
Monday, 10 October 2022

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Commissioner Hearing

Kaupapataka

Attachments – Pre-circulated Applicant evidence

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

Te Wā:
Time: **9.00am**

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

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
2.	<p>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)</p> <p><u>Document 2</u> Containing these attachments</p> <p>Attachment 2 Landscape evidence - ("Landscape and Visual Effects Assessment" Appendix A dated 23/8/21) Pg 3</p> <p>Attachment 3 Landscape evidence (Appendix A - Attachment 1 dated 12/11/21) Pg 23</p> <p>Attachment 4 Landscape evidence (Appendix A - Attachment 2 dated 24/8/21) Pg 33</p> <p>Attachment 9 Noise evidence (Appendix A) Pg 43</p> <p>Attachment 10 Noise evidence (Appendix B) Pg 45</p>	



Parkhill Studios

Landscape and Visual Effects Assessment



23 August 2021



Document Information

Project:	Parkhill Studios
Title:	Landscape and Visual Effects Assessment
Prepared for:	Parkhill Studios Hawke’s Bay
Prepared by:	Wayfinder Landscape Planning and Strategy Ltd
Cover Photo:	View toward Parkhill Road

Revision History

Rev	Date	Author	Reviewer
1	20.08.21	J Hunt	S Bray
2	23.08.21	J Hunt	S Bray

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Introduction

Wayfinder Landscape Planning and Strategy (Wayfinder) have been engaged by Parkhill Studios to provide a site layout and master plan for the development of a film studio in Te Awanga, Hastings. As part of the consenting component of this proposal, Wayfinder have also been asked to prepare this landscape and visual effects assessment (LVA) against the provisions of the Hastings District Plan.

The following LVA outlines the potential adverse effects associated with this proposed activity and outlines, in relation to landscape and visual amenity, why this property is an appropriate location for a proposal of this nature. The result will be a change in land use, from farming to film industry, however the site context and setting are considered able to absorb that change in manner which does not compromise the existing landscape and visual amenity values associated with the surrounding area.

Methodology

This assessment has been based on guidance from the Aotearoa Guidelines¹ and includes:

- Site visits undertaken between November 2020 and February 2021;
- Review of the District Plan landscape context and framework;
- Desktop analysis of surrounding environment;
- Masterplanning the studio location, access layout and entry;
- Preparation of visual simulations from representative viewpoints;
- Assessment of landscape (and visual) effects;
- Recommendations and conclusions.

The effects scale has been included as Appendix 1 and adopts a 7-point scale (Very Low, Low, Low-Moderate, Moderate-High, High, Very High).

Proposal

It is relevant to understand the decision making process that has led to the selection of this Te Awanga property. A significant amount of scoping work has been undertaken by Mitchell Daysh Ltd, not just within the Hastings District, in order to ascertain where this film studio activity could feasibly be located in Hawke's Bay. There is a suite of requirements which have been sought from the outset of this project which include;

- A defined proximity to an Airport;
- Separation from Airport flight paths;

¹ Te Tangi a te Manu Aotearoa NZ Landscape Assessment Guidelines (Final Draft), approved by NZILA Tuia Pita Ora, 5 May 2021.



- Separation from neighbours who might be sensitive to film operations;
- Expansive and attractive setting;
- Large (and adaptable) site footprint; and
- Ability to provide a secure facility;

It is understood that at least 3 sites within the Hastings District have been considered and that conversations with Council have steered the proposal away from the Plains Production Zone. While we understand that the Hastings District Plan would ideally locate this activity within an industrial zone (due to the comparable scale and nature of the required buildings), the constraints and unique requirements of this activity are more conducive to an isolated location within the district, hence the selection of land within the Rural Zone.

There was no prior connection between the film studio developers and landholder in Hawkes Bay, with the landowner having been approached following identification of a suitable location.

The proposed film studio development is considered as a Commercial Activity that is seeking consent within the rural environment, being located on a 360ha farm accessed from the southern extent of Parkhill Road in Te Awanga (Figure 1). The studio perimeter itself will be approximately between 10-20ha (with the specific lease boundary to be arranged with the landowner) and the building footprints (approximately 9000m²) are positioned at the base of undulating foothills 2km inland from the coastline (Figure 2). A full description of the components associated with this activity is included within the Planning Assessment prepared by Mitchell Daysh, and broadly includes:

- a new entry at the end of Parkhill Road (Through Te Awanga Estate Winery);
- a 2.5km long access road;
- earthworks required for the formation of the access road;
- a guard/gate house;
- the studio complex (duplex studio building with breezeway, construction warehouse, production office and catering building);
- main carpark, secondary carpark and trailer park;
- a pond (stormwater detention);
- a helipad;
- perimeter fencing;
- approximately 40,000m³ of cut and fill at the studio complex; and
- areas of planting.



FIGURE 1: LOCATION MAP 1 (GOOGLE EARTH IMAGE)

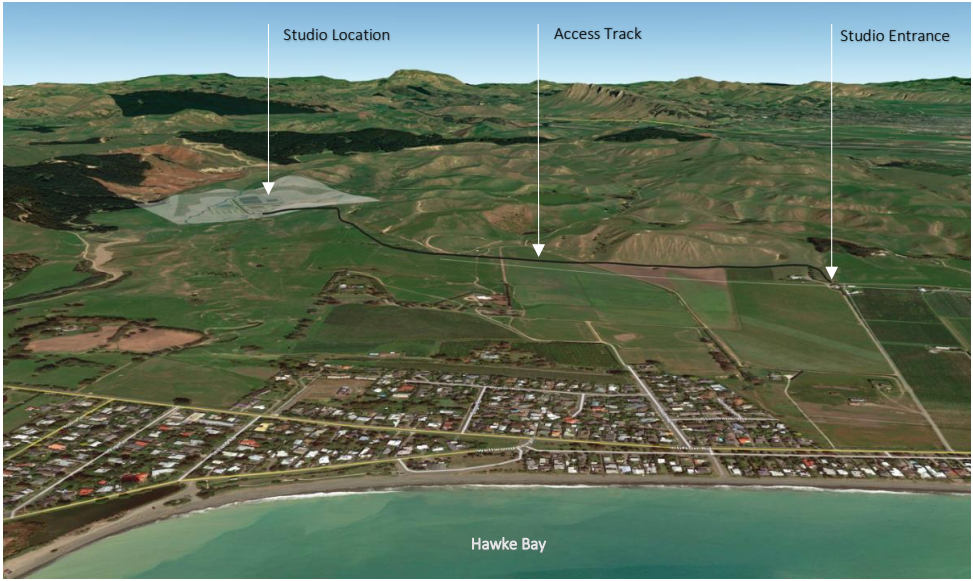


FIGURE 2: SITE CONTEXT (GOOGLE EARTH IMAGE)



Statutory Provisions

It is understood that the proposed Screen Production Studio, located within the Rural Zone (Figure 3), is considered a discretionary activity under the Hastings District Plan under Rule RZ24. The relevant landscape related provisions are outline below and are also collated within Appendix 2. These provisions are interpreted as being focused on retaining the rural and amenity values while providing appropriate landscaping treatment for integration/screening.

