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Monday, 10 October 2022

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*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council**  
**Commissioner Hearing**

## *Kaupapataka*

# Agenda

**LIMITED NOTIFIED RESOURCE CONSENT APPLICATION FROM NO.8 STUDIOS LIMITED TO ESTABLISH A SCREEN PRODUCTION STUDIO IN THE RURAL ZONE AT GORDON ROAD AND 376 PARKHILL ROAD, TE AWANGA (RMA20210474)**

### APPLICANT'S PRE-CIRCULATED EVIDENCE

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*Te Rā Hui:*  
Meeting date: **Monday, 10 October 2022**

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*Te Wā:*  
Time: **9.00am**

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*Te Wāhi:*  
Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

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*Te Hoapā:*  
Contact: **Democracy and Governance Services  
P: 06 871 5000 | E: [democracy@hdc.govt.nz](mailto:democracy@hdc.govt.nz)**

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*Te Āpiha Matua:*  
Responsible Officer: **Group Manager: Planning & Regulatory Services - John O'Shaughnessy**

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Monday, 10 October 2022

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*Te Hui o Te Kaunihara ā-Rohe o Heretaunga*

## Hastings District Council: Commissioner Hearing Meeting

### *Kaupapataka*

# Agenda

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*Te Komihana Whakahoahoa:*  
Hearing Commissioner:

*Heamana*

**Chair:** Commissioner Kitt Littlejohn

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*Apiha Matua:*  
Officer Responsible:

Group Manager: Planning & Regulatory Services – John O’Shaughnessy

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*Mahere Maarama:*  
Reporting Planner:

Consultant Planner – Janeen Kydd-Smith

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*Te Rōpū Manapori me te  
Kāwanatanga:*  
Democracy & Governance  
Services:

Christine Hilton (Extn 5633)

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## Te Rārangī Take

# Order of Business

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### 1.0 Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui

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### 2.0 Applicant's pre-circulated evidence for Parkhills Studio hearing - Limited Notified Resource Consent Application From No.8 Studios Limited To Establish A Screen Production Studio In The Rural Zone At Gordon Road and 376 Parkhill Road, Te Awanga (RMA20210474)

#### **DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS TWO SEPARATE DOCUMENTS**

**Document 1**      The covering administrative report      **Pg 1**

**Attachments:**

1	Statement of Landscape Evidence - Shannon Bray	104672#0321	Pg 3
5	Statement of Evidence - Chris Nilsson (Te Awanga Downs)	104672#0322	Pg 7
6	Derek Slade Statement of Evidence (Applicant)	104672#0323	Pg 11
7	Statement of Evidence - Richard Gaddum ("Save the Plains Group")	104672#0325	Pg 29
8	Statement of Evidence - Stephen Peakall (Acoustical Consultant, Marshall Day Acoustics)	104672#0326	Pg 33
11	Planning Evidence from Philip McKay	104672#0328	Pg 47

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**The Application, Submissions and associated documents can be viewed on the Council website.**

Monday, 10 October 2022

Item 2

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council: Commissioner Hearing**

*Te Rārangi Take*

# Report to Commissioner Hearing

**Nā:**  
**From:** **Christine Hilton, Democracy and Governance Advisor**

**Te Take:**  
**Subject:** **Applicant's pre-circulated evidence for Parkhills Studio hearing - Limited Notified Resource Consent Application From No.8 Studios Limited To Establish A Screen Production Studio In The Rural Zone At Gordon Road and 376 Parkhill Road, Te Awanga (RMA20210474)**

## **1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga***

- 1.1 The purpose of this report is to have a means to attach the Applicant's pre-circulated evidence for the above hearing and to put it onto the website prior to the hearing.

## **2.0 Recommendations - *Ngā Tūtohunga***

That the Applicant's pre-circulated evidence for Parkhills Studio hearing - Limited Notified Resource Consent Application From No.8 Studios Limited To Establish A Screen Production Studio In The Rural Zone At Gordon Road and 376 Parkhill Road, Te Awanga (RMA20210474) be put onto the website prior to the hearing on 10 October 2022 so it can be viewed by the submitters and members of the public.

