TOWNPLANNING GROUP

Application for Resource Consent to the Far North District Council:

Paroa Bay Winery Limited

Land use consent to establish and operate two cabins for visitor accommodation as part of *Paroa Bay Winery and Estate*, 31A Otamarua Road, Russell

21 June 2025

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Contents

Figures

Supporting Information

[A] Record of Title
[B] Site Locality Plan
[C] Photo Gallery Plan Set
[D] Cabin Building Plans
[E] Wastewater Design System
[F] Earthworks Plan

1 Introduction

Paroa Bay Winery Limited (**the Applicant**) applies for land use consent from Far North District Council to establish and operate two 30m^2 cabins for 'visitor accommodation' purposes at Paroa Bay Winery and Estate, 31A Otamarua Road, Russell (**the site**).

The proposed development entails the discrete establishment of visitor accommodation within the existing winery site, with the cabins located amongst an existing olive grove and vineyard area. The accommodation aims to enhance the luxury accommodation experiences on offer from Paroa Bay Winery, by providing on-site short-term lodging options set within the vineyard.

The site is located within the General Coastal Zone under the Operative Far North District Plan (**ODP**), and the Rural Production Zone under the Proposed District Plan (**PDP**). It is noted that there are no PDP provisions of relevance to the application that have immediate legal effect. Overall, the proposed activity requires resource consent under the ODP as a **Discretionary Activity**.

In summary, this Assessment of Environmental Effects (**AEE**) report considers the effects of the proposal and determines that the cabins will have less than minor adverse effects on the environment, while enhancing the overall visitor experience and contributing to the local economy. The proposed cabins and associated visitor accommodation activity is small in scale, and will be entirely appropriate in the context of the receiving environment. The proposal accords with the relevant objectives and policies of the ODP and PDP, and is considered an appropriate development that preserves the natural character of the coastal environment. The overall conclusion is that the proposal is consistent with the purpose and principles of the Resource Management Act 1991 (**the RMA**) and accords with the definition of sustainable management.

2 Site and surrounding environment

The site is located at 31A Otamarua Road, Russell and is legally identified as Lot 2 Deposited Plan 412775 held in Record of Title 460409. There are no easements that impede the proposed land use to which this Application applies. The Record of Title is appended as **Attachment [A]**.

Figure 1 Site and Surrounds – Aerial Plan

Paroa Bay Winery is located approximately 12km from Russell, accessible by both car and boat. The property features undulating rolling hills, coastal views, and an established vineyard as well as wine making facilities. Vines are established in various areas across the site, with a central vehicle access running through the property from Otamarua Road. The site is approximately 13.2ha in area, with a Site Locality Plan appended as **Attachment [B]**.

The southern portion of the site comprises an established luxury visitor accommodation two-bedroom unit, marketed and operated by The Lindis Group[1] as the 'Vineyard Cottage'. Two 'off-grid cabins' are also located on the site, with these recently established and in operation. These cabins provide accommodation for up to two people each, and are situated in the southern portion of the property, overlooking the

[1] https://www.thelindisgroup.com/paroabay

vineyard areas on site. The cabins proposed in this application will replicate the design of these existing ones.

As identified in **Figure 2**, the wider Paroa Bay Winery Estate includes Sage restaurant located directly to the south (on the opposite side of Otamarua Road), and two luxury accommodation villas (operated and marketed by The Lindis Group as 'Tarāpunga' and 'Weka') located on an approximate 7ha contiguous land parcel[2] directly to the north. The surrounding area generally consists of residential buildings, undeveloped rural lifestyle sites, bush/scrub, forestry and pastoral lands.

The winery and visitor accommodation activities operate with a team of up to four staff members, depending on seasonal demands. The existing staff are sufficient to manage both the winery operations and the provision of visitor services.

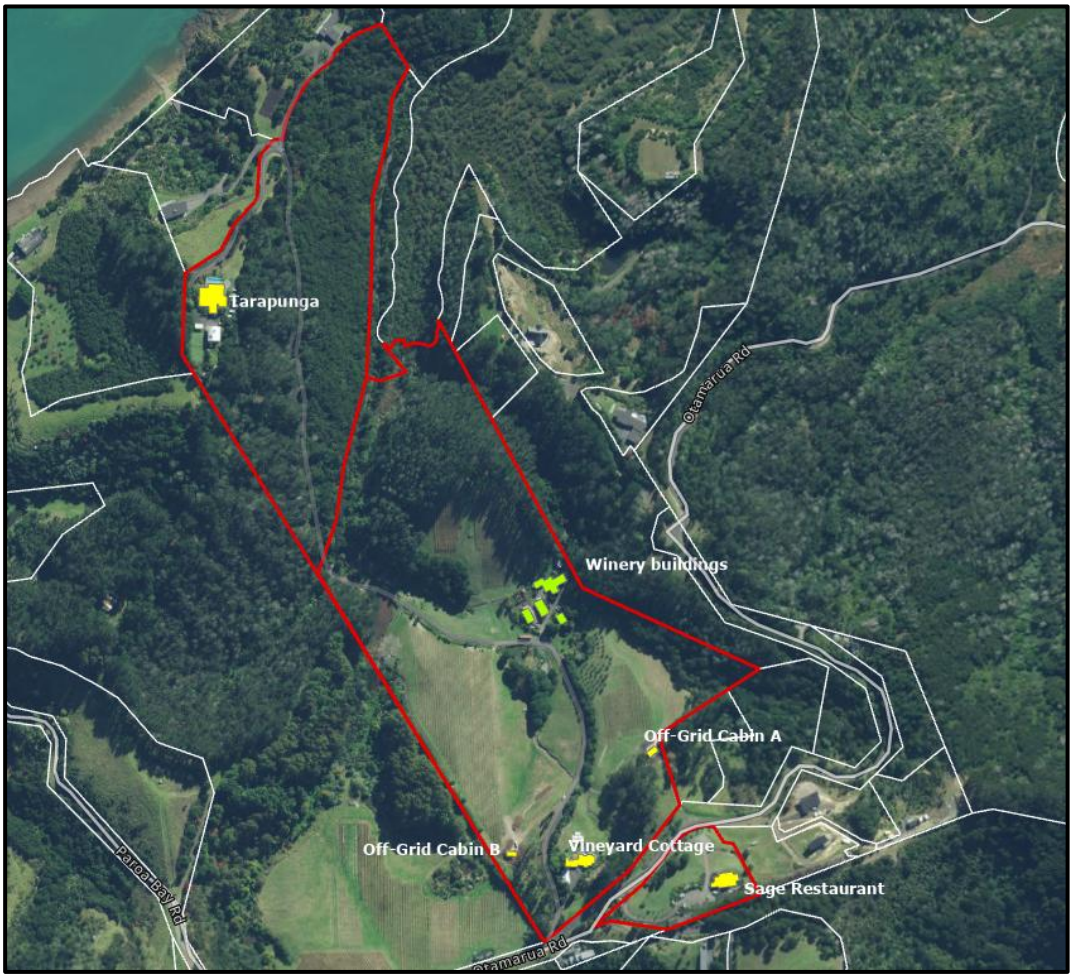


Figure 2 Paroa Bay Winery and Estate

By way of background, in terms of the scale of activities operating from the site, at present, the site comprises the following:

- Existing administration / staff / workshop building and shed;

[2] Lot 1 DP 412775 as contained in Record of Title 460408

- Winery bottling / storage / lab building (with this associated with the 118m^2 wine cellar / storage building authorised by RC-2090193-RMALUC and BC-2009-885);
- Winery staff room / storage building (with this associated with the 59m^2 wine tasting studio[3] authorised by RC-2110343-RMALUC and BC-2011-1482);
- Winery production building (as authorised by RC-2220254-RMALUC and COA-2021-68/0, having an area of 96m^2);
- 'Vineyard Cottage' accommodation building (two bedrooms, providing for up to four guests);
- 'Off grid cabin' accommodation buildings (two cabins, with each cabin providing for two guests, as authorised by RC-2240067-RMALUC).

We note that the wine tasting activity authorised by RC-2110343-RMALUC only occurred for a relatively short duration, with the Applicant advancing Sage in 2016-17, with this serving as the winery 'cellar door' where wine tasting can take place. For the avoidance of doubt, there is no public access to the site, or direct retail sales from the site, with only staff and accommodation guests accessing the grounds.

[3] NB: the wine tasting studio is currently utilised as a staff room and storage area.

3 Description of the proposal

Resource consent is sought to establish two cabins, each approximately 30m^2 in floor area, located discretely amongst the vineyards and olive groves of Paroa Bay Winery, as identified in **Attachment [B]**, and illustrated in **Figure 3**. The cabins will provide year-round (365 days) short-stay visitor accommodation, for a maximum of two guests per cabin, enhancing the existing luxury experiences on offer from Paroa Bay Winery.

Figure 3 Proposed Cabin Locations within Paroa Bay Winey

The operation of the visitor accommodation activity is managed by The Lindis Group[4], a luxury residence group who have a portfolio of luxury accommodation destinations throughout New Zealand. The proposed cabins will utilise existing services and amenities on site including complementary shuttle service to and from Russell, personal chefs and food and beverage services within the nearby Sage Restaurant. The visitor accommodation activity will not increase the staff numbers on site, with the cabins serviced when required by existing staff (in conjunction with the existing visitor accommodation activity on site).

[4] https://www.thelindisgroup.com/paroabay

3.1 Cabin Location

The proposed location of the cabins has had regard to the topography of the site, the proximity and visibility to other structures on the site and beyond, and existing vegetation areas, with the location details as follows:

- **Cabin C** will be located centrally on the site, and in the eastern portion of the site, set within an olive grove. The cabin will be setback approximately 70m from the nearest property boundaries to the east and south.
- **Cabin D** will be located in the northern portion of the site above an existing vineyard and over an existing platform structure. The location is setback approximately 50m from nearest property boundary to the west.

Both cabins will be orientated to take advantage of the panoramic views across the Paroa Bay Estate, with photos of the specific cabin locations identified in **Figure 4** and **Figure 5** below. A photo gallery with further viewpoints of the cabin locations is enclosed as **Attachment [C]**.

Figure 4 Indicative Location – Cabin C (From Cabin D Location))

Figure 5 Indicative Location – Cabin D (The Lindis Group)

3.2 Cabin Design

The proposed cabins are kitset in design, with all design and materials provided by a certified supplier. The plans and elevations of the cabins are enclosed as **Attachment [D]**. Each building will have a net floor area of approximately 30m^2, with dimensions in the order of 3.8m x 8m. The building is complemented by an approximate 14.4m2 covered deck extending off the front of the cabin (total area 44.8m^2). The total height of each building will be 5m above finished ground level.

As identified in the indicative floor plan detailed in **Figure 6**, each cabin will provide sleeping accommodation for up to two people, and bathroom facilities but no cooking, dishwashing or laundry facilities. The intent of the accommodation package is for food and beverage services to be provided and available through the Applicant's winery restaurant (Sage at Paroa Bay), located a short distance from the winery.

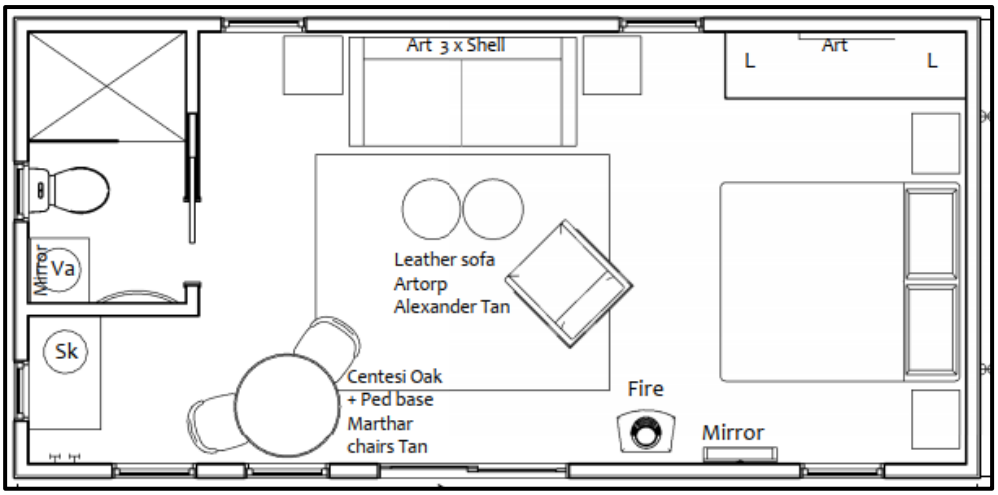


Figure 6 Indicative Cabin Floor Plan

The proposed cabins will replicate the existing off-grid cabins located on site as shown in **Figure 7**. The proposed cabins are of an attractive rustic-style, clad in shiplap timber. The Applicant proposes to retain the timber natural colour in keeping with the surrounding environment. The Colorsteel roof will be in the colour 'Lignite'[5], a dark warm brown in keeping with the characteristics of the surrounding landscape. While not forming part of the BS5252 standard colour palette range, the colour has an appropriate reflectance value of 11%.

Figure 7 Existing Off Grid Cabin

3.3 Infrastructure and Earthworks

The cabins will be served by the existing potable water supplies on site, with any rainwater from the roof to be directed into a potable water retention tank for future use. In terms of wastewater, proposed Cabin C will be connected to the existing wastewater treatment and disposal system established that serves one of the existing off grid cabins. This same system (refer design plans enclosed as **Attachment [E]**) will be provided to serve Cabin D.

In terms of access and parking matters, an existing sealed parking area (with six spaces) is provided near the winery utility area in the centre of the site, with this accommodating guest parking requirements. Any guests are directed to use the main existing access to Otamarua Road, and utilise this central parking area, with golf carts provided to access the cabin locations. The proposal includes some extensions to the

[5] https://www.colorsteel.co.nz/products/colours/lignite/

existing access paths across the site, with these extensions facilitating access to the cabin locations.

In terms of earthworks, the lightweight timber cabins are to be established on timber pile foundations in accord with NZS3604:2011, with relatively minimal earthworks required to establish the cabin foundations and access tracks given the generally flat building platform areas identified. In detail, based on site estimates, the earthworks associated with the platforms for the cabins and associated access tracks involve the following:

- Cabin C: cut / fill depths in the order of 1.0m, with a volume of approximately 15m^3;
- Cabin D: cut/fill depths in the order of 0.5m, with a volume of approximately 10m^3; and
- Access: cut depth of 0.3m, with a volume of approximately 8m^3.

It is anticipated that the total earthworks volume is in the order of 33m^3, with the earthworks areas identified in the Earthworks Plan enclosed as **Attachment [F]**. The earthworks will be undertaken in accord with erosion and sediment control measures, including silt fences and cut off drains to avoid stormwater flows through the earthwork areas.

4 Statutory provisions

4.1 District Plan Review

Far North District Council is currently undertaking a review of the District Plan, with the Proposed Far North District Plan (**PDP**) publicly notified on 27 July 2022. Under the PDP, the site is zoned Rural Production under the PDP, and within the Coastal Environment Overlay. At this point in time, hearings have commenced and are expected to continue until late 2025 (with decisions to follow in 2026). None of the provisions in the PDP with immediate legal effect are beached as a result of the proposal, albeit the most relevant rules in the PDP are identified and assessed for completeness. To this end, the assessment against the relevant rules of the District Plan is limited to that of the ODP.