Furthermore, there is an allowance for commercial and industrial buildings up to 15m in height (5.2.5A.1) and providing 15m separation from the boundary (5.2.5B.2), as well as specific requirements for landscape treatment around carparking and storage areas (5.2.5C.1&2). The application will breach the earthworks provisions for the zone.

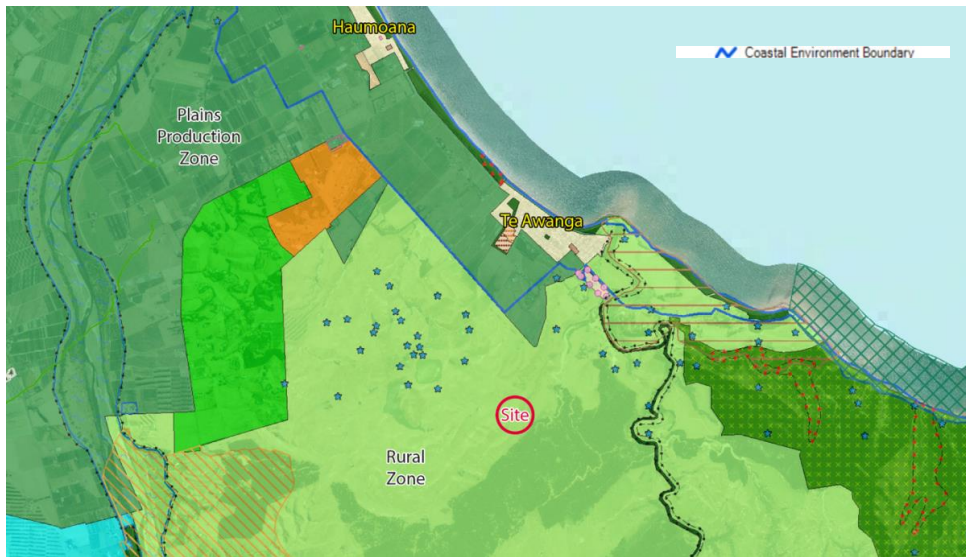


FIGURE 3: ZONING MAP (HASTINGS DISTRICT COUNCIL GIS)

The most relevant Rural Zone Objectives, Policies and Rules include:

RZO1 - To ensure that the productive nature of the land within the Zone is not diminished.

RZO2 - Retention of the natural and rural character and amenity values of the Rural Zone.

RZO3 - To enable the flexible use of land while not limiting the ability of land uses relying on the productivity of the land or soils to undertake their activities.

RZP4 - Require that any new development or activity is complementary to the amenity of the Zone which predominantly comprises open pastoral characteristics with low scale and sparsely located buildings.

Explanation - ... "Any development that is not a traditional component of these land uses should not detract from the amenity and character of the Zone. "



***RZP5** - Require limits to be placed on the scale and intensity of any industrial and commercial activity locating within the Zone to maintain the amenity of the area, the sustainable management of the soil resource and the sustainability of the District's Commercial and Industrial Zones.*

***RZP8** - Require landscaping and screening for Commercial and Industrial activities to maintain the amenity within the Rural Zone.*

Explanation - The visual impact of commercial and industrial activities can be intrusive in the rural environment which has a largely open character. It is important that these types of activities and particularly any storage areas are screened so that they do not impact on the amenity of the Zone.

***RZP10** - Provide for industrial and commercial activities in the Rural Zone with limits on scale to protect soil values and maintain rural character.*

***RZP16** - Work collaboratively with the Regional Council to manage land uses that impact on water quality and quantity.*

***R5.2.5A(1)** - Building Height 15m*

***R5.2.5B(2)** - Yards 15m*

***R5.2.5C** - Screening*

1. Outdoor storage areas of commercial, industrial and winery activities shall be fully screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.

2. Outdoor display and parking areas of commercial, industrial and winery activities shall have landscaping which consists of a mixture of ground cover and specimen trees with a minimum width of 2.5 metres.

These District Plan provisions form the key considerations for assessing adverse effects and will be addressed following the Landscape and Visual Effects section.

The New Zealand Coastal Policy Statement (NZCPS) requires identification of areas of at least high natural character (Policy 13.1c), as well as avoidance of significant adverse effects on; natural features/landscapes (Policy 15b) and natural character (Policy 13.1b). In order to know where the relevant NZCPS provisions apply, it is common for Councils to map the inland extent of the coastal environment. In this instance the proposed studio location, including upgraded access road, will is not within the identified Coastal Environment overlay of the Hastings District Plan (Refer Figure 3 above).

Therefore, this application is not considered to warrant additional consideration under the NZCPS. Even beyond the identified Coastal Environment overlay, the application site does not contain any outstanding natural features/landscapes or areas of high/very high/outstanding natural character.



Landscape Context

The application property is located inland of Te Awanga, in the Hastings District, with the studio complex located approximately 2km inland of the coastline. The population base of the nearby area is primarily clustered within the settlements of Haumoana, Te Awanga and Clifton along this southern stretch of the Hawke Bay coastline. The area asserts a quintessential kiwi beach atmosphere, being a popular location for recreational activities (e.g. surfing, swimming, boating and fishing) while also having a strong winery/café culture and numerous local art galleries which elevates tourism in the area.

From along this stony coastline, and much of Clifton Road, the dominant landscape feature is the Cape Kidnappers headland with stratified coastal cliffs, located at the south-eastern extent of Hawke Bay. Cape Kidnappers is renowned as the world's largest gannet colony (Australasian Gannet), as well as having a world famous 18-hole golf course.

The fertile flat land adjacent to the coast and Tukituki River (generally being the Plains Production Zone indicated in Figure 3 above) displays a patchwork mix of horticultural, viticultural and pastoral land use, while the Rural Zone land is dominated by pastoral and forestry operations. There is also a scattered presence of residential and lifestyle living throughout this landscape beyond the defined urban settlements.

