



23 February 2025

Kate Fleming  
Westland District Council  
39 Weld Street  
Private Bag 704  
Hokitika, 7842

Dear Westland District Council,

**Subject: Resource Consent 230134: Land Use – 240 Taramakau Highway (SH 6) Kumara Junction**

Thank you for notifying me about the resource consent application from B M Loader concerning the land described as Lot 2 DP 577153.

I am writing to express my concerns as an affected party regarding the proposed changes to the resource consent for the property at 240 Taramakau Highway (SH 6) Kumara Junction. Initially, I supported the original application for the construction of a community hall. However, I now strongly oppose the proposed amendments and request that they be denied.

When I consented to the initial application, it was based on assurances from the applicant, Beverley Loader, that specific conditions would be upheld to minimise any negative impact on my property and lifestyle. The proposed modifications now contradict those assurances. I was led to believe that Melody Hall would serve as a community hall to the benefit of the community. The proposed changes show a commercial shift towards a money-making enterprise for the applicant, which raises several concerns:

- 1. Extended Operating Hours:** The proposed amendments seek to allow events until 3 AM on Fridays and Saturdays, significantly increasing the likelihood of late-night noise and disruption, impacting the peaceful nature of our community.
- 2. Breach of Initial Assurances:** The applicant assured me that the hall would be used for small community gatherings, not frequent commercial events. The proposed amendments now introduce conditions that contradict these assurances, raising concerns about the long-term use of the facility. I assisted the applicant during the

hall's construction, and at no point did she mention future plans for commercial use. This leads me to believe that the council and I have been misled by an businesswoman commencing a commercial venture under the guise of a community hall. In conversation with my neighbours we've agreed the conditions proposed seem to align more with a pub than a community hall.

3. **Contradictions Regarding Amplified Music:** The amendment letter dated 13 May 2024 asserts that Condition 16 of the consent will remain unchanged, yet it also mentions the inclusion of amplified music. This inconsistency raises serious doubts about the applicant's true intentions and the enforceability of noise restrictions. The introduction of amplified music will greatly disturb residents, particularly affecting our ability to sleep and enjoy the serene rural environment. The detailed explanation of the intended noise levels suggests an attempt to exploit noise regulations through technicalities, which contradicts the promises made to local residents.
4. **Disruptions to Shift Workers and Sleep:** As a resident who depends on uninterrupted sleep to maintain my work schedule, I am deeply troubled by the proposed changes. I moved to this rural area to enjoy a low-stress lifestyle and the peaceful sounds of nature. The proposed amendments pose a direct threat to our ability to rest and maintain our well-being, which is crucial for those of us who work irregular hours.
5. **Concerns About Traffic and Parking:** The proposal to increase parking spaces from 16 to 38, along with the addition of minibuses, indicates an intention to accommodate up to 200 people. This will lead to increased traffic, congestion, and potential safety hazards in an area not designed to handle such a volume of vehicles. I have already witnessed poorly managed traffic and parking under the current conditions, raising doubts about the applicant's ability to effectively manage these issues in the future.
6. **Safety Risks for Guests and Community Members:** The proximity of a cliff near the hall building poses a significant safety risk, especially during large events where alcohol is involved or children are present. This hazard has not been adequately addressed in the proposed amendments.
7. **Proximity to a School Bus Stop:** The hall's location near a designated school bus stop raises significant safety concerns for children due to increased traffic and improper parking. The proposed amendments fail to adequately address these risks, which could endanger the safety of schoolchildren.
8. **Loss of Rural Character and Amenity:** The original proposal was for a community hall intended for occasional use. The proposed changes suggest a shift towards more frequent and commercialized events, which will disrupt the peaceful nature of the surroundings and

the rural setting. The increase in parking capacity will likely necessitate additional lighting, further eroding the area's rural character and amenity.

- 9. Negative Impact on Residents:** The frequent events, increased vehicle movements, noise, and extended hours will result in ongoing disruptions, significantly reducing the quality of life for nearby residents. The initial assurances led me to support the construction project, but these amendments now place an undue burden on local residents.
- 10. Environmental Impact on Native Wildlife:** The area surrounding the hall is home to various native birds and wildlife, which will be adversely affected by the increased noise, traffic, and human activity. This threatens the existing appeal of the area and the balance of the local ecosystem.
- 11. Impact on Popular Cycle Trail:** The road connecting the hall with the highway is part of the West Coast Wilderness Trail, a well-used cycle trail. Increased traffic and potential roadside parking pose serious hazards to cyclists, increasing the risk of accidents and negatively affecting the trail's safety and usability.
- 12. NZ Transport Agency Traffic Assessment:** According to the New Zealand Transport Agency's assessment, the proposed changes could result in up to 288 vehicle trips per day through the SH6 / Tramway intersection. This could necessitate upgrades to the intersection and/or tramway, imposing costs on ratepayers and taxpayers while compromising safety in the meantime.
- 13. Security Concerns for Residents:** The proposed changes raise significant security concerns for local residents. Increased activity and extended operating hours expose residents and guests to large numbers of potentially intoxicated individuals congregating and loitering late at night. The rural location means longer response times for emergency services, and the applicant has not provided assurances regarding security or police presence for events. This proposal has caused significant stress for me and other residents. I urge the council to uphold the original conditions and reject the proposed amendments to preserve the integrity, safety, and well-being of our community.

Thank you for considering my concerns. Please keep me informed of any opportunities to provide further input, including public hearings or meetings regarding this matter.

Sincerely,

Signed: 

Date: *23/2/2025*

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