4.2 Operative District Plan

As identified in **Figure 8**, the site is located within the General Coastal Zone (**GCZ**), with the northern most portion of the site subject to the Outstanding Landscape overlay (with both cabins located outside of this overlay).

Figure 8 Operative Far North District Plan (Far North Maps GIS)

The proposed cabins will be exclusively for visitor accommodation purposes, providing sleeping and bathroom facilities for up to two guests for short term accommodation. The ODP does not prescribe a distinct definition for visitor accommodation, as such the provisions of the relevant chapters have directed the assessment of the application accordingly.

4.2.1 Compliances

(a) Chapter 10 Coastal Environment

- **Rule 10.6.5.1.2 (Residential Intensity)** - the cabins are to be utilised for visitor accommodation and will be ancillary to the existing primary unit on site.
- **Rule 10.6.5.1.5 (Building Height)** - the maximum height of each cabin is 5m, 3m less than the 8m maximum height limit.
- **Rule 10.6.5.1.5 (Sunlight)** – no point of either cabin projects beyond a 45-degree recession plane.
- **Rule 10.6.5.1.6 (Stormwater Management)** – the cabins have a total roof area of approximately 44.8m^2 each (total of 89.6m^2), such that the proportion of gross site area covered by buildings and other impermeable surfaces (which is presently in the order of 6,540m^2) will remain less that the 10% maximum threshold.
- **Rule 10.6.5.1.7 (Setback from Boundaries)** - each cabin will have an internal boundary setback greater than 10m.
- **Rule 10.6.5.1.8 (Transportation)** – refer assessment under Chapter 15.
- **Rule 10.6.5.1.10 (Noise)** - the nature of the visitor accommodation activity will not give rise to any significant noise, and will achieve compliance with the noise standards.

(b) Chapter 12 Natural and Physical Resources

- **Rule 12.3.6.1.2 (Earthworks)** - earthworks are a permitted activity in the General Coastal Zone (excluding mining and quarrying) provided that (a) it does not exceed 300m^3 in any 12-month period per site and (b) it does not involve a cut of filled face exceeding 1.5m in height. The proposed earthworks are minor in nature, with cut not exceeding 1.0m in height, and total volumes in the order of 33m^3. To this end, the earthworks comply with both (a) and (b).
- **Rule 12.7.6.1.4 (Land use activities involving discharges of human sewage effluent)** - land use activities which produce human sewage effluent (including greywater) are permitted provided that (a) the effluent discharges to a lawfully established reticulated sewage system; or (b) the effluent is treated and disposed of onsite such that each site has its own treatment and disposal system. There are no waterbodies within close proximity to the site. The Applicant proposes to install utilise and install wastewater treatment and disposal systems such that all wastewater will be appropriately treated and disposed on site.
- **Rule 15.1.6B.1.1 (On-Site Parking Spaces)** – identifies a requirement to provide a minimum number of on-site car parking spaces as determined by Appendix 3C: Parking Spaces Required of the District Plan. In this regard, we note the following:
    - the 'industrial' gross business area on site is 214m^2 (118m^2 associated with the winery bottling / storage building and 96m^2 associated with the winery production building), with this equating to a requirement for 2.14 parking spaces [2 spaces].

- the existing and proposed visitor accommodation activity on the 'site' is for a total of 12 persons (4 within the existing vineyard cottage, 4 within the existing cabins, and 4 more with the proposed cabins), equating to a parking requirement of 6 spaces [6 spaces].

The site has several existing formed parking spaces and areas of parking available. In this regard, a formed and marked parking area for up to 6 parking spaces is located adjacent to the winery utility area on site (directly accessible via the existing access route). The Vineyard Cottage at the south of the site possesses its own access, driveway and generously apportioned private parking area. The winery bottling / storage building is provided with parking spaces adjacent to the buildings (and in areas not accessible to the public) To this end, sufficient parking is provided on site to accommodate the parking demands, with the proposal achieving compliance with Rule 15.1.6B.1.1.

4.2.2 Non-compliances

The proposed activity requires resource consent for the following reasons:

- **Restricted Discretionary Activity** pursuant to **Rule 10.6.5.3.1** (Visual Amenity) as;
  - the proposal breaches **Rule 10.6.5.1.1(a)** as the new cabins are for human habitation, each with a gross floor area exceeding 25m^2; and
  - while the cabins will predominantly be constructed of natural materials, the proposal breaches **Rule 10.6.5.1.1(b)** as the selected Colorsteel Maxx roof colour 'Lignite' is not from the permitted range of the BS5252 standard colour palette.
- **Discretionary Activity** pursuant to **Rule 10.6.5.4.3** (Scale of Activities) as;
  - the proposal will result in an additional four people utilising the site for visitor accommodation purposes, accounting for up to 16 people engaged in onsite activity (4 winery staff, 8 existing guests, 4 proposed guests). The proposal therefore breaches **Rule 10.6.5.1.3**, which provides for up to 13 people engaged in activities on the site (based on an approximate area of 13.2ha).
- **Discretionary Activity** pursuant to **Rule 15.1.6A.5** (Traffic Intensity) as:
  - the proposal breaches **Rule 15.1.6A.2.1**, as a consequence of the following:
  - In accord with Appendix 3A: Traffic Intensity Factors of the District Plan:
    - the 'industrial' gross business area of 214m^2 (118m^2 associated with the winery bottling / storage building and 96m^2 associated with the winery production building), equating to a TIF of 21.4.
    - the existing and proposed visitor accommodation activity on the 'site' is for a total of 12 persons (four within the existing vineyard cottage, four within the existing off grid cabins, and four more through the proposed cabins), equating to a TIF of 24.
  - Based on an industrial 'gross business area' of 214m^2, and the existing and proposed visitor accommodation activity, the site presents a total TIF of 45.4. Table 15.1.6A1 of the District Plan identifies the maximum

permitted daily way traffic movements for the General Coastal Zone as 30. To this end, adopting Council's prior interpretation as RC-2240067-RMALUC, the proposal results in a breach of Rule 15.1.6A.2.1.

Overall, the proposed activity requires resource consent under the Operative Far North District Plan as a **Discretionary Activity**.

4.3 Proposed District Plan

Under the PDP the site is located within the Rural Production Zone, and subject to the Coastal Environment Overlay. A very small portion of High Natural Character Area encroaches into the northwest boundary of the site (**Figure 9**), though importantly this is of a significant distance to the areas of works.

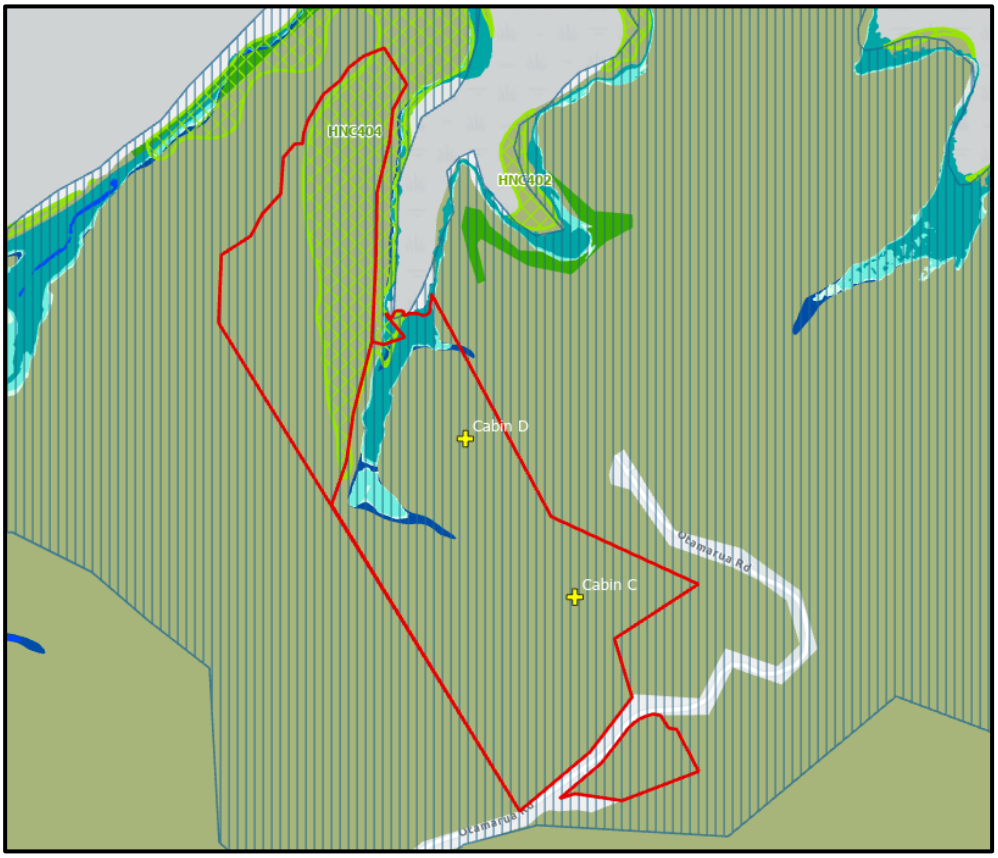


Figure 9 Proposed Far North District Plan – Planning Map

An assessment against the PDP rules with immediate effect of relevance to the application are listed below;

- **Rules IB-R1 to IB-R5** - not applicable as the proposal does not require the pruning, trimming, clearance etc of indigenous vegetation within or outside an area identified as a Significant Natural Area.
- **Rule EW-R12** - states that earthworks are a permitted activity where they comply with Rule EW-S3, which requires an Accidental Discovery Protocol

(ADP). The earthworks will be undertaken in accordance with the ADP, and as such are compliant with EW-R12.

- **Rule EW-R13** - states that earthworks are permitted where they comply with Rule EW-S5 Erosion and Sediment Control. The earthworks will be undertaken in accord with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (i) and works shall be implemented to prevent silt or sediment from entering water bodies, the CMA, and stormwater system, overland flow paths and roads (ii). To this end, the earthworks are compliant with EW-R13.

As identified, the proposal complies in all respects with those provisions of the PDP that have immediate legal effect.

4.4 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards (**NES**), the only NES that is of potential relevance to this proposal is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health (**NESCS**).

A comprehensive desktop review of the Northland Regional Council Selected Land Use Register has been conducted for the site, revealing an absence of records related to contamination or any Hazardous Activities and Industries List (HAIL) activities having been conducted on the premises.

Whilst acknowledging an existing operational vineyard is located across the site, it is noted that the NESCS pertains to a 'piece of land,' rather than the entire site. In this context, we do not consider the NESCS to be applicable, noting that the location of the cabin platforms and area of works are:

- outside the planted vineyard areas across the site;
- on existing grassed slope areas that have not been subject to pesticide / herbicide use, or any other potentially hazardous activity / use;

We also note that Paroa Bay Winery operates on a boutique scale, guided by a commitment to low-yield and high-quality production, with subsequent targeted pesticide and herbicide application (minimising the potential for spray drift). For these reasons, we do not consider that the cabin locations fall within the definition of a 'piece of land' as outlined in Clause 7(c) of the NESCS, with it more likely than not that an activity or industry described in the HAIL has not been undertaken on the cabin platform areas.

5 Assessment of environmental effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied, or mitigated.

Whilst a discretionary activity, it is considered that the relevant matters arising for assessment from the proposal can reasonably be focused on those areas of non-compliance with the ODP, with this relating to the following areas:

- Visual amenity
- Scale of activity
- Traffic intensity

These matters are identified and assessed as follows.

5.1 Visual Amenity

The relevant assessment matters relating to visual amenity outlined in Rule 10.6.5.3.1 of the ODP are considered to provide a comprehensive basis in which to assess the visual effects of the proposal, and are identified and assessed as follows:

(i) the location of the building;
(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;
(iii) the colour and reflectivity of the building;

As illustrated in **Figure 10**, the proposed cabins at Paroa Bay Winery have been thoughtfully located to ensure appropriate integration with the surrounding landscape including ridgelines and natural features. Through a comprehensive evaluation of the location, siting, and design of the buildings, careful consideration has been given to avoid visual dominance and to maintain the naturalness and visual qualities of the area. Setbacks have been carefully considered to provide a sense of space and to minimize any potential visual impacts. Further, the cabins are centrally located within established landscaping in the winery, reducing visibility when viewed from Otamarua Road.

Figure 10 Cabin locations within Paroa Bay Winery (Paroa Bay)

The location and orientation of the buildings has been optimized for scenic views, while being compatible with existing topography and the natural coastal character of the wider area. The cabins are relatively minor in size, bulk and height, and will not be visually dominant within the winery.

The use of appropriate natural materials and colours has been considered in the cabin design, focusing on selecting natural timber blending seamlessly with the surroundings. The proposed cabins are of an attractive rustic-style, clad in shiplap timber. The Applicant proposes to retain the timber natural colour of the timber, in keeping with the surrounding environment. The Coloursteel Maxx roof will be in the colour 'Lignite'[6] in keeping with the characteristics of the surrounding landscape. While the selected roof colour does not form part of the BS5252 standard colour palette range, it is a recessive brown colour that has an LRV of 11%, consistent with the District Plan requirements in terms of LRV.

By integrating these considerations, the proposal achieves a balance between architectural functionality and preserving the natural character and amenity of the area.

(iv) the extent to which planting can mitigate visual effects;

[6] ***https://www.colorsteel.co.nz/products/colours/lignite/***

The site features extensive and well established planting areas, with this serving to screen views across the site. Further, the location of the cabins is set within established planting areas of an olive grove and vineyard, with this assisting to mitigate any potential visual impacts of the cabins, maintain the natural coastal character of the area, and contribute to the overall enhancement of the landscape.

Whilst a landscape regime has not been proposed for the cabins, it is expected that a similar planting palette will be established around the cabins as per that established for the existing off-grid cabins on site, as illustrated in **Figure 11**.

Figure 11 Example Native Planting Outcome

(v) any earthworks and/or vegetation clearance associated with the building;

As detailed in **SECTION 3**, minor earthworks are necessary to establish the building platforms and pile foundations for either cabin, with these involving maximum cut depths of approximately 1.0m, and total earthwork volumes of approximately 33m^2. Any earthworks will be undertaken in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, and earthworks shall be implemented to prevent silt or sediment from entering any water bodies, coastal marine area, stormwater system, overland flow paths or roads. Further, earthworks will be undertaken with an Accidental Discovery Protocol in place. To this end, any adverse effects arising from earthworks are considered to be insignificant.

(vi) the location and design of associated vehicle access, manoeuvring and parking areas;

The two cabins provide a small extension of the existing visitor accommodation activity from the site, with up to four people accommodated such that vehicle movements are considered to be low. Further, it is noted the winery provides a convenient pick-up/drop-off service from Russell, reducing the necessity for guests to rely on personal transportation when visiting the winery grounds. No changes to the existing access and

crossing arrangements to the site are proposed, with an existing car park located centrally on the site suitable to accommodate parking demands of guests. It is anticipated that guests will make a short walk to the cabins, or utilise golf carts provided as part of the accommodation offering.