The wider population base of Hawkes Bay, along with visiting tourists predominantly access the Te Awanga area via Black Bridge, which crosses the lower reaches of the Tukituki River approximately 1.5km inland from the river mouth. Travellers are typically directed to this location (Black Bridge), as the next crossing of the Tukituki River (Red Bridge) is 15km inland (south). From Black Bridge, travellers naturally end up on Parkhill Road (via Mill Rd and Haumoana Rd), which runs parallel with the coastline approximately 1km inland with vineyards located along the flatter land to the north-east and farmland located on the rolling hills to the south-west. It is at the south-eastern extent of Parkhill Road, at the Te Awanga Estate Winery entrance, that the proposed entry to the film studio operation will be located.

At a site scale, the predominant land use of the application property is grazing (beef farm), the expansive 360ha property also includes the Outfoxed activity venue, the Clifton County Cricket Club, and the Cape Estate Wedding Venue/Bed & Breakfast. The cricket oval and surrounding fenced riparian waterways have seen the local community plant over 10,000 native species on the property.

In relation to other cultural values associated with this property, there are 15 pit/terrace archaeological sites identified and one midden/oven. This acknowledges the historical presence and occupation of Māori in the area, and it is noted that approximately 1.5km east of this proposal location is the historic Tiromoana pā site which overlooks the Maraetotara River. The proposed access upgrades and main studio complex are not located near the identified archaeological sites, with the closest identified site being over 200m away from any required construction or earthworks.

The landscape context and the application sites relationship to Te Awanga and the beach is evident when viewed from one of the vantage points on the property (for example, above where the proposed guard house is to be located (Figure 4)). From this same vantage point, turning to look inland reveals the relatively contained location of the proposed studio complex (Figure 5), with the background slope covered in a mix of juvenile and mature pine trees being located on the adjacent property.



FIGURE 4: VIEW FROM HILL ABOVE THE SITE TOWARD THE BEACH



FIGURE 5: VIEW FROM HILL ABOVE THE SITE INLAND ACROSS THE SITE



Master Plan Development (Mitigation)

Part of the project brief for Wayfinder has been the design and layout of both the Access Road (Attachment 1 - Sheet 02 & 03) and the Studio Masterplan (Attachment 2 – Sheet 04, and Figure 6).

Key considerations which have influenced the access road and Studio Masterplan include:

- creation of a welcoming entrance (through the vines of Te Awanga Estate Winery);
- alignment of the access road to take advantage of existing barriers (landform and fencing);
- retention of overland stormwater flowpaths;
- allowance for flood events by purposefully locating the bulk carparking at a lower elevation (while locating the buildings at higher elevations);
- aligning the main road of the studio complex with a landform highpoint (focal point);
- placement of a stormwater detention area to attenuate² all of the proposed buildings stormwater;
- provision of space for over 200 carparks; and
- indicative mass native planting and specimen trees (mix of native and exotic) to provide additional on-site amenity and containment.



FIGURE 6: STUDIO MASTERPLAN

² Parkhill Studios Stormwater Servicing Report – J21120, prepared by Infrir (Scott Estcourt)



An initial site arrangement had previously been prepared as a way of identifying likely components and required areas of the complex. The current site design has adopted a landscape responsive approach and is a key mitigation component of this proposal. It is important to note the benefits of the current design, when compared to the initial layout, with this proposal seeking to:

- provide for the retention of natural overland stormwater flowpaths;
- respond to the existing site landform to limit the extent of earthworks; and
- completely screen visibility of the studio buildings from the wider area.

Retention of the overland stormwater flow paths is seen as a significant benefit to the current site design. While riparian planting of these ephemeral streams is not intended to form part of the requirements associated with this consent (it is not considered a requirement to mitigate effects), there is an intention to develop these overland flow paths with native planting to provide an enhanced ecological benefit, which builds on the planting work undertaken elsewhere on the property as part of the Clifton County Cricket Club.

Expansive flat areas, in and around the buildings, is a necessity of the proposed studio operations due to the continual construction and relocation of film set equipment/componentry (including truck movements). The site layout has responded to the existing landform in a manner which has greatly reduced the earthworks requirement, yet still provides adequate open space for the proposed activity. The current design has a maximum cut depth of 5.6m (at both the southern extent of the studio buildings and the stormwater detention pond), this having been reduced from the initial site arrangement which required a maximum cut depth (in a similar location) of 13m. Furthermore, the change in elevation from the studio platform to the main carpark has now been reduced from 15.3m to 8.2m.

An additional benefit of responding to the existing landform has been that the placement of the studio buildings has now managed to significantly limit visibility from the wider environment. A number of initial simulations from the surrounding area could pick out the studio buildings, however this is no longer possible in the assessed viewpoints (Attachment 2). Even if there are limited glimpses to the studio buildings obtainable from the wider area, the design process of lowering their ground floor elevation and shifting them further west has resulted in buildings which are recessed into the setting.

Internal site planting has been identified at a high level, to provide for additional on-site amenity. These areas are currently only indicative and will be developed in detail following an approved consent. There is a clear intention to implement planting in general accordance with the Studio Masterplan.

Visual Catchment and Viewing Audience

The design process, which has led to the Studio Masterplan, has managed to reduce the visual prominence of the proposed activity. The studio complex can be readily accommodated as it is backdropped by the surrounding landform (to the east, south and west), there is good natural separation to the Te Awanga settlement/beach, and visibility to the proposed studio complex is limited. During the site visit a range of viewpoint locations had been considered and photographed in order to develop an understanding of potential visibility and views back toward the proposal site from the surrounding area. The series of photographs within the Visualisations document (Attachment 2) contain five locations that are considered



to be representative of obtainable views from public roads, along with two locations from within the application site. These viewpoints include (Attachment 2 – Sheet 02, and Figure 7):

- Viewpoint 1 – Parkhill Road, adjacent to Te Awanga Kindergarten;
- Viewpoint 2 – 214 Clifton Road;
- Viewpoint 3 – Te Awanga Estate Entry;
- Viewpoint 4 – 22 Gordon Road;
- Viewpoint 5 – Charlton Road;
- Viewpoint 6 – Te Awanga Estate rear boundary; and
- Viewpoint 7 – Internal viewpoint.



FIGURE 7: VIEWPOINT LOCATIONS

Landscape and Visual Effects

Landscape Effects

The proposed film studio operation will alter the land use, and to a degree the landform, of a portion of existing farmland (cropping/grazing) to a commercial activity. This will result in a change in character away from the current rural environment, however this change is largely contained to an isolated pocket of a much wider farmland.



Many of the physical qualities of this site, which made it a desirable film studio location, also assist with the integration of this activity into the Rural Zone without compromising the surrounding amenity values. The site is relatively secluded, being located beyond the eastern extent of the public road network, and the placement of built development within the expansive farm setting limits visibility from the wider environment. The proposal does not cross areas of known archaeological sites and it is understood that consultation has taken place with local iwi representatives.

