

12th December 2023

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Attention: Anna Johnson

Dear Anna,

RE: RESOURCE CONSENT 230134 – REQUEST FOR FURTHER INFORMATION

Thank you for your application received on 6th November 2023.

Under section 92 of the Resource Management Act 1991, the Westland District Council requests further information for your application: Section 127 variation to amend conditions 1, 2, 4, 5, 16 and 18 of RC220119 on land legally described as Lot 2 DP 577153 to allow for the commercial use of a building within the Rural Zone (ODP) and General Rural Zone (PDP), located at 240 Taramakau Highway, Kumara Junction.

The further information required is detailed below. It will help Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

Access, Parking and Vehicle Movements

1. Please provide further clarification regarding the number of vehicle movements that will occur as a result of the proposed activity.
2. The updated parking plan provided as part of the application and dated September 2023 indicates two areas in the north-western corner of the application site that appear to be identified as parallel parking spaces for a total of six vehicles (three on each side of the accessway). Please provide dimensions for these parking spaces.
3. Council's Transportation Manager has advised that the parking and manoeuvring areas will need to be chip-sealed in order to accommodate the additional vehicle movements. Please provide further details as to whether the applicant is proposing to upgrade these areas as part of the proposal.
4. It is noted that the application is proposing to employ staff at the venue. Please provide further clarification as to how the parking spaces will be identified and allocated for both visitors and staff.
5. Please provide further detail as to how parking will be controlled during events to ensure that no unauthorised parking occurs.
6. Council's Transport Manager has advised that the additional carparking and increased size of events held at this location will likely result in a significant increase in the volume of traffic. To provide a better understanding of the potential impact the proposal may have on the nearby roading network, including the Greymouth-Kumara Tramway and State Highway 6 intersection, please provide a traffic impact assessment prepared by a suitably qualified person.

Operational Matters

7. Please confirm the maximum number of people (including staff) that will be onsite during an event.
8. The application for a variation proposes to utilise the facility up to seven days per week or 365 days per year. This is considered to be out-of-scope of the original application and may require a new resource consent rather than a variation to consider the potential effects. Please confirm whether you wish to proceed with this application, or alternatively, whether a new consent will be sought. Where the intention is not to open each day of the week (as the application states) please provide a maximum number of days per year that the facility will be open so as to allow for an assessment of effects.

Noise

9. The proposal includes the use of amplified musical instruments during events. It is unclear from the application whether the proposal will comply with the relevant noise standards set out within Table 5.7 of the Operative Westland District Plan.

Please note: If evidence cannot be provided that confirms compliance with the relevant noise standards, an acoustic assessment prepared by a suitably qualified professional may be required.

Affected Party Approval

10. The proposal will result in an increase of traffic which is likely to have an effect on the State Highway 6 and Greymouth-Kumara Tramway intersection. Please advise if the applicant intends to consult with Waka Kotahi New Zealand Transport Agency as part of the proposal.

Please provide this information within **15 working days** of the date of this letter. If you agree to provide the information but cannot provide it during that period, or refuse to provide the information at all, you must notify Council of your intentions in written form within the same period. If you agree to provide the information but cannot provide within that same period, Council will set a reasonable time in which you must provide the information and notify you of this new date in written form.

If you do not provide the information by that new date, do not respond by that new date, or refuse to provide the information at all; and Council considers that it has insufficient information to enable it to grant consent, Council may decline the application.

In accordance with the RMA 1991, the statutory working days will not apply until either the information or a notice of your intentions is received.

If you have any queries regarding this request, please do not hesitate to contact me at the Planning Department, Westland District Council.

Regards,



Joubert Bekker
Consultant Planner