(vi) the extent to which the building and any associated overhead utility lines will be visually obtrusive;
(viii) the cumulative visual effects of all the buildings on the site;

The small-scale design of the cabins ensures limited visual impact on the surrounding environment. The proposed locations are set within areas of established planting (olive trees or vineyard planting), ensuring appropriate separation from existing structures, and softening any views of the locations from beyond the site. The coexistence of the existing structures on site and new cabins will preserve the natural coastal character and visual qualities of the area. The proposal does not require implementation of overhead utility lines, with the cabins utilising existing power infrastructure to the site, along with the use of solar panels.

(ix) the degree to which the landscape will retain the qualities that give its naturalness, visual and amenity values;

The proposed cabins have been located and specified to preserve and enhance the naturalness, visual appeal, and amenity values of the site and surrounding coastal landscape, extending these values to the visitor experience. Their design and location aims to integrate with the existing landscape, utilizing appropriate materials, colours, and setbacks. To this end, the proposal ensures that the landscape qualities of the site and surrounds will be maintained.

(x) the extent to which private open space can be provided for future users
(xi) the extent to which the siting, setback and design of the building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
(xii) the extent to which non-compliance effects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

Paroa Bay winery is generously proportioned, with adequate private open space retained across the site to ensure future users of the site have ample areas for outdoor enjoyment and relaxation, whilst continuing to provide for the rural productive activity associated with the vineyard and winery operations. The proposed cabins achieve suitable separation from neighbouring properties, with no notable adverse effects on visual dominance, privacy or outlook for adjacent sites, or the wider landscape and surrounding environment.

5.2 Scale of Activities

With regard to the scale of activity on site, the additional four guests, exceed the 13 permitted people engaged in activities on site (based on an approximate area of 13.2ha), by 3, bringing the total number to 16 people. It is not considered that these additional guests would decrease the rural character and amenity of the surrounding area, nor detract away from the primary land use, being vineyards and associated wine production. The location of the cabins with respect to the existing accommodation buildings ensure that these additional guests are spread across the site and as such

not impacting amenity, including any effects in relation to noise and privacy to either the neighbouring properties or other guests within the site.

While the proposal allows for year-round accommodation occupancy, it is not anticipated each accommodation unit would achieve 100% occupancy throughout the year. Guests are also anticipated to explore the surrounding area, and as such the number of which that will be onsite at any one time will be sporadic.

5.3 Traffic Intensity

The winery and accommodation activities operate with a total of four staff (during the summer peak), with this reducing during winter. The visitor accommodation activity on the site (existing and proposed) provides for up to twelve guests. The Applicant provides a convenient pick-up/drop-off service from Russell, which in conjunction with personal chef and food and beverage services provided by Sage for accommodation guests, serves to reduce the extent of any potential traffic movements to/from the site.

The proposal does not require any new access point to Otamarua Road, with the cabins to utilise the existing access and parking areas on site. Given the nature of the activities on site have been clearly outlined (and authorised) within prior land use consents, and the minor extent of traffic movements anticipated with the proposed cabins, any adverse traffic related effects from the minor exceedance (i.e. 15.4 TIF) of the traffic movements are considered to be less than minor, and indiscernible in the receiving environment.

5.4 Positive Effects

The proposed visitor accommodation represents a form of low-impact rural tourism that supports the primary use of the site and generates a range of positive effects, including:

- Supporting the local economy by encouraging longer stays and increased visitor spending in the area.
- Complementing the existing viticultural use by offering an authentic winery experience.
- Promoting local wine and produce to a wider audience.
- Providing a sympathetic and sustainable example of rural tourism that maintains the character and amenity of the rural landscape.

5.5 Conclusion

For the reasons outlined above, any actual or potential adverse effects of the proposed cabins are considered to be less than minor. The cabins are small in scale, and appropriately located within the site such that the naturalness, character and amenity of the receiving environment will be maintained. The scale of activities on site remain appropriate, and any traffic related effects are considered to be insignificant. Further, the nature of the visitor accommodation activities is able to be appropriately managed, with the cabins enhancing the luxury accommodation offering at Paroa Bay Winery.

6 Statutory assessment

6.1 Section 95, RMA

6.1.1 Section 95A Assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), the proposal is for a restricted discretionary activity, and there are no relevant rules in the ODP that preclude public notification. We therefore move to Step (3).

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in **SECTION 5** of this report, the adverse effects on the environment are considered to be less than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.1.2 Section 95B Assessment

While public notification is not necessary, any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), there are no relevant provisions within the ODP precluding limited notification. We therefore move to Step (3).

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties as a result of this proposal. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). There are not considered to be any affected persons in this instance for the reasons given in **SECTION 5** of this report. The cabins are small in scale, and suitably located on site. Overall, any actual or potential adverse effects of the proposal are considered to be less than minor.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

With respect to the above, in consideration of the conclusions of the AEE, it is concluded that the proposal will result in less than minor adverse effects on the environment, and there are no other circumstances requiring or warranting public or limited notification.

6.2 Section 104(1), RMA

Section 104(1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application. **SECTION 5** of this report addresses the matters contained in Section 104(1)(a) and (ab). There are no other matters under Section 104(1)(c) that are considered relevant and reasonably necessary to determine the application.

6.3 Section 104(1)(b), RMA

Section 104(1)(b) requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the relevant planning documents are considered to be the ODP and the PDP. Also considered relevant to the application are the higher order documents including New Zealand Coastal Policy Statement, Northland Regional Policy Statement, and the National Policy Statement for Indigenous Biodiversity.

6.3.1 New Zealand Coastal Policy Statement (NZCPS)

The NZCPS was gazetted 4 November 2010, taking effect 3 December 2010. In broad terms, the NZCPS broadly seeks to safeguard the integrity, form, functioning and resilience of the coastal environment[7], and preserve the natural character of the coastal environment[8].

Whilst located within a 'Coastal Environment' overlay under the PDP, the cabins themselves are located on private land approximately 500-800m from the Paroa Bay coastline, not visible from the coastline, and located on existing grassed slopes set within an operational vineyard. Further, the cabin locations are not within a coastal hazard area, or located on a prominent ridgeline or outstanding natural coastal area, but rather set within the site, with existing vegetation providing reasonable levels of screening from Otamarua Road.

The cabins are small in scale, with earthworks minimised as far as practicable to accommodate the building platforms. In addition, appropriate erosion and sediment control measures will be adopted. To this end, the locations and design of the cabins, and associated works, are considered to appropriately preserve the natural character

[7] Objective 1, NZCPS
[8] Objective 2, NZCPS

of the coastal environment[9]. The proposal is therefore considered to be aligned with the NZCPS as far as it is relevant.

6.3.2 National Policy Statement for Indigenous Biodiversity (NPS-IB)

The NPS-IB was gazetted 7 July 2023, taking effect 4 August 2023. The objective of this NPSIB is to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity[10].

The proposed area of works does not conflict with any areas of which indigenous biodiversity is to be preserved, noting that the site is not high in naturalistic character or subject to a significant natural area, with works occurring on vacant areas of grassed slopes within a vineyard and olive grove area. To this end, the proposal is considered to be aligned with the NPS-IB, with no areas of indigenous biodiversity lost, and with native planting proposed which will enhance indigenous biodiversity and vegetation outcomes[11].

6.3.3 Northland Regional Policy Statement (NRPS)

The NRPS was made operative 9 May 20216. The NRPS provides the broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.

Given the focused nature of the present application, and the location and minor design of the cabins, there are considered to be relatively few specific and directive objectives and policies of relevance within the NRPS. In this regard, the proposal will provide additional native planting enhancing indigenous ecosystems and biodiversity[12], support economic well-being [13] through additional accommodation offerings, and is self-sufficient and resilient in terms of infrastructure[14]. Further, the design and location of the cabins protect the qualities and characteristics of the natural character of the coastal environment[15]. To this end, the proposal is entirely aligned with the relevant objectives and policies of the NRPS.

6.3.4 Far North District Plan

(a) Operative District Plan

The relevant objectives and policies for the General Coastal Zone are in broad terms aimed at preserving natural character and protecting it from inappropriate subdivision, use and development. Given the nature of the proposal and associated non-

[9] Policy 13, NZCPS
[10] Objective1, NPA-IB
[11] Policy 14, NZ-IB
[12] Objective 3.4, NRPS
[13] Objective 3.5, NRPS
[14] Objective 3.8, NRPS
[15] Objective 3.14. NRPS

compliances with the ODP, the relevant objectives and policies within Chapter 10 are considered to be focused, with these identified and assessed as follows.

Objectives

10.6.3.1 *To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*

10.6.3.2 *To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*

10.6.3.3 *To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.*

Policies

10.6.4.1 *That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.*

10.6.4.2 *That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.*

…

10.6.4.4 *That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable…*

With regard to the above, the proposed cabins and visitor accommodation activity are directly associated with existing and permitted activities on the site, with the natural character of the coastal environment maintained through the location, design and finishing materials of the cabins.

Policy 10.6.4.1 provides for a broad range of activities where their effects are compatible with the preservation of natural character of the coastal environment, and ensuring controls are imposed to ensure adverse effects are avoided, remedied or mitigated as far as practicable. For the reasons outlined in **SECTION 5**, the location, nature and scale of the cabins can be seen to preserve the natural character of the coastal environment. The location of the cabins within existing vacant areas of the site is considered an efficient use of land, with any adverse effects of the same considered to be insignificant. To this end, the cabins are considered to be aligned and consistent with the above objectives and policies.

(b) Proposed District Plan

The objectives and policies for the Rural Production Zone are aimed at providing for primary production activities and other activities that support primary production and have a functional need to be located in a rural environment. The objectives and policies also recognise the need to accommodate recreational and tourism activities that may occur in the rural environment, subject to them being compatible to the function, character and amenity values of the surrounding environment.

Given the discrete nature of the proposal, the relevant objectives and policies within the PDP are considered to be focused, with these identified and assessed as follows.

(i) Rural Production Zone

RPROZ-O1 *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*

RPROZ-O2 *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

RPROZ-P2 *Ensure the Rural Production zone provides for activities that require a rural location by;*

a. *enabling primary production activities as the predominant land use;*
b. *enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P4 *Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:*

a. *a predominance of primary production activities;*
b. *low density development with generally low site coverage of buildings or structures;*
c. *typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
d. *a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P7 *Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

a. *whether the proposal will increase production potential in the zone;*
b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
f. *scale and compatibility with rural activities;*
g. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
h. *the potential for loss of highly productive land, land sterilisation or fragmentation*
i. *at zone interfaces:*
j. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
k. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
l. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
m. *the adequacy of roading infrastructure to service the proposed activity;*
n. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
o. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed extension of visitor accommodation at Paroa Bay Winery demonstrates a strong alignment with the objectives and policies of the Rural Production zone. The development ensures the availability of the site for primary production activities identified by the site's established viticultural activity, while also incorporating compatible activities that support and complement the primary production sector. By providing visitor accommodation, the proposal meets the functional need for activities requiring a rural location, with the cabins intentionally located so as to benefit from the scenic views across the vineyard. Moreover, the development maintains and enhances the rural character and amenity of the area, in accordance with the PDP's objectives and policies. The low-density nature of the buildings, characterized by a limited site coverage of the cabins, is in line with the desired rural aesthetic and ensures the predominance of primary production activities across the site.

For the reasons assessed in **SECTION 5** the proposal aligns with the requirements of RPROZ-P7. The proposal achieves compatibility with the rural environment, minimizes adverse effects on surrounding sites, and considers factors such as infrastructure, cultural values, and environmental preservation in accordance with the objectives and policies of the PDP.

Overall, the proposed cabins and visitor accommodation activity align with the Rural Production zone's objectives and policies, contributing to the preservation and enhancement of the rural character and amenity values throughout the district.

(ii) Coastal Environment

The PDP recognises the coastal environment attributes applicable to the site, noting that the site is not subject to any significant areas identified as being of high or outstanding natural character. The relevant objectives and policies are identified as follows.

> ***CE-O1*** *The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.*
> ***CE-O2*** *Land use and subdivision in the coastal environment:*
> *a. preserves the characteristics and qualities of the natural character of the coastal environment;*
> *b. is consistent with the surrounding land use;*
> *c. does not result in urban sprawl occurring outside of urban zones;*
> *d. promotes restoration and enhancement of the natural character of the coastal environment; and*
> *e. recognises tangata whenua needs for ancestral use of whenua Māori.*
> ***CE-P3*** *Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:*
> *a. outstanding natural character;*
> *b. ONL;*
> *c. ONF.*
> ***CE-P4*** *Preserve the visual qualities, character and integrity of the coastal environment by:*
> *a. consolidating land use and subdivision around existing urban centres and rural settlements; and*
> *b. avoiding sprawl or sporadic patterns of development.*

The location and design of the cabins, and the minor associated earthworks all contribute to the preservation of the coastal environment's natural character. In this regard, the cabins are set within a vineyard, well setback from the Paroa Bay coastline, and not located on a prominent ridgeline or area of outstanding natural character.

Further, the cabins are small in scale, using natural timber with appropriate recessive colouring. To this end, the proposal is considered to be aligned with the relevant objectives and policies for the coastal environment.

6.4 Purpose and Principles of the RMA

We understand from recent case law that a consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory documents. Notwithstanding this and noting the requirements of Schedule 4 of the RMA, we provide the following assessment against Part 2 of the RMA.

The purpose of the RMA, as set out under Section 5 (2) is to promote the sustainable management of natural and physical resources. There are no Section 6 Matters of National Importance or Section 8 Treaty of Waitangi matters considered relevant to the application, noting the minor nature of the cabins, and the locations of the same within a well established area of the site setback from the coast.

The RMA specifies that particular regard shall be had to the relevant other matters listed in Section 7 including:

(b) the efficient use and development of natural and physical resources:
(c) the maintenance and enhancement of amenity values:
(f) maintenance and enhancement of the quality of the environment:

On the whole, the proposal is considered to efficiently use the natural and physical resources of the site. The proposal aligns with the outcomes anticipated within the General Coastal Zone and Rural Production Zone, and is compatible with the surrounding nature and scale of development for the zone. To this end, the proposal is considered to maintain and enhance amenity values and the quality of the environment.