The access road will be constructed from the Te Awanga Estate entrance, at the southern extent of Parkhill Road, through to the film studio location. This access is to be constructed and aligned in a manner which responds to the landscape setting (e.g. follows natural barriers), while also providing for the continuation of the farming operation (and access to the other on-site activities). Indeed, the rural experience visitors to the film studio will obtain from the access road is a key feature of the proposal.

The access road and Studio Masterplan have both been developed to minimise the potential impact on the landscape, as described in the section above, by working with the landform and site constraints. The physical change to the studio complex will result in a balance of approximately 40,000m³ of both cut and fill, which provides for appropriate vehicle circulation and operational space. While this is a large quantity of earthworks, the general landform structure of the studio complex location is to be retained. That being the retention of surrounding hill slopes and skylines, the retention of stormwater flow paths, and the retention of the broadly south-west to north-east slope of the flatter land.

The landscape effects of this proposal can be distinguished at two key scales. Firstly, at the 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.

It is considered that the adverse effect at the site scale is only appreciable from within the application property, due to the overall size of the application site and placement of the studio complex in an isolated part of the property.

Visual Effects

Landscape is an all-encompassing concept that combines the biophysical, perceptual and associational characteristics of a location, whereas an effect on visual amenity is often directly tied to a specific viewpoint that has been altered. In this situation, visual effects assessment is concerned with identification of views that may fundamentally change as a result of this proposed activity in what is currently a rural setting. It is these potential visual effects that will be addressed in more detail below.

The visualisations contained within Attachment 2 have been prepared using a full 3D model of the property and surrounding landform. The proposed access road and studio complex have been modelled and overlain onto the viewpoint photographs. Where the proposed access road and studio complex are visually obscured by landform or landcover (e.g. vegetation or buildings), the model has been made an opaque 'white' colour so that the relative location can be ascertained. Only the access road, buildings and proposed earthworks have been modelled for the purpose of assessing visual effects. It is therefore the adverse effect of the proposal, excluding planting mitigation, which is identified below. The intended planting across the site will further assist with integration of the proposal, however it is primarily to address internal amenity and not the external visual (or landscape) effects.



Viewpoint 1: Parkhill Road, adjacent to Te Awanga Kindergarten

This location is approximately 1.7km from the Parkhill Studios entrance and 3.5km from the studio complex, at the slightly elevated position next to the Te Awanga Kindergarten. From this viewpoint the studio complex is entirely screened from view by landform and only a potential glimpse of the proposed access road would be visible through the existing vegetation.

The magnitude of adverse visual effect is considered to be **Very Low** from this location.

Viewpoint 2: 214 Clifton Road

This location along Clifton Road is approximately 2.3km from the studio complex, near the entrance to the Te Awanga settlement. The foreground includes a vineyard and also an under-construction subdivision. From this viewpoint the studio complex is entirely screened from view by landform and only a potential glimpse of the proposed access road would be visible through the existing vegetation.

The magnitude of adverse visual effect is considered to be **Very Low** from this location.

Viewpoint 3: Te Awanga Estate Entry

This location along Clifton Road is approximately 2.2km from the studio complex, and is one of the last views across currently open land toward the proposal site, however the foreground is being subdivided and residential lots/dwellings will soon obscure the view. Regardless of the residential development underway, from this viewpoint the studio complex is entirely screened from view by landform and only a potential glimpse of the proposed access road would be visible through the existing vegetation.

The magnitude of adverse visual effect is considered to be **Very Low** from this location.

Viewpoint 4: 22 Gordon Road

This location along Gordon Road is approximately 1.8km from the studio complex and is currently the way that the Clifton Country Cricket Club and Outfoxed take access to the application property. From this viewpoint the studio complex and access road are entirely screened from view by landform, with the view also containing dense vegetation.

The magnitude of adverse visual effect is considered to be **Very Low** from this location.

Viewpoint 5: Charlton Road

This location is from the southern extent of Charlton Road is approximately 1.0km from the studio complex and is currently the closest public location to the studio. From this viewpoint the studio complex and access road are entirely screened from view by landform, with the view also containing dense vegetation.

The magnitude of adverse visual effect is considered to be **Very Low** from this location.

Viewpoint 6: Te Awanga Estate rear boundary

This location is from the southern boundary of Te Awanga Winery, adjacent to the access road alignment. The viewpoint is approximately 1.6km from the studio complex and has roughly 1.2km of proposed road visible. This inclusion into the scene is not considered to be uncharacteristic of the expansive setting and integrates with the site through an alignment which responds to the natural features.

The magnitude of adverse visual effect is considered to be **Low** from this location.



Viewpoint 7: Internal viewpoint

This location is from along the access road to the studio complex, approximately 450m from the studio complex's main carpark. The majority of the built form will be screened from view, with only the guard house, trailers and top of one of the studio buildings visible. The access road is also visible, however in the context of the expansive farm setting and forested backdrop, the proposed activity is considered to readily integrates with the site due to the landform screening.

The magnitude of adverse visual effect is considered to be **Low** from this location.

Visual Effects Conclusion

Overall, the visual effects from the wider environment are all considered to be **Very Low**, due to the separation distance and site design. Visual effects are likely to be greater within the property, in close proximity to the access road and studio complex, however the identified views are still only considered to have a **Low** adverse effect.

The location and alignment of the proposed access restricts available views and consequentially, also restricts the number of potentially affected parties. In relation to landscape and visual amenity effects, only the application property (Te Awanga Downs) and Te Awanga Estate Winery, are considered potentially effected and both have provided written approval. Effects on these parties therefore do not need to be considered for consent. The only other property which could be considered influenced by the presence of the proposed commercial activity is the adjacent land to the south east (Owned by Oscar Oy) which is actively forested and has no residential components overlooking the proposal site.

It is noted that the site modelling of the initial layout would have seen the studio buildings from viewpoints 2 and 3. This is no longer the case based on the current design.

Lastly, the proposed Studio buildings are based on a maximum height of 15m, which is what the District Plan provides for in this zone.

Response to District Plan Provisions

The key mitigation of this proposal relates to appropriate site selection, carried out across Hawke's Bay (not just the Hastings District), followed by appropriate siting and design. The project team have sought a landscape led design which responds to the site characteristics. In relation to specific provisions within the Hastings District Plan, the following comments are made.

That the vast majority of the productive nature of the 360ha property will be retained, noting that the retention of the farming operation (e.g. Stock movement) has been an influential consideration for the studio complex placement and design (**RZ01**).