## **Attachments:**

[↓1](#) Statement of Landscape Evidence - Shannon Bray 104672#0321

2	Appendix A - to landscape evidence - ("Landscape and Visual Effects Assessment" Attachment dated 23/8/21)	104672#0327	Document 2
3	Appendix A - Attachment 1 to Landscape evidence (dated 12/11/21)	104672#0332	Document 2
4	Appendix A - Attachment 2 to landscape evidence (dated 24/8/21)	104672#0324	Document 2
5	Statement of Evidence - Chris Nilsson (Te Awanga Downs)	104672#0322	
6	Derek Slade Statement of Evidence (Applicant)	104672#0323	
7	Statement of Evidence - Richard Gaddum ("Save the Plains Group")	104672#0325	
8	Statement of Evidence - Stephen Peakall (Acoustical Consultant, Marshall Day Acoustics)	104672#0326	
9	Appendix A to Mr Peakall's noise evidence	104672#0337	Document 2
10	Appendix B to Mr Peakall's noise evidence	104672#0336	Document 2
11	Planning Evidence from Philip McKay	104672#0328	

**IN THE MATTER**

of the Resource Management Act 1991  
("RMA" or "the Act")

**AND**

**IN THE MATTER**

of a resource consent application to  
**HASTINGS DISTRICT COUNCIL** for a land  
use consent to establish and operate a  
screen production studio at Te Awanga

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**STATEMENT OF EVIDENCE OF SHANNON BRAY  
ON BEHALF OF NUMBER 8 STUDIOS LIMITED**

Dated 27 September 2022

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### **Introduction**

1. My name is Shannon Bray. I am a director and landscape architect at Wayfinder Landscape Planning & Strategy Ltd (Wayfinder).
2. I hold a Bachelor of Landscape Architecture with Honours from Lincoln University and a Bachelor of Forestry Science from Canterbury University. I am a registered member and past president of the New Zealand Institute of Landscape Architects (NZILA).
3. I have over 20 years experience as a landscape architect, with a specialisation in landscape assessment. I have prepared landscape and visual effects assessments for a wide variety of development proposals throughout New Zealand, including within a number of rural landscapes. I have also prepared assessments and evidence for a variety of telecommunication utilities and infrastructure projects (including several Projects of National Significance) throughout New Zealand (including several within the Hawke's Bay area).
4. I have previously presented expert evidence at council hearings, before the Environment Court, and at Boards of Inquiry.
5. I have been involved with this proposal since July 2020.

### **Code of Conduct for Expert Witnesses**

6. I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014. I confirm that I have considered all material facts that I am aware of that might alter or detract from the opinions I express, and that this evidence is within my area of expertise, except where I state that I am relying on evidence of another person.

### **Scope of Evidence**

7. In this evidence I provide a summary of the conclusions reached by Wayfinder Landscape Planning & Strategy ("**Wayfinder**") (of which I am a Director) regarding the landscape and visual effects of the proposed development, being the construction and operation of a screen production studio at Te Awanga accessed through Parkhill Road ("**the Proposal**").
8. I led the Wayfinder team in developing the site masterplan, based on information that was provided by the applicants and other technical experts. Through this process I was directly involved in assessing the proposed location, and working through changes in design in order to

avoid or minimise potential visual effects. I also oversaw the development of the visual materials, and worked directly with the Traffic Engineer (Mr Harrison) to consider opportunities for road improvements along Parkhill Road and access arrangement through and around Te Awanga Winery.

9. I assisted in the preparation and reviewed the Landscape and Visual Effects Assessment ("LVEA") dated 23 August 2021 (attached to this statement of evidence at **Appendix A**) which sets out a full assessment of such effects and I adopt the LVEA for the purpose of this evidence.
10. In preparing the LVEA, Wayfinder undertook those steps set out in the "Methodology" section at page 4 of the LVEA.