For the reasons outlined in this report, the proposal is consistent with the purpose and principles under Section 5, and the associated matters under Part 2 of the RMA. The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and accords with the definition of sustainable management.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**460409**
Land Registration District	**North Auckland**
Date Issued	17 December 2008

Prior References
447548

Estate	Fee Simple
Area	13.2280 hectares more or less
Legal Description	Lot 2 Deposited Plan 412775
Registered Owners	

Paroa Bay Winery Limited

Interests

Subject to a right of way over parts marked H, I, K & L on DP 412775 created by Transfer C043031.3

Appurtenant hereto is a right of way created by Transfer B876712.4

Land Covenant in Deed C366219.8 - 16.4.1992 at 2.36 pm (affects part formerly in CT NA83B/478)

Subject to a right of way over parts marked H & L on DP 412775 specified in Easement Certificate C400151.1 - 31.7.1992 at 2.41 pm

Appurtenant hereto is a right of way specified in Easement Certificate C400151.1 - 31.7.1992 at 2:41 pm (affects part formerly in CsT NA83B/477 and NA83B/478)

Subject to rights to transmit electricity and telecommunications over part marked L on DP 412775 specified in Easement Certificate C647752.4 - 30.8.1994 at 2.16 pm

Appurtenant hereto are telecommunications and electricity rights specified in Easement Certificate C647752.4 - 30.8.1994 at 2.16 pm (affects part formerly in CT 76284)

The easements specified in Easement Certificate C647752.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to rights of way, and rights to convey water, transmit electricity and telecommunications rights over parts marked I & K and rights to convey water and transmit electricity over parts marked J & K on DP 412775 specified in Easement Certificate D252014.2 - Produced 13.3.1998 at 12.18 and entered 19.3.1998 at 12.14 pm

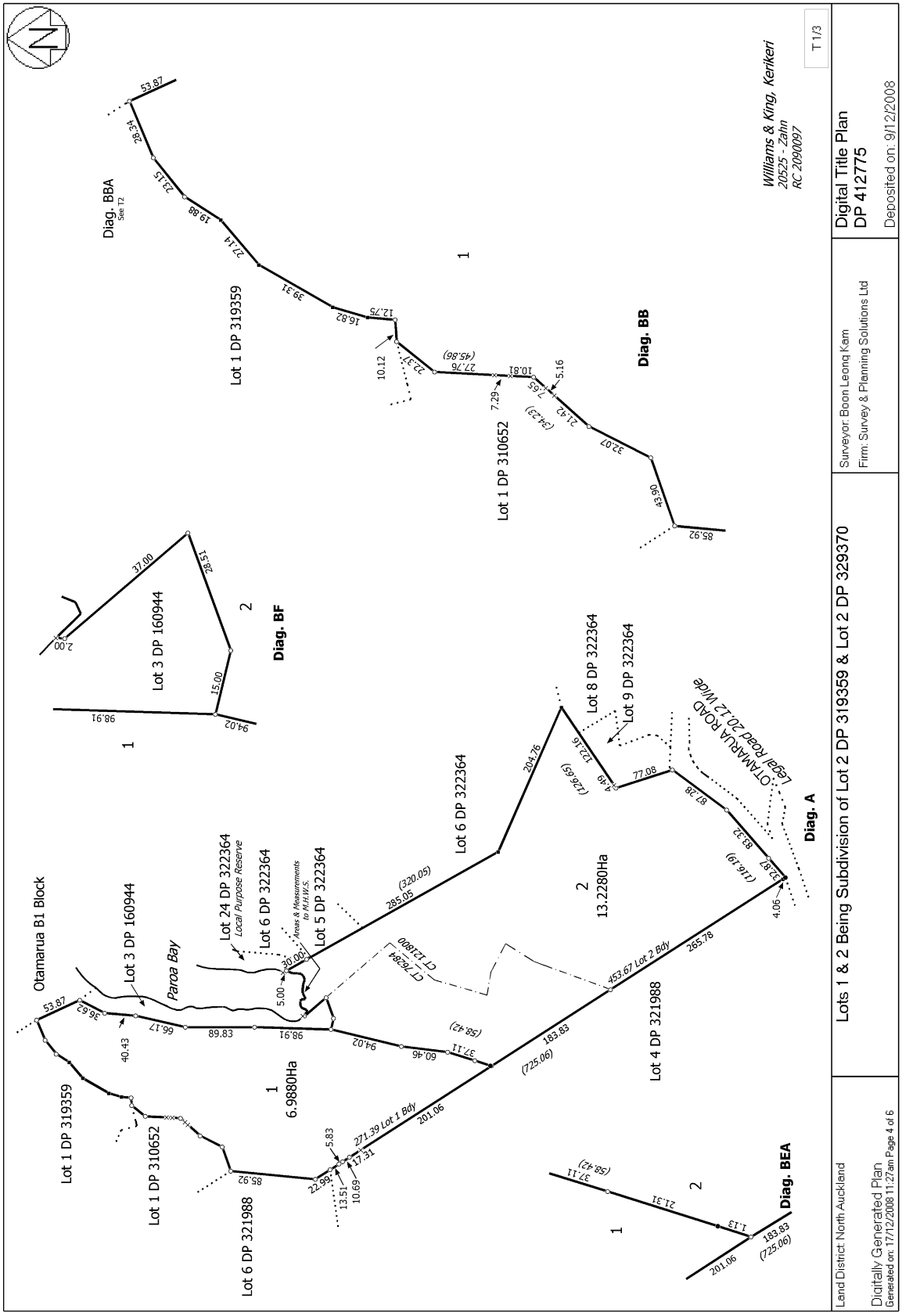
Appurtenant hereto are rights of way and rights to convey water and rights to transmit electricity specified in Easement Certificate D252014.2 - produced 13.3.1998 at 12.18 pm and entered 19.3.1998 at 12.14 pm (affects part formerly in CT NA83B/477 and CT 76284)

The easements specified in Easement Certificate D252014.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to transmit electricity over part marked L and rights to convey water and to transmit electricity over part marked M on DP 412775 specified in Easement Certificate D644100.5 - 27.9.2001 at 2.49 pm

The easements specified in Easement Certificate D644100.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to use as secondary septic system disposal field over part marked A on DP 462961 created by Easement Instrument 9490122.1 - 14.10.2015 at 10:35 am


Lots 1 & 2 Being Subdivision of Lot 2 DP 319359 & Lot 2 DP 329370
Digital Title Plan
DP 412775
Deposited on: 9/12/2008
Surveyor: Boon Leong Kam
Firm: Survey & Planning Solutions Ltd
Land District: North Auckland
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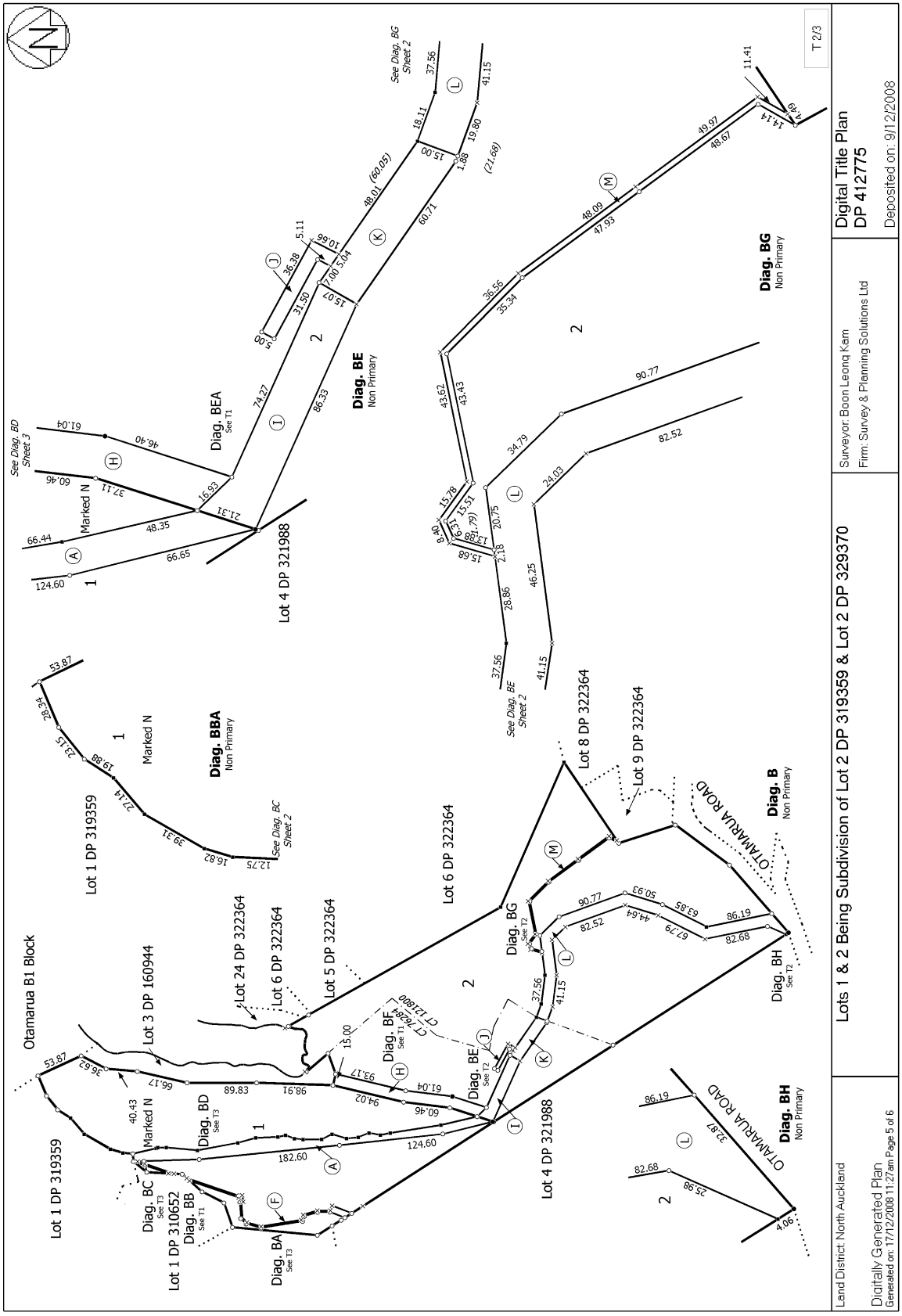
Williams & King, Kerikeri
20525 - Zahn
RC 2090097
T 1/3
Diag. A
Diag. BB
Diag. BBA
Diag. BF
Diag. BEA
Lot 1 DP 319359
Lot 1 DP 310652
Lot 6 DP 321988
Lot 4 DP 321988
Lot 3 DP 160944
Lot 24 DP 322364
Local Purpose Reserve
Lot 6 DP 322364
Lot 5 DP 322364
Lot 8 DP 322364
Lot 9 DP 322364
Otamarua B1 Block
Paroa Bay
Areas & Measurements to M.H.W.S.
6.9880Ha
13.2280Ha
CT 762/94
CT 121/800
OTAMARUA ROAD
Legal Road 20.12 Wide


Lots 1 & 2 Being Subdivision of Lot 2 DP 319359 & Lot 2 DP 329370
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Lot 3 DP 160944
Lot 24 DP 322364
Lot 6 DP 322364
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Lot 6 DP 322364
Lot 8 DP 322364
Lot 9 DP 322364
Lot 4 DP 321988
Lot 4 DP 321988
Otamarua B1 Block
OTAMARUA ROAD
OTAMARUA ROAD
Diag. BA
Diag. BB
Diag. BC
Diag. BD
Diag. BEA
Diag. BE
Diag. BF
Diag. BG
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See Diag. BG Sheet 2
See Diag. BE Sheet 2
See Diag. BC Sheet 2
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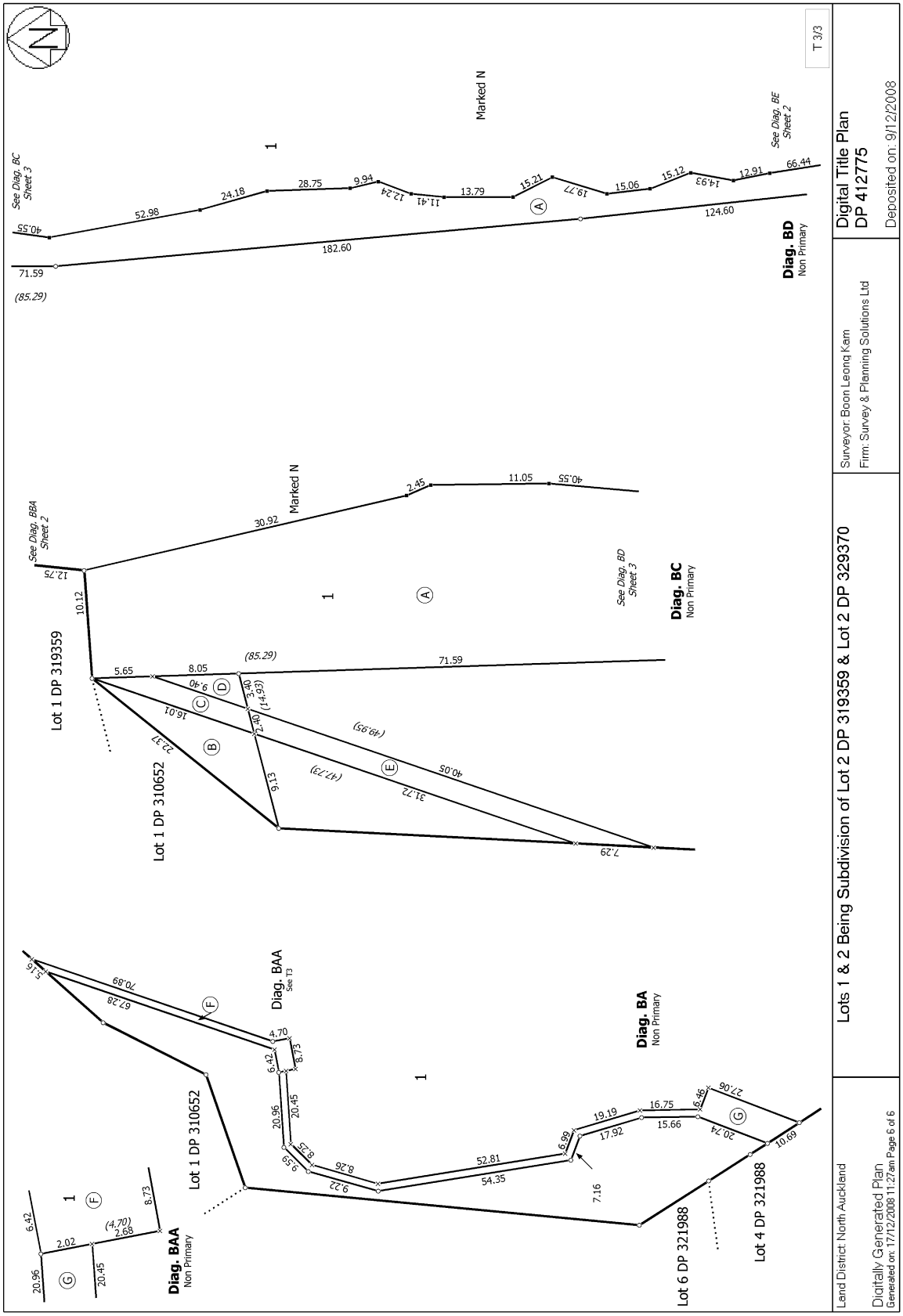
CT 76281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Digital Title Plan
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Digitally Generated Plan
Generated on: 17/12/2008 11:27am Page 6 of 6
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Non Primary
Diag. BC
Non Primary
Diag. BA
Non Primary
Diag. BAA
Non Primary
Lot 1 DP 319359
Lot 1 DP 310652
Lot 6 DP 321988
Lot 4 DP 321988
Marked N
See Diag. BC Sheet 3
See Diag. BE Sheet 2
See Diag. BBA Sheet 2
See Diag. BD Sheet 3
See Diag. BAA Sht 13