From the wider environment (beyond the application site), the proposal is not considered to compromise the existing natural, rural or amenity values that are currently appreciated through this zone (**RZ02**). This is primarily influenced by the studio complex placement in an isolated and contained location.

This proposal is considered to be a flexible use of the land, which does not limit the productivity of the wider property (**RZ03**).



The proposal is considered complimentary to the existing property, as there is already a shift to utilise the land and its inherent qualities for other opportunities (such as the Clifton County Crickey Club and Outfoxed venue). In particular, the explanation within **RZO4** indicates that non-traditional components can occur, provided that *"these land uses do not detract from the amenity and character of the Zone"*. The proposal is not considered to detract from the existing zone character due to the limited landscape and visual effects experienced beyond the property.

As commented on above, the proposal is not considered to compromise the amenity of the area (**RZP5**), noting that this is a unique operation (with specific functional requirements).

The proposal has limited visibility to the wider area and as such, specific landscape and screening requirements are considered unnecessary (**RZP8**). The main reason for requiring this type of intervention relates to the visual intrusion of commercial activities (particularly storage areas). Despite no requirement for landscape treatment, the proposal does intend to undertake on-site amenity planting in general accordance with the plans contained in Attachment 1.

The activity will limit the extent of usable soils within the studio complex (**RZP10**), however the ongoing use of the surrounding land will be maintained.

It is noted that the project team have consulted with both the Hawke's Bay Regional and Hastings District Councils in relation to the potential impact on water. As a result, the stormwater detention area (for attenuation) was moved so that the stormwater collected from the proposed buildings does not compromise the existing HDC Flood Detention Dam which is located immediately north of the studio complex (**RZP16**).

Finally, the proposed Studio buildings have a maximum height of 15m, which is provided for within this Zone (**Rule5.2.5.A.1**), the yard distances are able to be complied with (**Rule5.2.5.B.2**) and the screening requirement (**Rule5.2.5.C – 1&2**) is considered to be unnecessary as it will not be visible from the surrounding public areas.

Conclusion

The proposed commercial activity is considered to be similar to an industrial activity in scale and nature, however operational requirement's (e.g. quiet surroundings and generous amounts of space) mean that locating the proposed Film Studio within the Industrial Zone isn't feasible, while the proposed Rural Zone property is considered to be a suitably accommodating alternative.

The bulk of the activity 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 effect, due to the change in landuse, 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 effects, that are experienced from beyond the application property, are all considered to be either Low or Very Low and this equates to 'less than minor' on the effects scale outlined within Appendix 1.

Josh Hunt
NZILA Registered Landscape Architect



Appendix 1: Effects Scale

The following table outlines the scale of effects used within this assessment. Rather than duplication of this table for both Landscape Effects and Visual Amenity Effects, the conjunction 'or' has been used within the table to provide for either of these two effect assessment categories. It is noted that while the primary consideration is typically in relation to negative effects of a proposal, effects can also be neutral or positive.

Very High	Total loss/modification of key elements / features / characteristics, i.e. amounts to a fundamental change of landscape character or visual amenity.	Significant Effect
High	Major loss/modification or loss of most key elements / features / characteristics, i.e. substantial change to the pre-development landscape character or visual amenity.	Significant Effect
High-Moderate	Loss/modification of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character or visual amenity remains evident but is distinctly changed.	More than Minor Effect
Moderate	Partial loss/modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape or views.	More than Minor Effect
Low-Moderate	Minor loss/modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape or views.	Minor Effect
Low	No material loss/modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and integrates seamlessly within the receiving landscape or views.	Less than Minor Effect
Very Low	Little or no loss/modification to key elements / features / characteristics of the baseline, i.e. approximating a 'no change' situation that is barely discernible.	Less than Minor Effect

Appendix 2: Extracted District Plan Provisions

OBJECTIVE RZO1 - *To ensure that the productive nature of the land within the Zone is not diminished.*

OBJECTIVE RZO2 - *Retention of the natural and rural character and amenity values of the Rural Zone.*

OBJECTIVE RZO3 - *To enable the flexible use of land while not limiting the ability of land uses relying on the productivity of the land or soils to undertake their activities.*

POLICY RZP4 - *Require that any new development or activity is complementary to the amenity of the Zone which predominantly comprises open pastoral characteristics with low scale and sparsely located buildings.*

Explanation - ... "Any development that is not a traditional component of these land uses should not detract from the amenity and character of the Zone. "

POLICY RZP5 - *Require limits to be placed on the scale and intensity of any industrial and commercial activity locating within the Zone to maintain the amenity of the area, the sustainable management of the soil resource and the sustainability of the District's Commercial and Industrial Zones.*

POLICY RZP8 - *Require landscaping and screening for Commercial and Industrial activities to maintain the amenity within the Rural Zone.*

Explanation - The visual impact of commercial and industrial activities can be intrusive in the rural environment which has a largely open character. It is important that these types of activities and particularly any storage areas are screened so that they do not impact on the amenity of the Zone.

POLICY RZP10 - *Provide for industrial and commercial activities in the Rural Zone with limits on scale to protect soil values and maintain rural character.*

POLICY RZP16 - *Work collaboratively with the Regional Council to manage land uses that impact on water quality and quantity.*

RULES

5.2.5A(1) - *Building Height 15m*

5.2.5B(2) - *Yards 15m*

5.2.5C - *Screening*

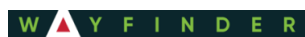
1. Outdoor storage areas of commercial, industrial and winery activities shall be fully screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.
2. Outdoor display and parking areas of commercial, industrial and winery activities shall have landscaping which consists of a mixture of ground cover and specimen trees with a minimum width of 2.5 metres.

RE1(ii) – A single wind turbine per site [Permitted]

Item 2 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)

**Appendix A - to landscape evidence - ("Landscape and Visual Effects Assessment"
Attachment dated 23/8/21)**

Attachment 2



Landscape Planning & Strategy

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NOTES

- The Titles within the ownership of the application site owner (Te Awanga Down Trustee Limited) are indicated on this site plan.

