

RC230134 VARIATION TO RC220119 – DRAFT CONDITIONS

General

1. The proposal must proceed in general accordance with the information provided in the original application received 5 October 2022, further information received on 1st, 5th, and 9th December 2022, the variation application received on 10th November 2023 and further information received on 14th May 2024, 21st May 2024, 30th January 2025, 18th July 2025, 7th November 2025, 10th November 2025, 18th November 2025 and the plans marked as Attachment 'A', 'B', 'C', 'D'.
2. The building may be used for community and private events, which may include the use of staff or contractors (up to six at any one time) to support the operation of those events. The site shall not be used for ongoing retail activity or commercial operations not otherwise authorised by this consent.
3. The exterior of the building shall be painted, clad or finished and thereafter maintained in muted, natural colours to the satisfaction of Council.
4. Events may occur only on Thursday, Friday, Saturday, Sunday and public holidays, with no more than thirty (30) events in any calendar year and attendance not exceeding one hundred and fifty (150) guests per event (exclusive of staff, contractors and service providers). Hours of operation are 09:00–22:00 Sunday–Thursday and 09:00–23:00 Friday–Saturday, with one night per week only (Friday or Saturday) permitted to extend to 00:00 (midnight). All attendees must vacate the site and all event-related activity (including pack-down) must cease by the stated finish time.

Vehicle Access and Parking

5. A maximum of thirty-eight (38) marked parking spaces must be provided and maintained on site, and event-related parking must not occur in the road reserve or on adjacent roads.
- 5.1 For any event where more than one hundred and five (>105) guests are expected, a Transport Management Plan (TMP) must be prepared and implemented, with a TMP template held on file and event-specific details completed at least three (3) working days prior to the event and available on site. Each TMP must, as a minimum, provide for: (i) the use of minibuses for guest transport (no coach parking on site); (ii) on-site drop-off/pick-up locations and circulation; (iii) pre-event guest communications discouraging private-vehicle use and advising shuttle/minibus arrangements (including timings and pick-up points); (iv) on-day parking management and wayfinding, including a marshal where warranted; and (v) measures for orderly guest dispersal at finish times to minimise outdoor congregation and noise. The consent holder must maintain rolling 12-month operational transport records, including parking occupancy, and provide them to Council or Waka Kotahi (NZTA) upon request. Where Council, after consulting Waka Kotahi, determines that crash data or substantiated near-miss safety incidents associated with events warrant further investigation, the consent holder must commission, at their cost, a road safety audit or equivalent safety review of the SH6/Greymouth–Kumara Tramway interface and relevant on-site arrangements, and must implement any practicable safety recommendations approved in writing by Council (after consulting Waka Kotahi) within the timeframe specified by Council..

Engineering

6. Stormwater shall be managed onsite to ensure no direct discharge of stormwater is made to neighbouring properties unless provided for by way of an easement.
7. Sewerage effluent is to be disposed of in accordance with provisions of the relevant New Zealand Standard or in accordance with the requirements of the West Coast Regional Council.
8. All power and telecommunication services are to be underground unless inconsistent with supplier requirements.
9. Erosion and sediment controls shall be implemented during earthworks and construction to the satisfaction of Council to ensure sediment or debris does not discharge offsite.

Vegetation Clearance

10. Vegetation clearance shall be limited to that which was approved under Resource Consent RC220119. No additional vegetation clearance is authorised by this consent.
11. All remaining indigenous vegetation shall be retained for the duration of the activity to preserve the desired rural character.

Signage

12. The signs shall be erected and thereafter maintained in a non-reflective material in general accordance with the attached plan marked as 'C'.
13. The southern entrance sign shall not exceed 1047mm in height as measured from existing ground level and 2000mm in width.
14. The signs shall be well maintained to the satisfaction of Council at all times. Any damage, vandalism or deterioration is to be remedied within 14 days of occurrence.

Lighting

15. All artificial lighting is to be directed away from Greymouth-Kumara Tramway and neighbouring properties.

Noise

16. No amplified musical instruments may be used at any time and speech microphones may be used indoors only with external doors and windows closed during microphone use, with no outdoor amplification permitted; noise from the activity must comply with the applicable District Plan permitted activity noise limits at any point within the notional boundary of any dwelling not on the site, assessed in accordance with NZS 6801:2008 and NZS 6802:2008; for events finishing at or after 22:00, measures must be implemented to avoid outdoor congregation and loud voices, including pre-event communications, on-day wayfinding/parking management and, where warranted, a marshal.
17. The consent holder shall ensure that all activities on the site are measured in accordance with the provisions of NZS 6801: 2008 Acoustics Measurement of environmental sound, and assessed in accordance with the provisions of NZS6802:2008 Acoustics – Environmental. Noise shall not exceed the following noise limits at any point within the notional boundary of a

residential activity, other than a dwelling on the site to which this consent applies, during the following time frames:

- Monday to Friday 0700-2100hrs 55dBA L 10
- Saturday 0700-1800hrs 55dBA L 10
- At all other times, including public holidays 45dBA L 10

These noise limits shall not apply to construction noise which shall be assessed in accordance with NZS 6803:1999 Acoustics – Construction noise.

Hours of Operation

18. Hours of operation are 09:00–22:00 Sunday to Thursday and 09:00–23:00 Friday and Saturday, with one night per week only (Friday or Saturday) permitted to extend to 00:00 (midnight), and all attendees must vacate the site and all event-related activity (including pack-down) must cease by the stated finish time.

Accidental Discovery

19. In the event of any disturbance of Koiwi Takata (human bones), taoka (artefact material) or `pounamu, the consent holder shall:
- Cease any further activity in the immediate vicinity for a period of at least 24 hours; and
 - Immediately advise the relevant Consent authority of the disturbance; and
 - Immediately advise the relevant Runanga or their authorised representatives of the disturbance.

Advice Note:

Work in the vicinity must remain on hold to allow a site inspection by the Runanga and/or their advisors, who shall determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Until the inspection has been completed, no further work can be carried out in the immediate area, and therefore work may remain on hold for longer than a 24 hour period under some situations. Material discovered shall be handled and removed by tribal elders responsible for the tikaka (custom) appropriate to their removal and preservation.

20. If the consent holder identifies any archaeological remains and/or potential areas of sites of historical value, the consent holder shall immediately notify the Consent Authority, the relevant Runanga and the Regional Archaeologist of the New Zealand Historic Places Trust

Review

21. If considered necessary by the Westland District Council, the conditions of this consent may be reviewed at any time for the following purposes:
- (a) To deal with any adverse effects on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - (b) If the information available to the Consent Authority by the applicant contained inaccuracies which materially influenced the decision made on the application and the

effects of the exercise of the consent are such that it is essential to apply more appropriate conditions.

Costs and contributions

22. The consent holder will meet all costs associated with monitoring procedures undertaken by the Westland District Council, or its agents, to establish compliance with conditions of this consent.