LEGEND

- Site
- Proposed cabins
- Proposed track
- Existing Track
- Proposed Wastewater
- Proposed Wastewater Treatment
- Existing Wastewater Treatment
- Parking

New Vineyard Cabins

Paroa Bay Winery Limited

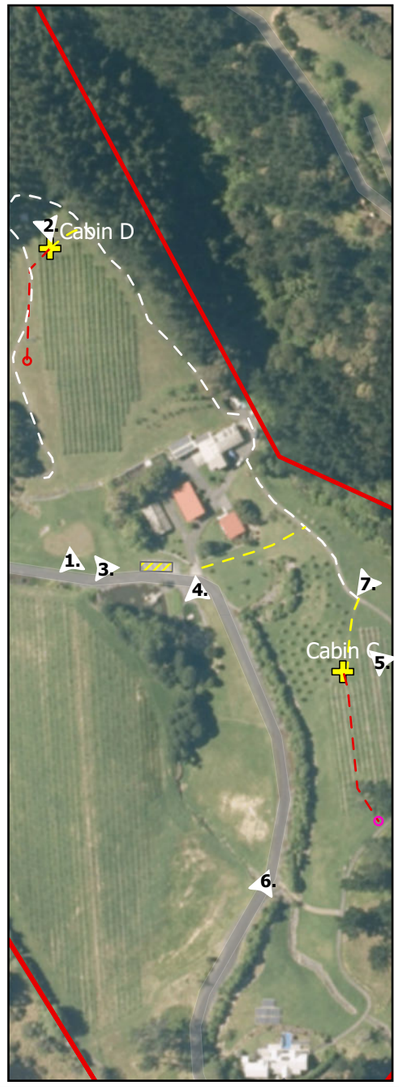
Source: LINZ

Date: 19/06/2025
Scale: 1:1,400 @ A3
Project: 3356-25

N

Revision: 4

TOWNPLANNING GROUP



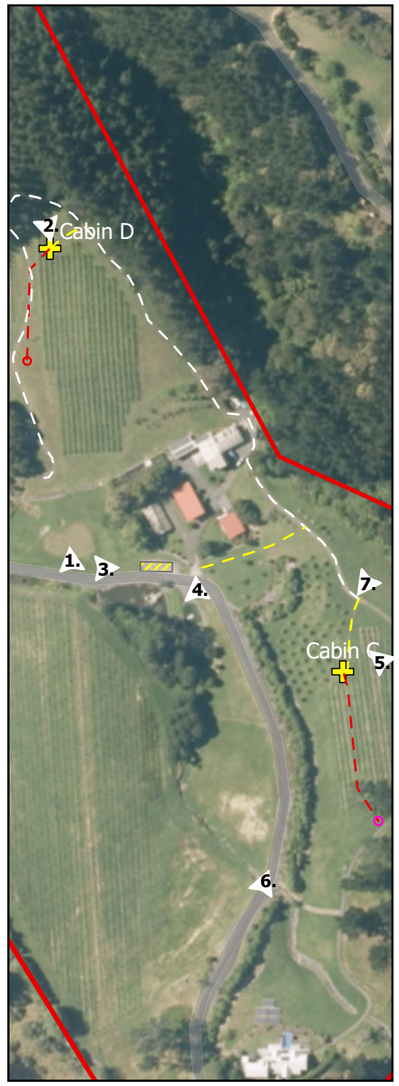
New Vineyard Cabins

Paroa Bay Winery Limited

Source: LINZ

Date: 12/06/2025 Project: 3356-25		Revision: 1

TOWNPLANNING GROUP



New Vineyard Cabins

Paroa Bay Winery Limited

Source: LINZ

Date: 12/06/2025		Revision:
Project: 3356-25		1

TOWNPLANNING GROUP

STATEMENT OF DESIGN - PS1

Issued by: Dean Hoyle
To: Paroa Bay Winery - Site 1
Copy to be supplied to: Far North District Council
In Respect of: NaturalFlow Domestic Onsite Wastewater and Sewage System Design
At: 31 Otamarua Road, Northland
Legal Description: Lot 2 DP 412775

Waterflow NZ Ltd has been engaged by Paroa Bay Winery - Site 1 to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with Auckland Council TP-58 Guidelines and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Paroa Bay Winery - Site 1 Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:
(i) Site verification of the following design assumptions: correct installation of the system and drainage fields
(ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than $200,000*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Dean Hoyle – PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC & FNDC Approved Designer

Date: 12/10/2023

Signature: 

Waterflow NZ Ltd
1160 State Highway 12
Maungaturoto 0520

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

2023

Waterflow NZ Ltd
Certified Designer

Paroa Bay Winery - Site 1
31 Otamarua Road
Northland
Lot 2 DP 412775

Reference Number: WF11200 -NF8000
Issued 12/10/2023

[ONSITE WASTEWATER DESIGN REPORT]

TABLE OF CONTENTS

Attachments

- PS1
- Land Application System Schematics
- Assessment of Environmental Effects
- System & Installation Specifications
- Home Owners Care Guide

PART A: CONTACT AND PROPERTY DETAILS

A 1. Consultant / Evaluator

Name:	Dean Hoyle
Company/Agency:	Waterflow New Zealand Ltd
Address:	1160 SH 12 Maungaturoto
Phone:	09 431 0042
Fax:	09 431 8845
Email Address:	dean@waterflow.co.nz

A 2: Applicant Details

Applicant Name:	Paroa Bay Winery - Site 1
Company Name:	
Property Owner:	Paroa Bay Winery - Site 1
Owner Address:	31 Otamarua Road, Northland
Phone:	
Mobile:	
Email Address:	mahi@boipg.co.nz

A 3: Site Information

Sited Visited by:	Ken Hoyle		**Date:**	Wednesday, 13 September 2023		
Physical Address:	31 Otamarua Road, Northland					
Territorial Authority:	Far North District Council					
Regional Council:	Northland Regional Council					
Regional Rule	C.6.1.3					
Legal Status of Activity:	**Permitted:**	x	**Controlled:**		**Discretionary:**	
Total Property Area (m^2):	132280m^2					
Map Grid Reference:						
Legal Description of Land (as on Certificate of Title):						
Lot No:	2					
DP No:	412775					
CT No:						

A 4: Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes:	x	**No:**	

If yes, give reference No's and description:

An existing Winery with own wastewater treatment and discharge arrangement. The owner proposes to build a 1-bedroom cabin for overnight guests. The Building to be serviced by its own Wastewater Treatment System & disposal field as per this design report.

A 5: Dwelling(s) for which on-site wastewater service is to be provided

Status of dwelling(s) to be serviced:		**New**		**Existing**	x	**Multiple**	
How many dwellings on the property?		1					
Capacity of dwellings:	**Dwelling 1**	1					
(or number of bedrooms)	**Dwelling 2**						
	Dwelling 3						
	Other:						
Notes:							

PART B: SITE ASSESSMENT - SURFACE EVALUATION

B 1: Site Characteristics

Performance of adjacent systems:	**(Unknown)**			
Estimated annual rainfall (mm):	1250 - 1500 **(as per NIWA statistics)**			
Seasonal variation (mm):	300-400mm			
Vegetation cover:	Pasture Grass			
Slope shape:	Linear Planar			
Slope angle:	8-9 °			
Surface water drainage characteristics:	Broad overland to distance waterway			
Flooding potential?	**Yes:**		**No:**	**x**
If Yes, specify relevant flood levels relative to disposal area:				
Site characteristics:	**an irregular large shaped large property. Property is generally covered with pasture grass and grapevines. Property boundaries are on Otamarua Road to the South and other like properties and farmland on all other boundaries.**			

B 2: Slope Stability

Has a slope stability assessment been carried out on the site?

Yes:		**No:**	**x**

If no, why not?

Low slope:	**x**	**No signs of instability:**	**x**	**Other:**

If yes, give brief details of report:

Details:	
Author:	
Company/Agency:	
Date of report:	

B 3: Site Geology

B 4: Slope Direction

What aspect does the proposed disposal system face?

North		West	x
North-West		South-West	
North-East		South-East	
East		South	

B 5: Site Clearances if applicable (also on site plan)

	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries:	>1.5	>1.5
Surface Water:	>20	>20
Ground Water:	>1.2	>1.2
Stands of Trees / Shrubs:	n/a	n/a
Wells/Water Bores:	>20	>20
Embankments / Retaining Walls:	>3	>3
Buildings:	>3	>3
Other:		

B 6: Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these.

Constraints	Explain how constraints are being dealt with
1 Site constraints: (a) (b)	n/a

PART C: SITE ASSESSMENT - SOIL INVESTIGATION

C 1: Soil Profile Determination Method

Test pit:		Depth (mm):		No. of Test pits:	
Bore hole:	x	Depth (mm):	1200	No. of Bore holes	2
Other:					

C 2: Fill Material

Was fill material intercepted during the subsoil investigation?

Yes:		No:	x

If yes, please specify the effect of the fill on wastewater disposal:

C 3: Permeability Testing

Has constant head Permeability Testing (Ksat) been carried out?

Yes:		No:	x

If yes, please indicate the details (test procedure, number of tests):

Test report attached?

Yes:		No:	x

C 4: SURFACE WATER CUT OFF DRAINS

Are surface water interception/diversion drains required?

Yes:	x	No:	

C 5: DEPTH OF SEASONAL WATER TABLE:

Winter (m):	>1.2
Summer (m):	>1.2

Was this:

Measured:	✓ no sign of ground water or mottling in bore holes
Estimated:	

C 6: SHORT CIRCUITS

Are there any potential short circuit paths?

Yes:		No:	x

If yes, how have these been addressed?

C 7: SOIL CATEGORY

Is topsoil present?

Yes:	x	**No:**	

If yes, what is the topsoil depth & soil description?

300mm silty loam topsoil over clay loam

Indicate the disposal field soil category (as per AC TP-58, Table 5.1)

Category	Description	Drainage	(x)
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good draining	
4	Sandy loam, loam & silt loam	Moderate draining	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow draining	x
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay & hardpan	Poorly or non-draining	

Reason for placing in stated category:

Result of bore hole/test pit sample	x
Profile from excavation	
Geotech report	
Other:	

C 8: SOIL STRUCTURE

Based on results of the in-situ soil profile investigation above (C7) please indicate the disposal (land application) field soil structure:

Massive	
Single grained	
Weak	
Moderate	x
Strong	

C 9: As necessary, provide qualifying notes on the relationship of Soil Category (C7) to Soil Structure (C8) and the effect this relationship will have on design loading rate selection:

PART D: DISCHARGE DETAILS

D 1: Water supply source for the property:

Rain water (roof collection)	x
Bore/well	
Public supply	

D 2: Are water reduction fixtures being used?

Yes:		No:	x

If 'yes' Please state:

Standard Fixtures include dual flush 11/5.5 or 6.3 litre toilet cisterns, and includes standard automatic washing machine, but a low water use dishwasher, no garbage grinder.

D 3: Daily volume of wastewater to be discharged:

No. of bedrooms/people:	1:	1 Bedroom
	2:	
	3:	
Design occupance (people): (as per AC TP-58, Table 6.1)	1:	2 People
	2:	
	3:	
		Black / Grey water
Per capita wastewater production (litres/person/day): (as per ARC TP-58, Table 6.2)	1:	160 L/day
	2:	
	3:	
Total daily wastewater production (litres per day):		320 L/day

D 4: Is daily wastewater discharge volume more than 2000 litres?

Yes:		No:	x

D 5: Gross lot area to discharge ratio:

Gross lot area:	132280 m²
Total daily wastewater production (litres/day):	320 L
Lot area to discharge ratio:	413.38

D 6: Net Lot Area

Area of lot available for installation of the disposal (land application) field and reserve area:

Net lot area (m²):	131280 m²
Reserve area (m²):	100%

PART E: LAND DISPOSAL METHOD

E 1: Indicate the proposed loading method:

	Black / Grey Water
Gravity Dose:	
Dosing Siphon:	NaturalFlow Dose Float
Pump:	0

E 2: If a pump is being used please provide following information:

Total Design Head (m):	
Pump Chamber Volume (litres):	
Emergency Storage Volume (litres):	

Is a high water level alarm being installed in pump chambers?

Yes:		**No:**	**x**

E 3: Identify the type(s) of Land Disposal method proposed for this site:

	Black / Grey Water
P.C.D.I. Dripper Irrigation:	
L.P.E.D. System:	
Evapo-Transpiration Beds:	ETS Beds
Other:	
	(as per Schematics attached)

E 4: Identify the Loading Rate proposed for option selected in E3:

as per ARC TP-58, Table 9.2 & Table 10.3	**Black / Grey Water**
Loading Rate (litres/m²/day):	10
Disposal Area Basal (m²):	32
Areal (m²):	

E 6: Details and dimensions of the disposal (land application) field:

Length (m):	21.3	**No. ETS Beds**	1	**Hole Size:**	16.0
Width (m):	1.5	**Spacing (m):**	N/A	**Hole Spacing:**	500.0

Notes:	**Conventional ETS beds laid on level contour. To be protected from stock and vehicle movements, as per schematic drawing attached. See schematic drawing attached.**

PART F: PROPOSED WASTEWATER TREATMENT SYSTEM

A NaturalFlow NF8000S Treatment System, fed through ETS Beds is suitable for this site. The NF8000S Treatment System has enough capacity to accommodate 1600ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 320ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.

PART G: OPERATION AND MAINTENANCE OF SYSTEM

The operation of this complete system will be explained verbally to the owner by the Installer or Agent on Completion of Installation; also provided with Waterflow's Home Owner's Manual.

Waterflow NZ Ltd encourages the Home Owner to monitor and care for your NaturalFlow system yourself, with our backing and support, and by doing so you will learn how your system works and operates and how to keep it in top working order.

It is also recommended that a Maintenance Program contract is in place at all times to ensure this system is maintained at top performance at all times.

All on site wastewater systems require regular maintenance; in this case once annually is suffice and may be specified within the consent process by the Building Department of Far North District Council. This Maintenance will be recorded on hard copy and supplied to both the Owner and Far North District Council Compliance Officer if requested.

NOTE TO OWNER: All written records pertaining to the wastewater system should be retained in a safe place. When a change of ownership occurs, a full and complete history is able to be passed to the new owners.

Animals are to be physically excluded from the installed effluent field to avoid damage, and to reduce the risk of soil compaction in the vicinity of the bed.

Planting within this area is encouraged to assist with evapotranspiration by plants.

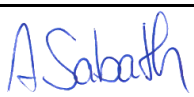
PART H: SOIL LOG PROFILE

300mm silty loam topsoil over clay loam
Class 5, (as per AC TP-58, Table 5.1)

PART I: SITE IMAGES

DECLARATION

I, hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

Prepared By:	
Name:	**Alexandra Sabath - Wastewater Design Technician**
Signature:	
Date:	12/10/2023

Reviewed By:	
Name:	**Dean Hoyle – PS Author '3037' Auckland Council, NZQA Onsite Wastewater Training/Opus, BOINZ OWM, HBRC Approved Designer**
Signature:	
Date:	12/10/2023

NOTE: The Waterflow Systems are to be installed by a registered drainlayer to the designs supplied by Waterflow NZ Ltd. All work to comply with Regional Council Water and Soil Plans.