Site Plan

Parkhill Studios

For Resource Consent Application

12 November 2021

Revision 06

Drawn J Hunt

Reviewed by S Bray

Scale 1:12,500

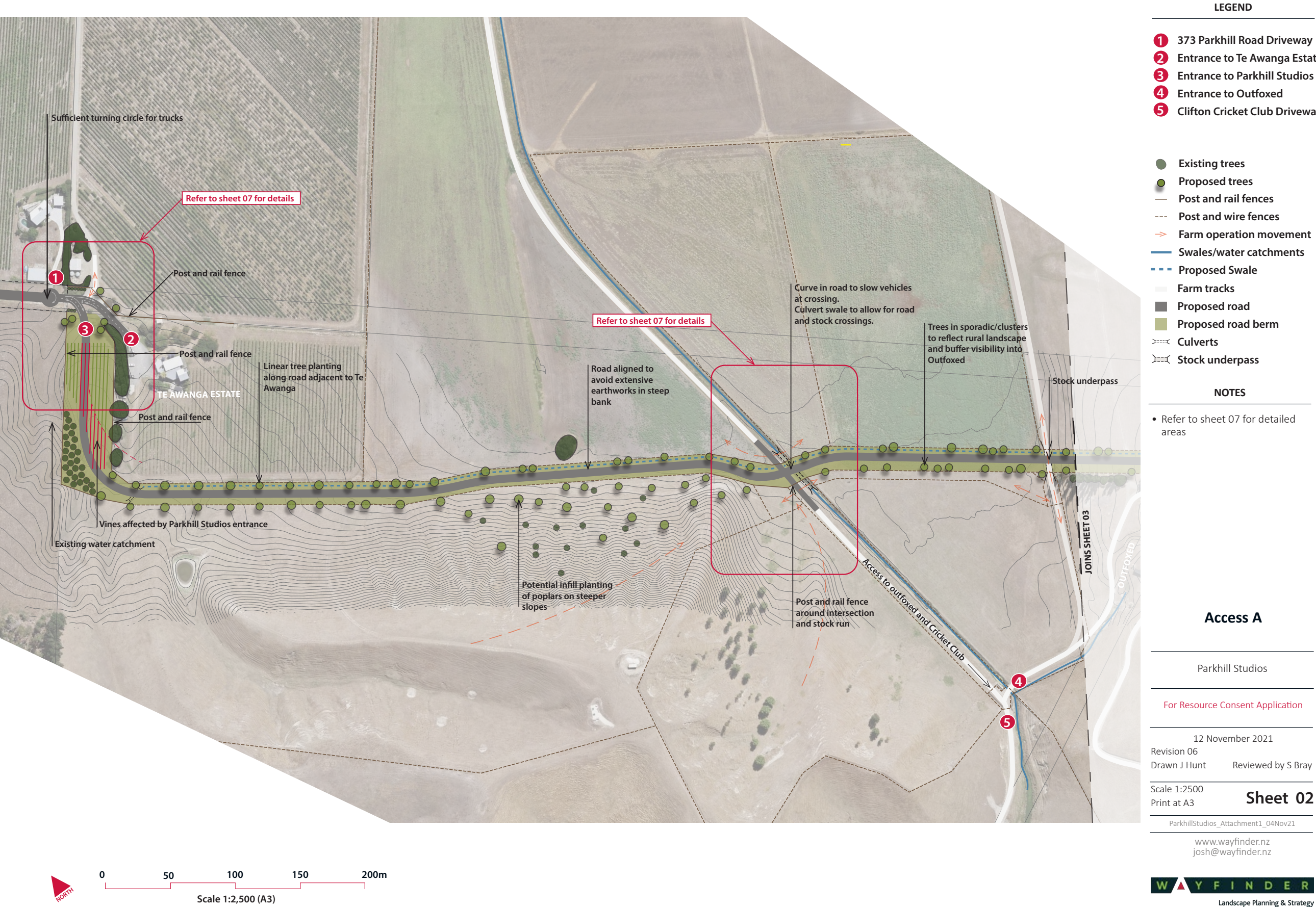
Print at A3

Sheet 01

ParkhillStudios_Attachment1_04Nov21

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LEGEND

Road

Building Footprints

Hardstand

H

Helipad

Permeable Paths

Permeable Parking

Stormwater Flowpath

Dam Flood Options

Mass Planting

Proposed Trees

- NOTES
- Indicative road is 6m wide.

• Road and berm allows for 20m clearance.

• Additional planting is intended to be included throughout the site development.

