 to apply to new lot/ allotments with any new appellation approved by Resource Consent

09.03.2022: Variation to enable Consent Notice 10526054.25 to apply to Lots 1 and 14 DP 562051 (following boundary adjustment



2300252-RMALUC (2020)

Land use consent application to renew a condition of consent (granted as a non-complying activity under Decision C of RC2160044-RMAVAR/A) providing for an increase in the impervious surface area coverage from 10% to 50% on Lots 1-13 and 15-21 on the same terms as originally approval, as the consent was due to lapse on 7 Dec 2020.

The consent was granted on 16 Nov 2020 and will lapse on 16 Nov 2025.

Land Ownership and Extent of Development – September 2025



Figure 1: Extent of Wiroa Station (with lot numbers)

Table of Lots, Ownership and Development Status

Lot	DP	ROT	Date of Title Issue	Area (ha)	Owner	Developed
1	562051	996021	21 March 2022	0.3870	William Norman Birnie, PM Trustee (2016) Limited	Single Dwelling
2	574277	1049221	9 Feb 2023	0.3951	Geoffrey Raymond Lodge, Andrea Sara Toft	Dwelling and accessory buildings under construction.
3	497523	735024	14 Sept 2016	0.3907	Go Bloodstock New Zealand Ltd	N
4	497523	735025	14 Sept 2016	0.3558	Go Bloodstock New Zealand Ltd	N
5	497523	735026	14 Sept 2016	0.3890	Go Bloodstock New Zealand Ltd	N
6	497523	735027	14 Sept 2016	0.3981	Go Bloodstock New Zealand Ltd	N
7	497523	735028	14 Sept 2016	0.3931	Gregory Ronald Rooke, Philippa Ann Rooke	N
8	497523	735029	14 Sept 2016	0.3923	Paradise Found Developments Ltd	N
9	497523	735030	14 Sept 2016	0.3980	Paradise Found Developments Ltd	N
10	497523	735031	14 Sept 2016	0.3980	Bridget Jane Grant, Rachel Ann Hawkeswood	N
11	497523	735032	14 Sept 2016	0.3997	Paradise Found Developments Ltd	N
12	497523	735033	14 Sept 2016	0.3994	Go Bloodstock New Zealand Ltd	Single Dwelling
13	497523	735034	14 Sept 2016	0.3881	Go Bloodstock New Zealand Ltd	N
14	574277	104922	9 Feb 2023	88.50	Paradise Found Developments Ltd	Single dwelling, tennis court, 6 x beach pavilions, wine cellar, sheds, access road network, entrance gate
15	497523	745036	14 Sept 2016	0.3734	Paradise Found Developments Ltd	N
16	497523	735037	14 Sept 2016	0.3856	Paradise Found Developments Ltd	N
17	497523	735038	14 Sept 2016	0.3996	Paradise Found Developments Ltd	N
18	497523	735039	14 Sept 2016	0.3932	Paradise Found Developments Ltd	N
19	497523	735040	14 Sept 2016	0.3968	Paradise Found Developments Ltd	N
20	497523	735041	14 Sept 2016	0.3916	Go Bloodstock New Zealand Ltd	N
21	497523	735042	14 Sept 2016	0.3711	Paradise Found Developments Ltd	N

Site Photographs (September 2025)

Existing Development:

Lot 1



Lot 2 (dwelling under construction)



Lot 12



Lot 14: Shed and Caretakers Accommodation / Tennis Court



Lot 14: Pavilions



Wine Cellar



Entrance Gate (McKenzie Road)

General Site Images