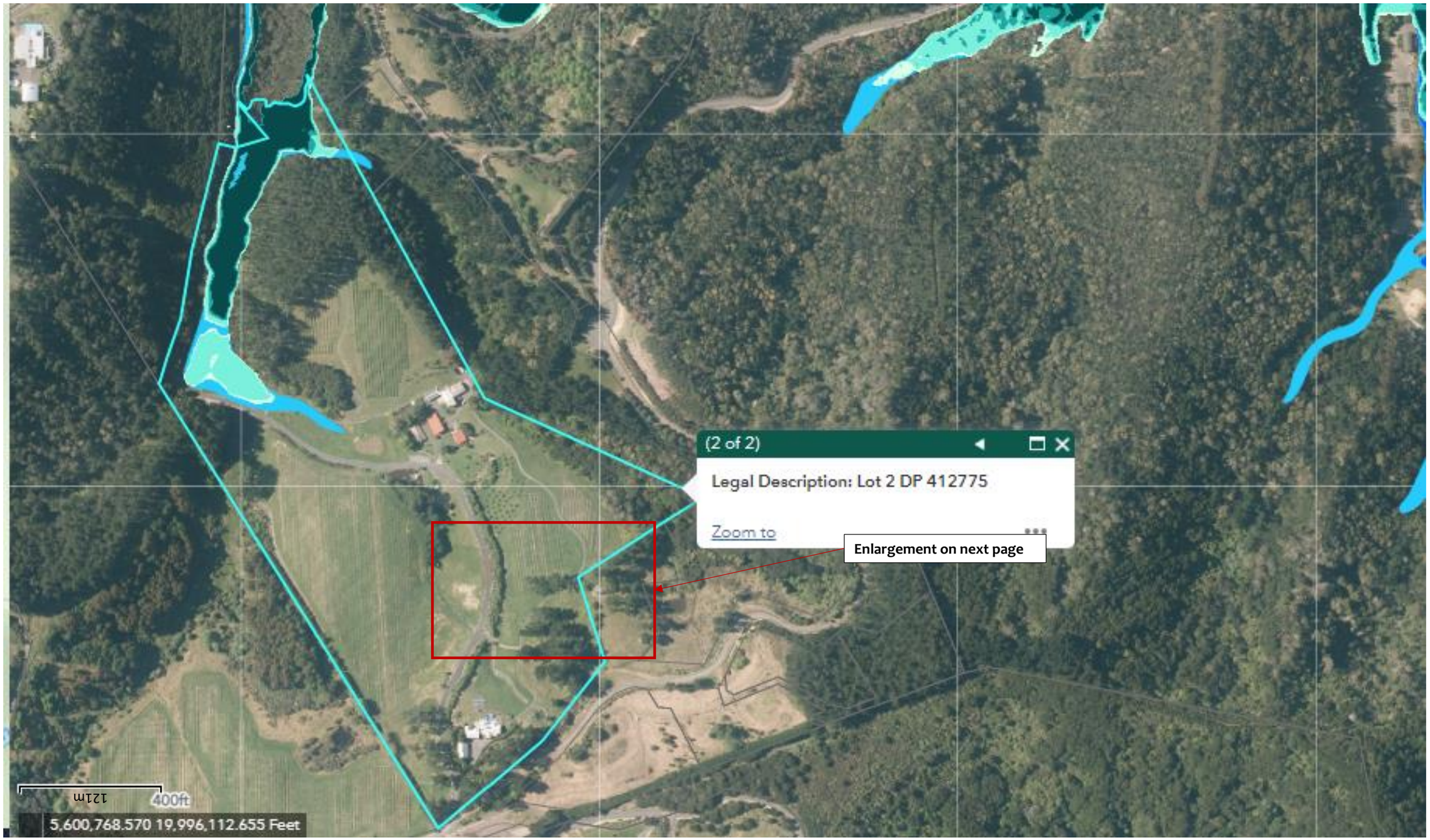
Comments/Summary:

The disposal field will need to be protected from traffic and animal grazing. Planting this area is recommended to increase Evapotranspiration.

Suitable plants for the disposal field can be found on our website www.naturalflow.co.nz

Waterflow Treatment systems to be installed by accredited installer unless other arrangements have been made by Waterflow NZ Ltd

For more information do not hesitate to contact the team at Waterflow NZ Ltd on 0800 628 356



N

SITE LOCATION PLAN:	SCALE:
Paroa Bay Winery - Site 1 31 Otamarua Road Northland Lot 2DP 412775 13.228HA	1 : 330 @ A3

N

Water Flow NZ LTD
'Trusted wastewater management solutions'

DATE DRAW:	12/10/2023
PREPARED BY:	Alexandra Sabath
REVISED:	Dean Hoyle

SITE LAYOUT PLAN:

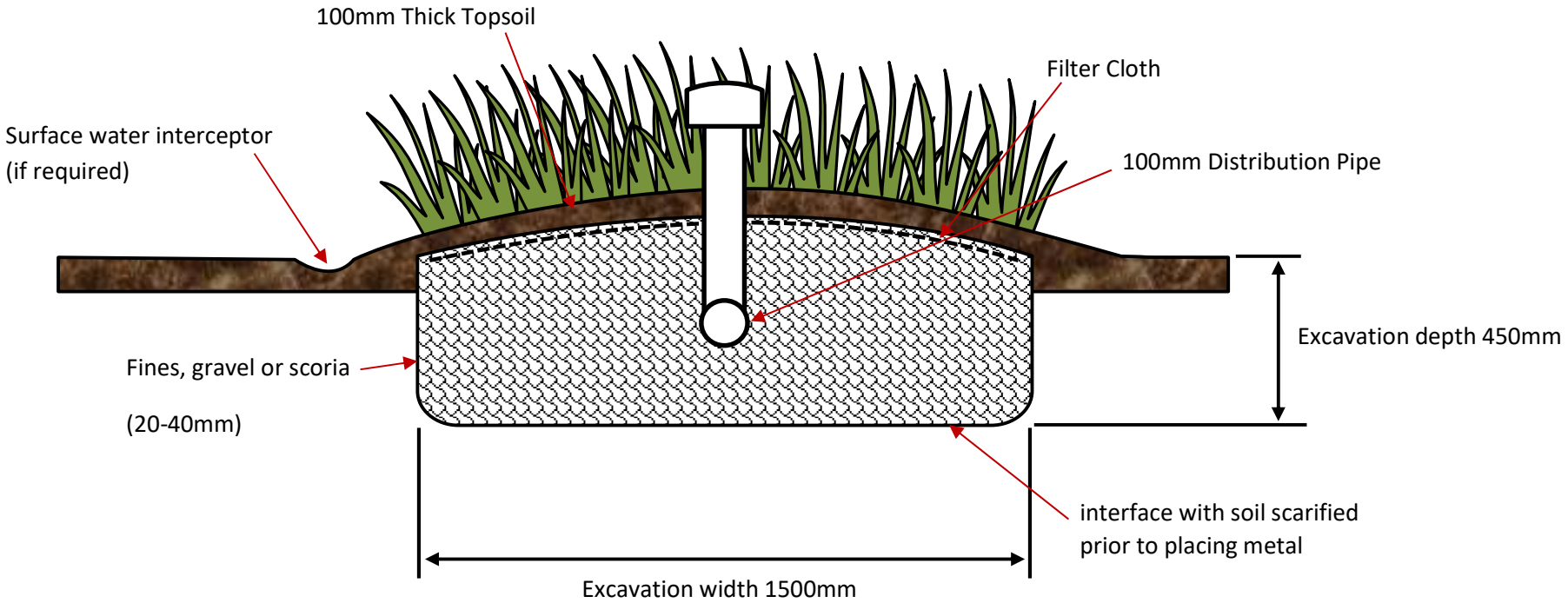
Paroa Bay Winery - Site 1
31 Otamarua Road
Northland
Lot 2 DP 412775
13.228HA

SCALE:

1 : 26

@ A3

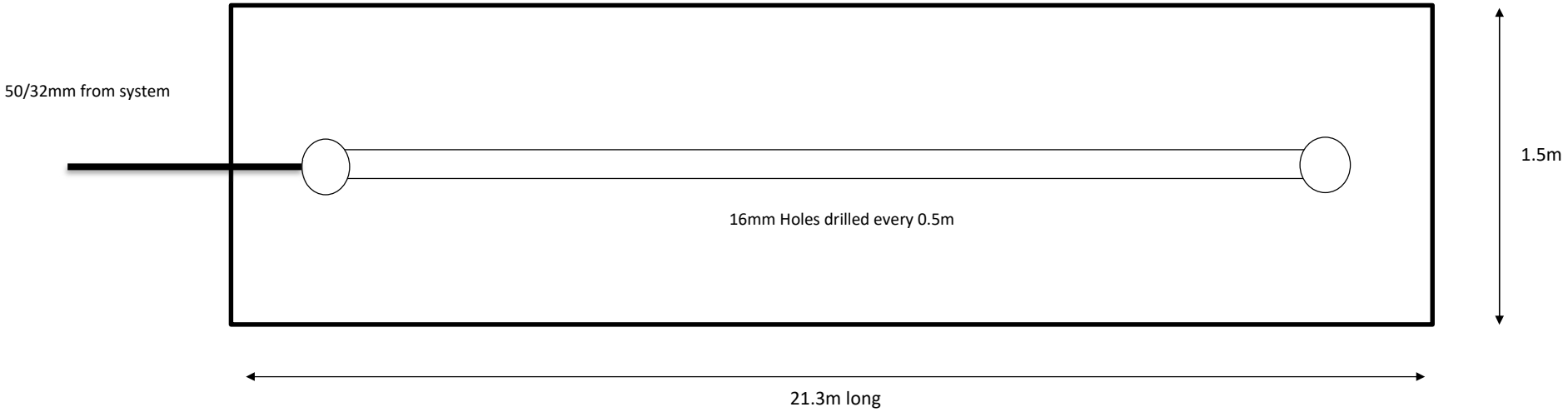
ETS (EVAPOTRANSPIRATION SEE PAGE) CONTOUR BEDS



The standard width for ETS beds is from 750 – 1500mm, but 1800mm up to 3000mm maximum can be utilised provided crowing to shed rainfall is increased accordingly. Contour ETS beds of 450mm to 750mm width can be used on sloping sites.

ETS (EVAPOTRANSPIRATION SEE PAGE) CONTOUR BEDS

Top Elevation



Assessment of Environmental Effects

Paroa Bay Winery - Site 1 of 31 Otamarua Road, Northland
Lot 2 DP 412775

1.1 Description of Proposal

The owners of this site propose the servicing of an new 1 bedroom dwelling.

1.2 Site Description

This site, located at 31 Otamarua Road, is a an irregular large shaped large property. Property is generally covered with pasture grass and grapevines. Property boundaries are on Otamarua Road to the South and other like properties and farmland on all other boundaries.

1.3 Wastewater Volume

In calculating the wastewater flows we have allowed for a maximum occupancy of 2 persons, based on the proposed 1 bedroom dwelling (as per AC TP-58, Table 6.1). Total wastewater production is based on an allowance of 160 litres per person per day (as per ARC TP-58, Table 6.2), which is conservative given that water supply is roof collected rain water and standard water fixtures will be used throughout the house.

1.4 Wastewater Volume

The Naturalflow Series NF8000 treatment system that is proposed will treat the wastewater to a high standard prior to dispersal using a LPED dispersal system into a purpose-designed ETS bed system, where the removal of nutrient will continue, both in the receiving soils and by plant uptake.

The system will be capable of producing reductions in Biochemical Oxygen Demand, Total Suspended Solids, Nitrogen, and Coliforms to a standard that meets the requirements (see details below). The system will cater for the wastewater requirements of the private dwellings (domestic wastewater) and will not service any commercial or trade waste sources. Risk Minor to Nil.

1.5 Proposed Treatment System

The objective of the treatment system is to reduce and remove much of the contaminants from the wastewater prior to discharge into the receiving soil. This will improve the long-term performance of the disposal field as well as reducing the risk to the receiving environment. The system will consist of:

- Wormorator – Solids separation and breakdown unit

- Aeration discharge chamber
- Land Application System

The system is constructed using plastic roto-molded tanks. The system produces treated effluent with BOD <40mg/l, Suspended solids <40mg/l.

1.6 Land Application System

The proposed land application system uses a LPED dispersal system into ETS beds, to disperse the treated wastewater into the receiving soils and dense planting is required to enhance evapo-transpiration. This land application system will be installed in conjunction with existing and proposed landscaping as detailed on the site plan.

1.7 Surface & Ground Water

It is proposed to treat the water to a high standard prior to discharge and the proposed irrigation system will introduce the water into the topsoil horizon using ETS Beds. A low application rate of treated effluent into the topsoil will significantly reduce the likelihood of, any breakout or runoff or any risk of surface water contamination. With the ground water levels being >1.2m this conservative DLR also means the risk of ground water contamination is virtually nil. A majority of the undeveloped areas of this site are suitable for a ETS Beds when the necessary setbacks are observed. Risk Minor to Nil.

1.8 Air Quality

The proposed Series NF8000 treatment system will produce no noticeable odour when functioning correctly. Any odour will be contained within the tanks. The land application system will load the soil at a rate that should not cause ponding, spraying or aerosol of the effluent that could potentially cause odours. Risk Minor to Nil.

1.9 Visual Impact

The tanks are installed wholly below ground level with only the lids being visible. The lids will protrude approximately 100mm to prevent egress of storm water into the system. The disposal field will be located in a purpose designed mulched and intensively planted disposal area. Warning signs may be installed to indicate the presence of the disposal area, although probably not necessary in a domestic situation, also the area may be fenced to restrict access.

1.10 Environmental Risks

Risks are associated with this proposal are minor. The treatment system will be automated, and the Home Owner will be given a 'Home Owners Care Guide' which explains the necessary visual checks to ensure no issues arise with the system, specifically – solids build-up - high water level – discharge failure – filter blockage.

Peak flow into the system are not expected to be significant and the system includes a large emergency storage volume.

1.11 Maintenance Requirements

The maintenance requirement of this system is minimal, with the system fully automated. The system requires little input from the operator apart from the regular visual checks of the treatment system and land application system. All other maintenance interventions must be carried out by service persons familiar with the operation of the system and approved by the manufacturer. Maintenance may include checking of the dissolved oxygen levels, cleaning of effluent outlet filter, removal of excess sludge volume, checking of control panel function, etc.…

The owners will be verbally informed at the commissioning of this system of all maintenance requirements and strongly advised to have a service contract in place prior to final sign off of the system installation.

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NaturalFlow Series NF8000 Treatment System

System Specifications & Installation Instructions

Compliance Requirements

All NaturalFlow Treatment Systems meet the requirements of the NZ Building Code G13-VM4.

Section 9 of AS/NZS 1546.1:2008 state that tanks constructed to these Standards will meet the requirements of the Code for Clauses B1 and B2, structure and durability.