• Hardstand = 8540m²

• Studios/Breezeway = 6440m²

• Construction Building = 1050m²

• Cafe Building = 420m²

• Production Building = 1080m²

• Road = 3350m²

• Total impervious = 22,880m²

Studio Masterplan

Parkhill Studios

For Resource Consent Application

12 November 2021

Revision 06

Drawn J Hunt

Reviewed by S Bray

Scale 1:2000

Print at A3

Sheet 04

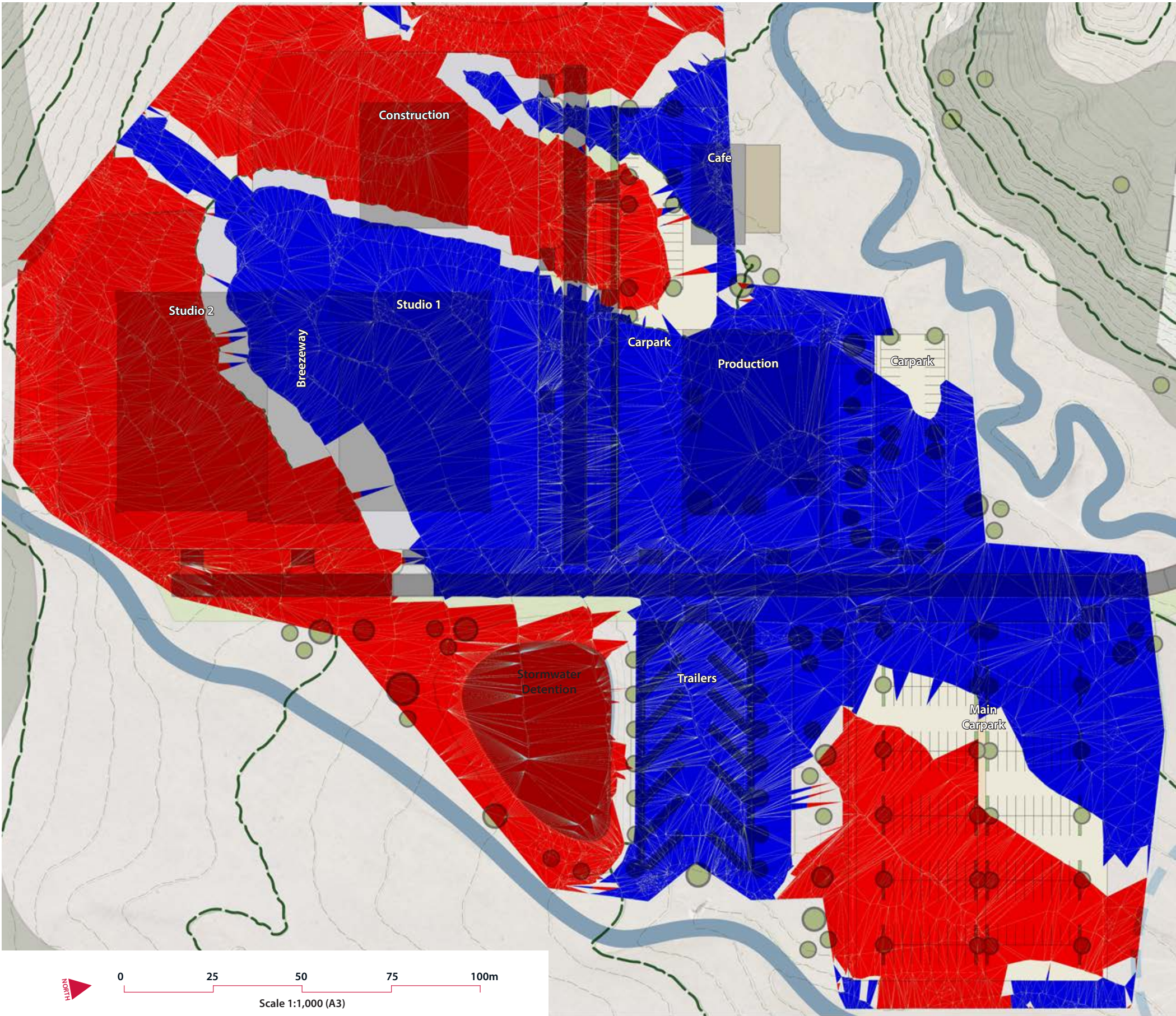
ParkhillStudios_Attachment1_04Nov21

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LEGEND

Cut Location

Fill Location

NOTES

Within this area of the site the cut and fill quantities have been balanced.

Cut and Fill

Parkhill Studios

For Resource Consent Application

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Revision 06

Drawn J Hunt Reviewed by S Bray

Scale 1:1000

Print at A3

Sheet 06

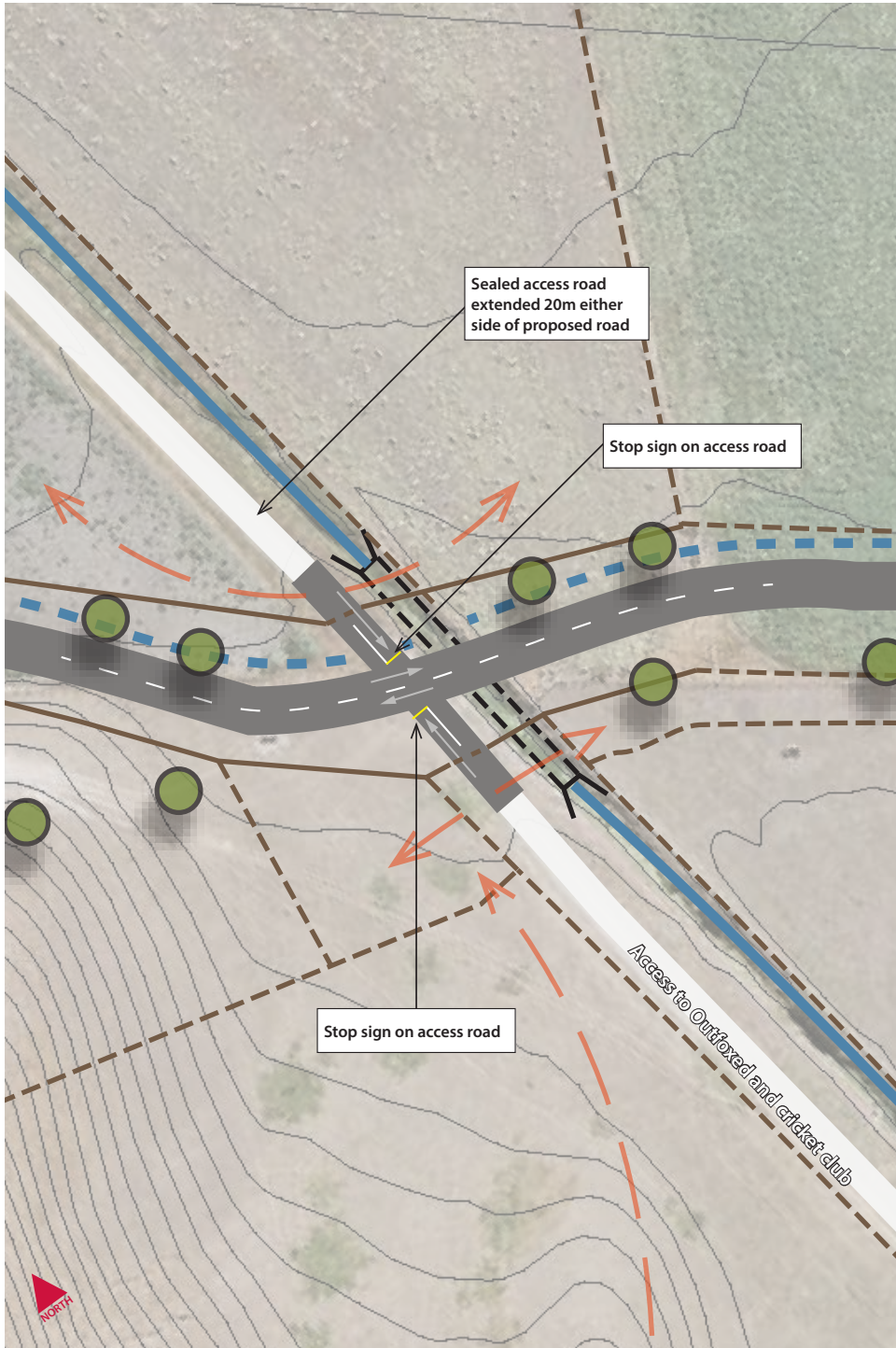
ParkhillStudios_Attachment1_04Nov21

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WAYFINDER
Landscape Planning & Strategy



Scale 1:500



Scale 1:750

- LEGEND
- Existing trees
 - Proposed trees
 - Post and rail fences
 - Post and wire fences
 - Farm operation movement
 - Swales/water catchments
 - Proposed Swale
 - Farm tracks
 - Proposed road
 - Proposed road berm
 - Culverts
 - Stock underpass