#### **Summary of Conclusions**

11. A summary description of the Proposal is included at page 5 of the LVEA.
12. The bulk of the Proposal is to be located at the base of an enclosed basin on the 360ha farm, with a 2.5km long access road being formed to provide access. While it is acknowledged that at the immediate site scale, there will be a **High** adverse landscape and visual effect due to the change in land use, this adverse effect will only be experienced from within the application site and will not compromise the surrounding landscape character of the wider Te Awanga context. The potential magnitude of adverse landscape and visual effects that are experienced from beyond the application property are all considered to be either **Low** or **Very Low**.

#### *Landscape Effects*

13. The Proposal has been developed to minimise the potential impact on the landscape, by working with the landform and site constraints. The Proposal retains the surrounding hill slopes, skylines, stormwater flow paths and broadly south-west to north-east slope of the land.
14. The landscape effects of the Proposal can be distinguished at two key scales. Firstly, at the immediate site scale, where the Proposal is a substantial change to the existing rural landscape which would result in a **High** landscape effect. Secondly, at a locality scale (property, surrounding hills and settlement of Te Awanga), where the Proposal is able to integrate into the receiving landscape with only a **Low** landscape effect.



15. It is considered that the adverse effect of the Proposal at the immediate site scale is only appreciable from within the application property, due to the overall size of the application property and placement of the studio complex in an isolated part of that property.
16. For further information on landscape effects refer to pages 13-14 of the LVEA.

*Visual Effects*

17. Overall, the visual effects of the Proposal on the wider environment are all considered to be **Very Low**, due to the site design and the separation distance between the bulk of the Proposal and any receivers. Visual effects are likely to be greater within the property, in close proximity to the access road and studio complex, however, the Proposal will only have a **Low** adverse effect on the views identified in the LVEA.
18. For further information on visual effects refer to pages 14-16 of the LVEA.

**Shannon Bray**  
**September 2022**

**IN THE MATTER** of the Resource Management Act 1991  
("RMA" or "the Act")

**AND**

**IN THE MATTER** of a resource consent application to  
**HASTINGS DISTRICT COUNCIL** for a land  
use consent to establish and operate a  
screen production studio at Te Awanga

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**STATEMENT OF EVIDENCE OF CHRISTOPHER WILLIAM BUNNY  
NILSSON ON BEHALF OF NUMBER 8 STUDIOS LIMITED**

Dated 27 September 2022

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### **Introduction**

1. My name is Christopher William Bunny Nilsson. I am giving this evidence on behalf of the applicant, No.8 Studios Limited, in support of the application by the applicant to establish screen production studios at Te Awanga.
2. I, along with my wife, Margaret Lesley Nilsson, are the equal shareholders of Te Awanga Downs Trustee Limited, which owns the sheep/beef farm ("**the Farm**") situated on the coast at Te Awanga, Hawke's Bay (held in record of title 815158) as trustee of the 'Te Awanga Downs Family Trust'.
3. We understand the applicant proposes to establish screen production studios on the Farm comprising of two studio buildings, a production building, a construction workshop, a catering cafe and associated carparking and trailer parking areas; and construction of an approximately 2.5km long private access road; and to undertake all associated earthworks. The screen production studios have a total building footprint coverage of approximately 8,900m<sup>2</sup>; and a proposed gross floor area of 10,050m<sup>2</sup>.
4. We are in total agreement that the Farm couldn't be more suited to such a project. More broadly, the venture will be an incredible financial win for the province itself.

### **Suitability**

5. The area of the farm taken up by the film studio will have very little impact on the overall farming operation, both on a day to day basis and from a farm financial prospective.
6. Importantly, the farmland in question is not within the fertile Heretaunga Plains. The farmland at Te Awanga is well known as 'hard dry' Hawke's Bay coastal hill country, underpinned by a non-free draining soil type, namely a 'hard clay pan' overlain by very shallow soils. This factor accentuates the exceedingly dry Hawke's Bay summers and wet winters the farming operation has to cope with. Winter rains do not drain freely due to that underlying hard clay pan. Digging fence post holes on the property is no mean feat!
7. We have always run sheep and cattle on the property and do struggle from season to season with the climate on top of the make-up of the soil type - that being, as mentioned above, the shallow soil cover over an extremely hard clay pan. There is also no way the land could be

































































































































