Compliance with Section 9 of AS/NZS 1546.1:2008 and also Clauses G13.3.4 relating to on-site treatment and disposal systems and G14.3.1 and 14.3.2 relating to the control of foul water as an industrial waste are covered in the 'NaturalFlow Compliance Requirements' document.

Please feel free to ask for a copy of this complete document, if required.

The Treatment Process

The NaturalFlow Series NF8000 Treatment System comprises of an 1800mm diameter x 1650mm high WORMORATOR® module and a 1200mm diameter x 2125mm high dose treatment chamber.

The black water (B/W), (which in the NaturalFlow System includes the kitchen sink waste) in order to remove the solids, is directed onto a bed of natural medium lined with a textile cloth which is designed to retain maximum solids.

These residual solids are seeded with tiger worms which break down the solids and promote aerobic conditions to treat the liquid. Results of long term testing have shown that they reducing the solids by approximately 95%, leaving only residual vermicasts which are virtually free of harmful bacteria and other pollutants. The B/W then flows through a second media tray which further treats the water reducing the TSS & BOD and also reducing the particle size, in the TSS, to less than 1mm.

The G/W enters at the base of the Wormorator and the combined liquid then flows into the dose treatment chamber for settlement and filtration through the built in aerating matrix outlet filter as per AS/NZS 1546 1:2008 Clause D3.3.1.

It is then disposed of via a Dose Float or pump into the receiving environment, in accordance with AS/NZS 1547:2012 and the relevant local authority's requirements. The size and extent of the disposal system is determined by the receiving environment and the expected flow volumes. Factors such as soil types, slope and the proximity of potentially sensitive environments such as creeks, wells, bores and other water ways determine the extent, location and type of disposal system chosen.

The Wormorator® and dose treatment chamber has a 2000ltr reserve capacity where pump loading is necessary to allow for 24hrs emergency storage should a pump fail. The operating capacity of the NaturalFlow Series NF8000 Treatment System is 1600ltrs per day of combined Black and Grey water.

Because the Wormorator® is a dry vault system there is negligible sludge build up so it does not require any regular de-sludging. This specifically meets clause AS/NZS 1547:2012 5.4.2.2.1 as to desludging requirements.

Wormorator® & Dose Chamber Specifications

Tanks are made of Cotene 9050 which is a linear medium density polyethylene, designed specifically for rotational molding of large tanks and products that require a high level of rigidity. It contains a fully formulated long term UV stabilization package (with a minimum UV8 rating) and is suitable material for wastewater treatment containment meeting all the requirements of Section 4.3.3 of AS/NZS 1547:2012 which cross references the structural performance requirements of its section 2.4.2.3 back to the relevant provisions of AS/NZS 1546.1, which for plastic septic tanks constructed via by rotational molding using thermoplastics (polyethylene) are set out in Section 9 of that Standard. These tanks have an expected lifespan of 50 years.

SXL5000 Wormorator® Module
4000ltrs Nominal capacity
1800mm Diameter over main body
2200mm over feet
1650 mm O/A height

Dose Chamber
1500ltrs Nominal capacity
1200mm Diameter over main body
732mm Riser Diameter
2125mm O/A height

Installation Location and Certification

These tanks are not designed for vehicle loads and shall be located no closer than 1.50m to a driveway, road frontage or a building. If for any reason the tank is located where vehicle traffic may drive over the tank or approach closer than 1.50m, or where it may be trampled on by farm stock then the tank should be protected by a concrete slab designed to support these loads. Surface water must also be diverted from flowing into the installation.

Installation must be certified to AS/NZS 1547:2012, the certificate to be issued and held by the regulatory authority.

High Water Table Installations

All tanks have been engineered and designed with support ribbing for maximum strength, in accordance with the NZC 3604. Clauses B1 and B2 for structure and durability, to withstand any hydraulic pressures, both lateral and uplift, created by high water table conditions, even when the tanks are completely empty at install stage.

As per the NaturalFlow Systems installation instructions, in these conditions, tanks must be anchored in with concrete around base, as per the installation instructions, to height as specified.

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.

Backfill and Bedding

Place and bed to NZBC G13/AS2, using compacted granular metal, in layers not exceeding 100mm.

Electrical

Where a pump is required on a flat site electrical connection must be installed according to AS/NZS 3000 and the control and alarm system must be in a weatherproof housing located in a readily visible position.

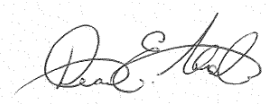
Warranty

WATERFLOW NZ LTD warrants that the NaturalFlow System will be free from defects in material and workmanship for the following periods of time from the date of installation as set out in the following conditions:

1. Roto-Molded tanks 15yrs
2. Filter media 15yrs
3. Dosing float/and or pumps 2yrs
4. WATERFLOW NZ LTD will at its discretion replace or repair such components that prove to be faulty with the same or equivalent part at no charge.
5. Warranty of operation covers the performance of the NaturalFlow systems as connected to the effluent inflow for which they are designed, and also installed to the criteria as set out in the relative installation instructions and procedures.

Warranty excludes defects due to:

A) Failure to use the system in accordance with owner's manual.
B) A force majeure event outside the reasonable control of WATERFLOW NZ LTD such as (but not limited to) earthquake, fire, flood soil subsidence ground water table variations or plumbing fault.
C) Modifications to surrounding landscape contours after installation
D) The actions of a third party
E) The system required to bear loads (either hydraulic or biological) greater than that for which it was designed
F) Any modifications or repairs undertaken without the consent of WATERFLOW NZ LTD
G) Failure, where applicable, to fence and plant land application system (disposal field)



1st June 2014
Dean Hoyle
Managing Director

NaturalFlow Series NF8000 Dose Installation Instructions

The NaturalFlow system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd.

The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate a 2.5m diameter level platform for the Wormorator® at the appropriate depth to ensure adequate fall for inlet pipe from the source. This has to be installed on virgin ground.
2. Lay 100mm of bedding metal on platform and place Wormorator®. Do this before excavating for dose chamber as this helps keep the excavations to a minimum.
3. Analyze where the dose chamber needs to be placed (this needs to line up with one of the feet at the base of the WORMORATOR®) and excavate a 1.3m diameter level platform 550mm below the Wormorator platform (this allows for 100mm of bedding material).
4. Very carefully drill a 127mm hole with a hole saw at the lowest point of the foot on Wormorator and fit Uniseal (see Uniseal instruction details appendix B below).
5. Lay 100mm of bedding metal on dose chamber platform and place tank.
6. Measure the distance between the Wormorator outlet and dose chamber inlet allowing 50mm both ends to insert into tanks. Mark pipe before inserting to ensure there is 50mm of pipe inside both tanks also fit the directional junction with flow being towards dose chamber.
7. Fit enough riser pipe to directional junction, to bring it up to grey water outlet level.
8. Trench from Dose Chamber outlet to disposal field, ensuring there is a constant fall from outlet to disposal field.
9. Where possible excavate a trench away from System and lay drain coil and drainage metal at the base of the system to drain away any surface or ground water. On a flat or high water table site System must be bedded in as per appendix A below.
10. Take a minimum of 3 photos at this point to showing connections and back fill, to ensure correct installation for sign off.
11. Back fill around the installed tanks until the required depth for the Grey Water module is reached, then excavate a level platform off 1.5m diameter and position tank on 100mm of bedding material and connect to ‘riser’.
12. Back fill around tanks with pea-metal or similar. DO NOT back fill with soil or clay of any type as this can cause point pressure on the modules, through expansion and contraction, and will cause distortion.

Caution: System must be protected from excessive super imposed loads both lateral and top loads. E.g. loads from vehicular traffic. There needs to be at least 2m of clearance maintained around system.

Worms: Ensure adequate moisture in the Wormorator® and add worms once installed unless systems is not going to be used within 2 months of installation.

NaturalFlow Series NF8000 Pump Installation Instructions

The NaturalFlow system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd.

The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate a 2.5m diameter level platform for the Wormorator® at the appropriate depth to ensure adequate fall for inlet pipe from the source. This has to be installed on virgin ground.
2. Lay 100mm of bedding metal on platform and place Wormorator®. Do this before excavating for dose chamber as this helps keep the excavations to a minimum.
3. Analyze where the dose chamber needs to be placed (this needs to line up with one of the feet at the base of the WORMORATOR®) and excavate a 1.3m diameter level platform 550mm below the Wormorator platform (this allows for 100mm of bedding material).
4. Very carefully drill a 127mm hole with a hole saw at the lowest point of the foot on Wormorator and fit Uniseal (see Uniseal instruction details appendix B below).
5. Lay 100mm of bedding metal on dose chamber platform and place tank.
6. Measure the distance between the Wormorator outlet and dose chamber inlet allowing 50mm both ends to insert into tanks. Mark pipe before inserting to ensure there is 50mm of pipe inside both tanks also fit the directional junction with flow being towards dose chamber.
7. Fit enough riser pipe to directional junction, to bring it up to grey water outlet level.
8. Where possible excavate a trench away from System and lay drain coil and drainage metal at the base of the system to drain away any surface or ground water. On a flat or high water table site System must be bedded in as per appendix A below.
9. Take a minimum of 3 photos at this point to showing connections and back fill, to ensure correct installation for sign off.
10. Back fill around the installed tanks until the required depth for the Grey Water module is reached, then excavate a level platform off 1.5m diameter and position tank on 100mm of bedding material and connect to ‘riser’.
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12. Back fill around tanks with pea-metal or similar. DO NOT back fill with soil or clay of any type as this can cause point pressure on the modules, through expansion and contraction, and will cause distortion.

Caution: System must be protected from excessive super imposed loads both lateral and top loads. E.g. loads from vehicular traffic. There needs to be at least 2m of clearance maintained around system.

Worms: Ensure adequate moisture in the Wormorator® and add worms once installed unless systems is not going to be used within 2 months of installation.

Appendix A

High Water Table: For installation in high water table areas, make sure you have a pump to pump away ground water whilst installing. Excavate a pump cavity to one side of the platform and pump ground water away during entire installation process .Half fill dose tank with water, this will flow back into Wormorator as well and will help with resisting the hydraulic uplift (ensure that Wormorator is not completely flooded). Mix 3 bags of cement/cube of GAP20 (or similar) metal to form a mass to stop any hydraulic uplift, and backfill up to the invert with it. Leave water in tanks for at least 12 hours after installation is completed and then pump out to allow Wormorator to dry out.

Appendix B

Instructions for fitting UNISEAL®

1. Cut hole to the Hole saw size indicated for the UNISEAL® you are using. Either 127mm hole for a 4”/100mm pipe or 67.2mm hole for a 2”/50mm pipe.

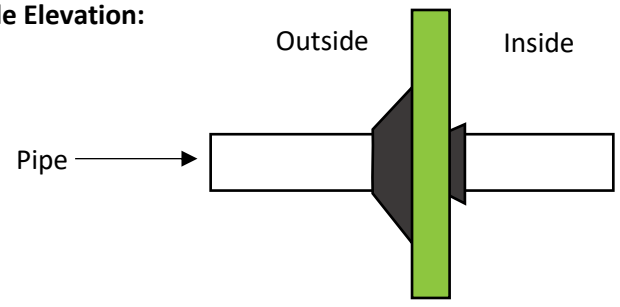
2. Ensure that the hole is clean cut with sharp edges. Irregularities could cause poor seating and ultimate leakage.

3. Insert the UNISEAL® into the hole with the wide side facing the pipe to be inserted.

4. Make certain that the pipe end to be inserted is clean cut. File the edges so that there are no sharp points to cut UNISEAL®.

5. Using Detergent, lubricate the outside of the pipe end to be inserted, then push the pipe through the UNISEAL® from the large flange side. The detergent will be squeezed off as the pipe passes through the UNISEAL®. The co-efficient of friction of the rubber holds the pipe tightly in place.

Side Elevation:



NaturalFlow Series NF8000 Flow Charts

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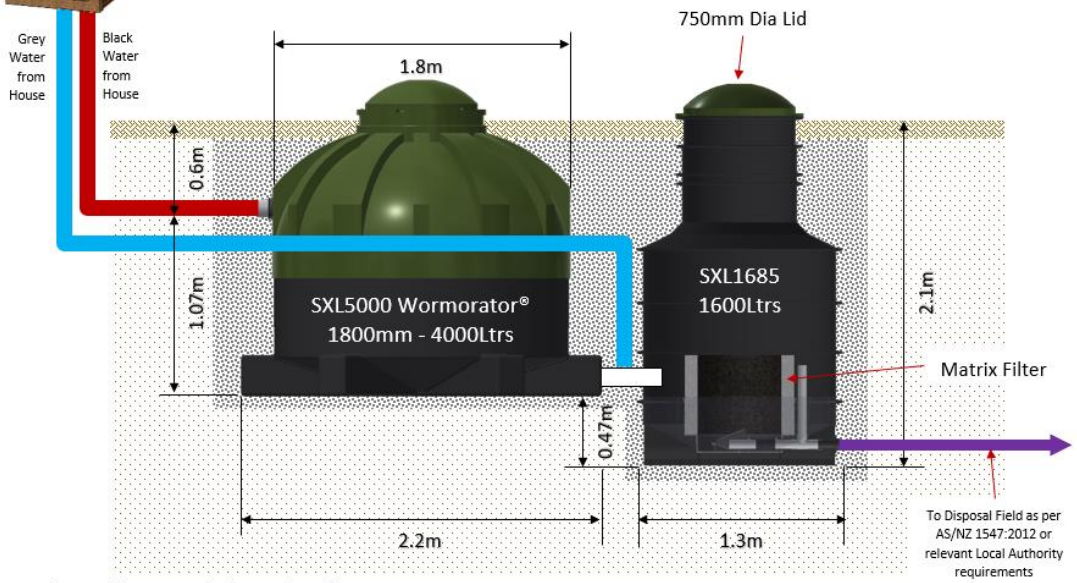
NaturalFlow Series NF8000 Treatment System Dose



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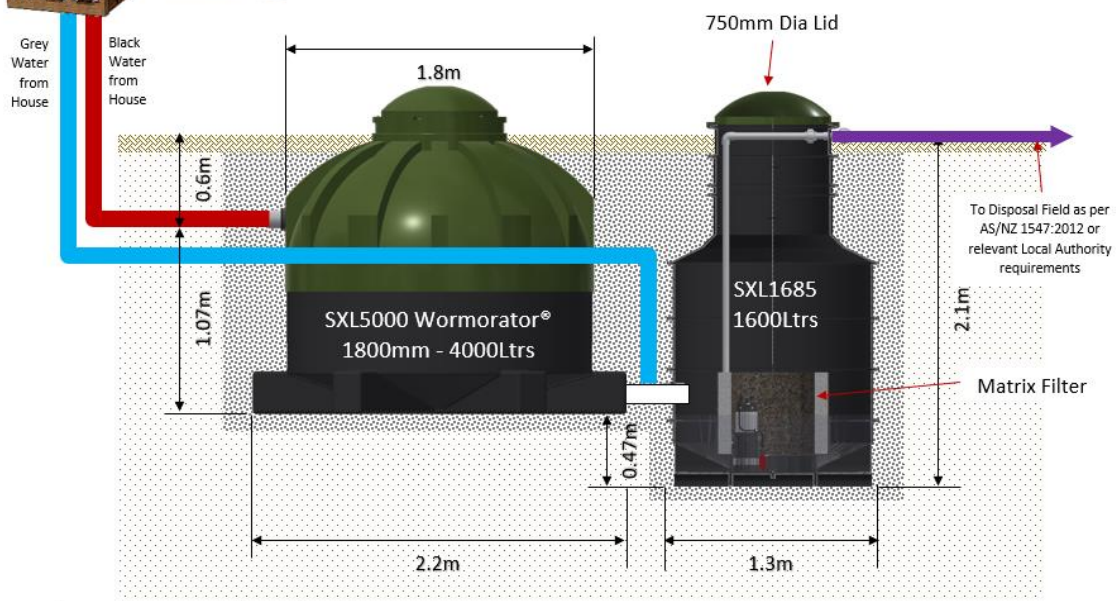
NaturalFlow Series NF8000 Treatment System Pump