Access Details

Parkhill Studios

For Resource Consent Application

12 November 2021
Revision 06
Drawn J Hunt Reviewed by S Bray

Scale: As drawn
Print at A3

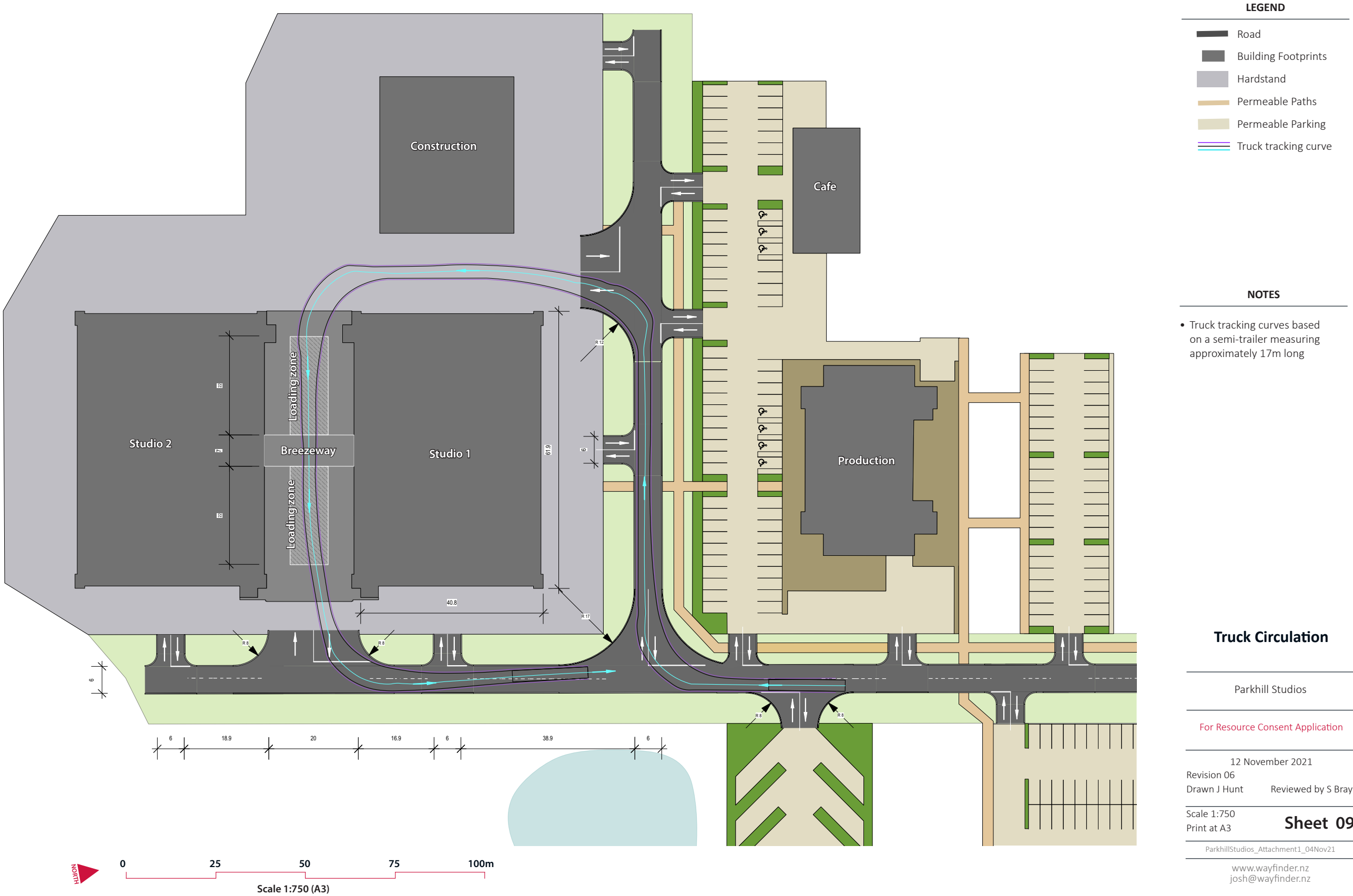
Sheet 07

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Location Map

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02

Drawn J Hunt

Reviewed S Bray

Scale 1:12,500

Print at A3

Sheet 02

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WAYFINDER

Landscape Planning & Strategy



Photographic Details

Date: 29/01/2021
Time: 1:32pm
Latitude: 39°37'29.56"S
Longitude: 176°57'7.89"E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 1

Parkhill Rd, Adjacent to
Te Awanga Kindergarten

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02

Drawn J Hunt

Reviewed S Bray

Scale N/A
Print at A3

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WAYFINDER

Landscape Planning & Strategy

ITEM 2

PAGE 35



Photographic Details

Date: 29/01/2021
Time: 1:25pm
Latitude: 39° 37' 44.82" S
Longitude: 176° 58' 17.73" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 2
214 Clifton Road

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02
Drawn J Hunt Reviewed S Bray

Scale N/A
Print at A3

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WAYFINDER

Landscape Planning & Strategy



Photographic Details

Date: 29/01/2021
Time: 1:23pm
Latitude: 39° 37' 48.852" S
Longitude: 176° 58' 25.254" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 3

Te Awanga Estate Entry,
Clifton Road

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02

Drawn J Hunt

Reviewed S Bray

Scale N/A

Print at A3

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W A Y F I N D E R

Landscape Planning & Strategy

ITEM 2

PAGE 37



Photographic Details

Date: 29/01/2021
Time: 1:21
Latitude: 39° 38' 2.364" S
Longitude: 176° 58' 28.506" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 4
22 Gordon Road

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02
Drawn J Hunt Reviewed S Bray

Scale N/A
Print at A3

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WAYFINDER

Landscape Planning & Strategy



Photographic Details

Date: 29/01/2021
Time: 1:09pm
Latitude: 39° 38' 34.98" S
Longitude: 176° 59' 2.004" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 5
Charlton Road

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02
Drawn J Hunt Reviewed S Bray

Scale N/A
Print at A3

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Photographic Details

Date: 29/01/2021
Time: 11:56am
Latitude: 39° 38' 13.644" S
Longitude: 176° 57' 55.326" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 6
Te Awanga Estate, Boundaray

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02
Drawn J Hunt

Reviewed S Bray

Scale N/A
Print at A3

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WAYFINDER

Landscape Planning & Strategy



Photographic Details

Date: 29/01/2021
Time: 12:22pm
Latitude: 39° 38' 45.246" S
Longitude: 176° 58' 22.548" E
Camera: Canon 6D
FoV: 40° (50mm Lens)
Reading Distance: 480mm

Viewpoint 7

Internal viewpoint

Parkhill Studios

For Resource Consent Application

August 2021

Revision 02

Drawn J Hunt

Reviewed S Bray

Scale N/A

Print at A3

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Landscape Planning & Strategy

ITEM 2

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