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3 Paroa Winery Cabin NE Perspective 1:0.7834

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30m2 CABIN
for PAROA WINERY

SHEET TITLE: 3D Views
REVISION #:
ISSUED: 2/06/2023
PROJECT #:1904262-P

SHEET 101

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3 Paroa Winery Cabin NW Perspective 1:0.7774

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for PAROA WINERY

SHEET TITLE: 3D Views
REVISION #:
ISSUED: 2/06/2023
PROJECT #:1904262-P

SHEET 102

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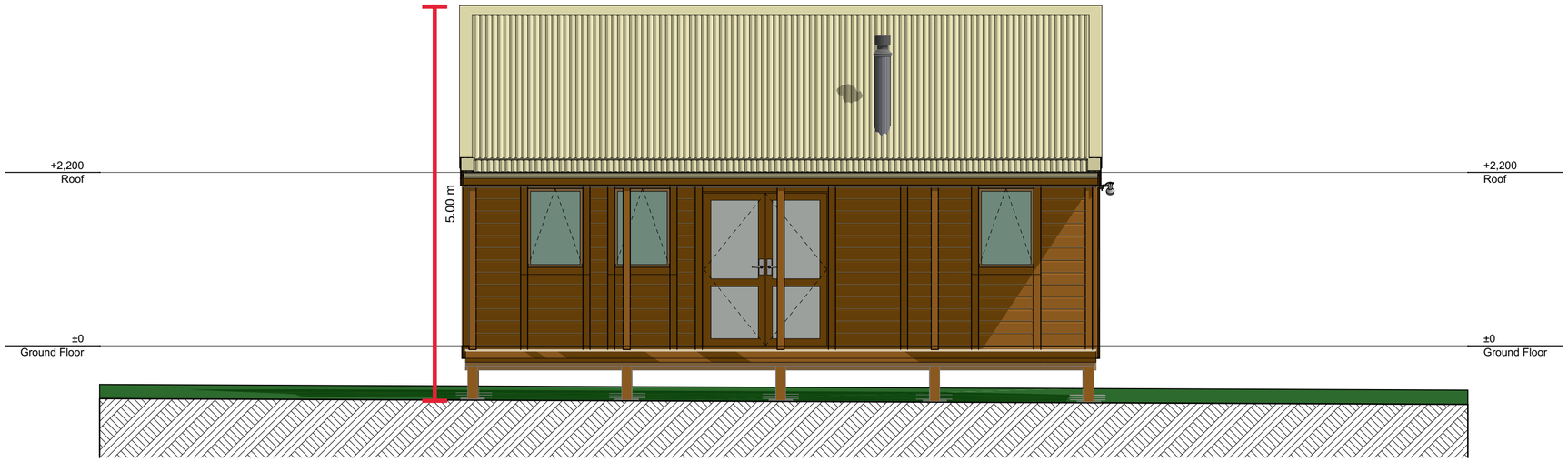
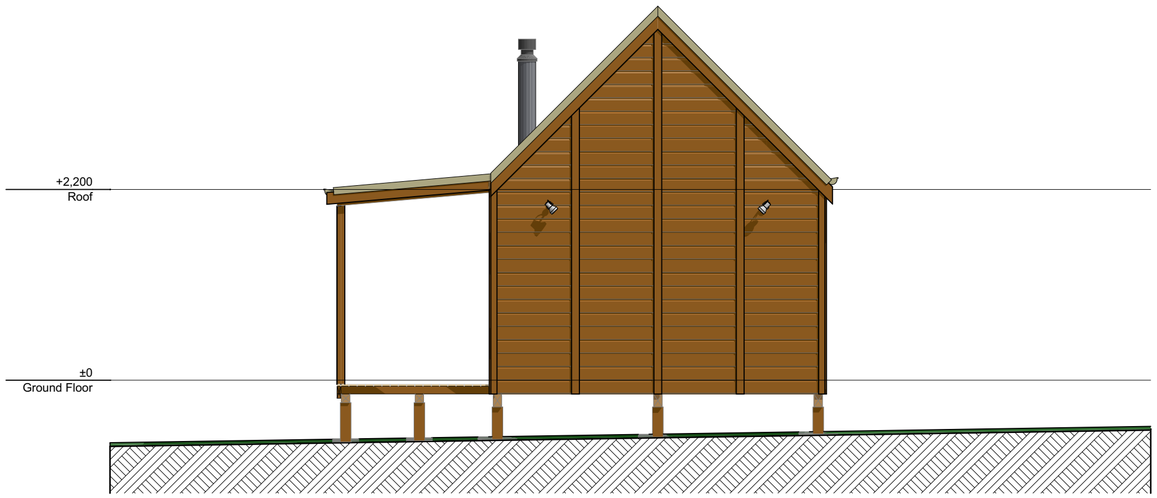
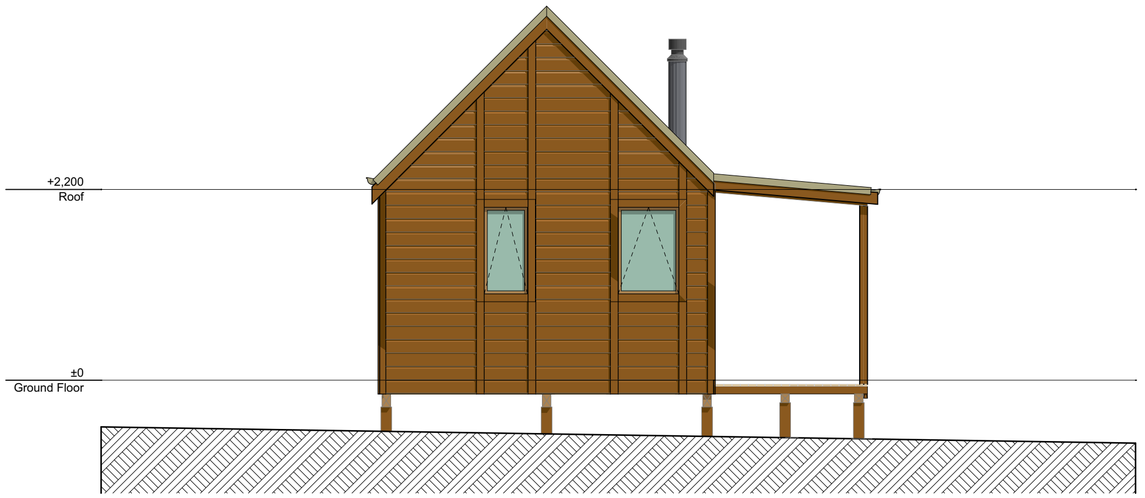


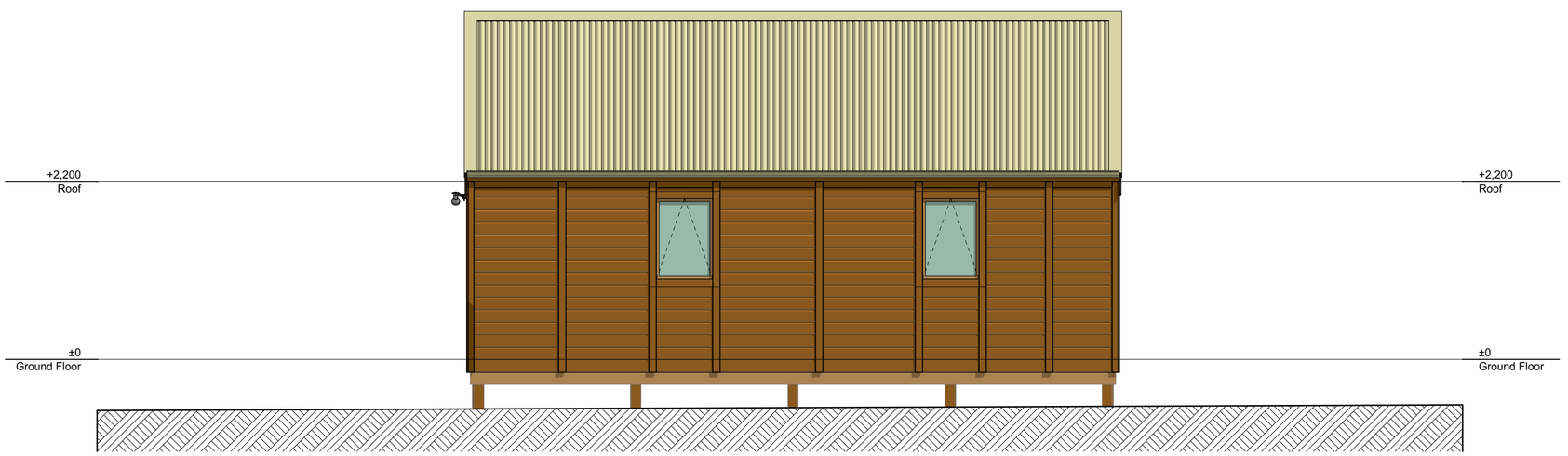
1 North Elevation 1:50



2 East Elevation 1:50



3 West Elevation 1:50



4 South Elevation 1:50

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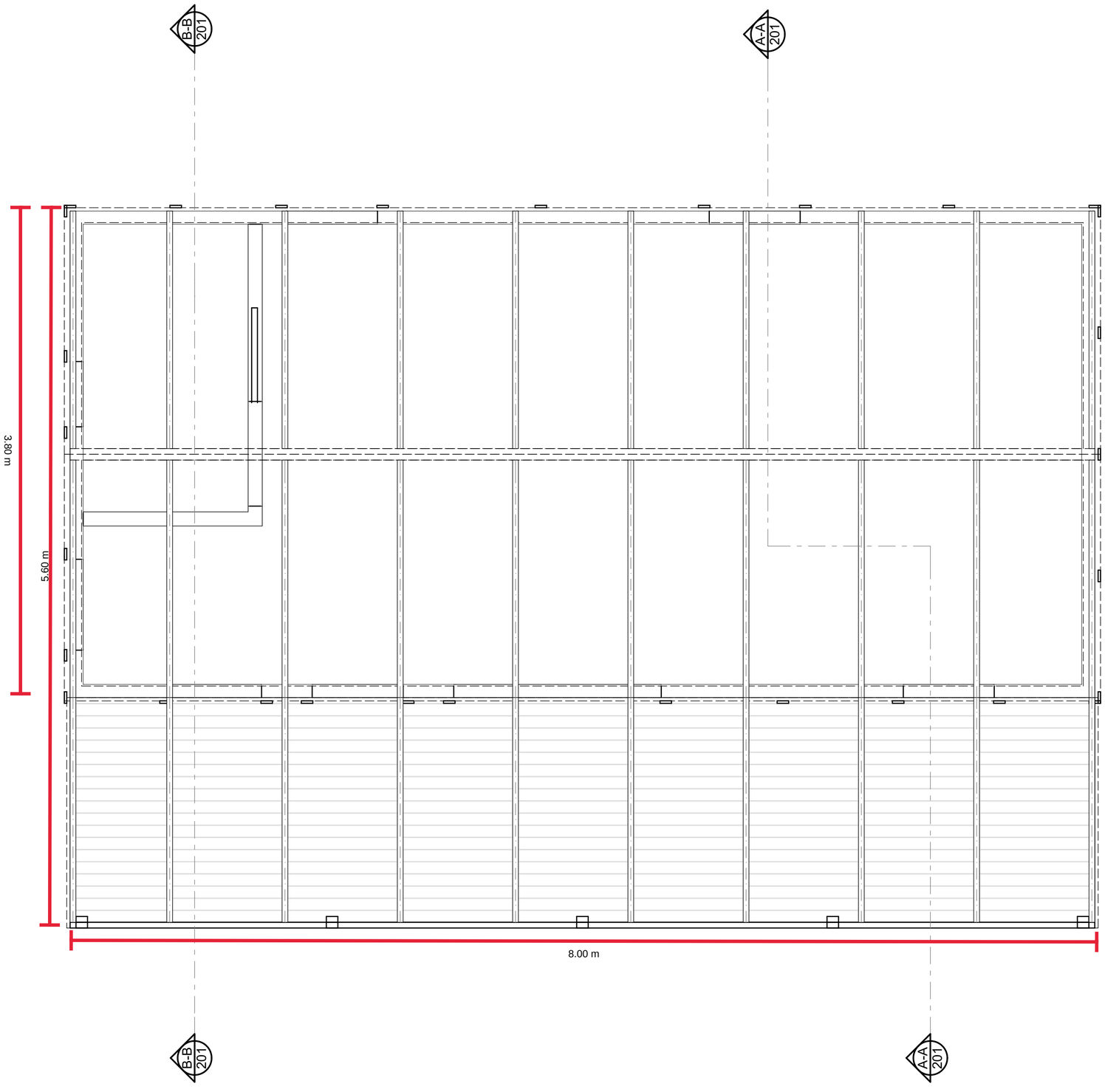
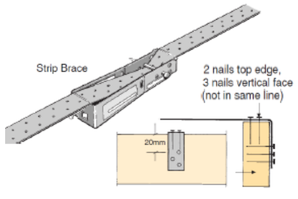
SHEET TITLE: Elevations
REVISION #:
ISSUED: 2/06/2023
PROJECT #:1904262-P

SHEET 301

ecotect





LUMBERLOK STRIP BRACE

1 ROOF FRAMING PLAN 1:25

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SHEET 113

SHEET TITLE: Roof Framing Plan

REVISION #:

ISSUED: 2/06/2023

PROJECT #: 1904262-P

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for PAROA WINERY

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LEGEND

- Site
- Cabin Platform
- Earthworks Area
- Existing Track

INDICATIVE EARTHWORK DETAILS

Access tracks
1.5m (w) x 17.5m (l)
Max 0.3m cut
Approx 7.8m3

Cabin Platform (including deck)
8.0m (w) x 5.6m (l) = 44.8m2

Cabin C
max 1m cut
max 1m fill
approx 15m3

Cabin D
max 0.5m cut
max 0.5m fill
approx 10m3

New Vineyard Cabins Proposed Earthworks

Paroa Bay Winery Limited

Source: LINZ

Date: 19/06/2025 Scale: 1:837 @ A3 Project: 3356-25	N	Revision: **2**

TOWNPLANNING GROUP