

## 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 1<sup>st</sup>, 5<sup>th</sup>, and 9<sup>th</sup> December 2022, the variation application received on 10<sup>th</sup> November 2023 and further information received on 14<sup>th</sup> May 2024, 21<sup>st</sup> May 2024 and 30<sup>th</sup> January 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 must be painted, clad or finished and thereafter maintained in muted, natural colours to the satisfaction of Council.
4. The building may be used for community events on no more than four (4) days per week, limited to Thursday, Friday, Saturday, Sunday, and public holidays. A written record of each event, including the date, duration, and nature of the activity, shall be maintained by the consent holder and made available to Council upon request for monitoring purposes.

### Vehicle Access and Parking

5. There must be no more than thirty-eight (38) vehicles parked on the site at any one time.
  - 5.1 The consent holder must maintain detailed records of the Hall's operations for a period of 12 months, commencing [from the start date of the activity]. These records must include the timing and frequency of events, the number of visitors, and parking occupancy. The records must be made available to the New Zealand Transport Agency upon request. If the records indicate that events coincide with any known safety incidents, such as crashes or near misses, New Zealand Transport Agency may, at the consent holder's expense, request a road safety report or audit. This report will evaluate the SH6/Greymouth Kumara Tramway intersection and provide recommendations to improve safety. These recommendations may include adjustments to the timing, duration, and frequency of future events, or other physical improvements to the road network. In further consultation with the New Zealand Transport Agency, the consent holder must take immediate and practical steps to implement the recommended safety improvements.
  - 5.2 For any event hosting more than 105 guests, the event organiser must agree to a Transport Management Plan (TMP) that must include, but is not limited to, the following elements: (Beverley Loader 240 Taramakau Highway, Kumara Junction [novogroup.co.nz](http://novogroup.co.nz))
    - a. A requirement for minibuses to transport guests to and from the event (noting there is no space available on-site to accommodate coach parking).

- b. Allocation of on-site parking spaces to minibus drop-off and pick-up.
- c. Communication to guests advising them not to drive to the event, as minibus services will be provided.
- d. Communication to guests advising them of the minibus schedule, pick-up and drop-off points, and any other relevant details.

Advice Note: The Council may seek confirmation that a Transport Management Plan is being implemented when required and monitoring of occupancy is being undertaken. Furthermore, Council may request evidence that the adjacent road network is not being used to accommodate parking associated with this activity and seek to vary the Conditions if issues are arising.

#### Engineering

- 6. Stormwater must 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 must 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 must 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 must be retained for the duration of the activity to preserve the desired rural character.

#### Signage

- 12. The signs must 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 must not exceed 1047mm in height as measured from existing ground level and 2000mm in width.
- 14. The signs must 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 must be directed away from Greymouth-Kumara Tramway and neighbouring properties.

#### Noise

16. No amplified musical instruments shall be used at any time. Only acoustic musical instruments may be played, and all musical activity shall occur within the building.
17. The consent holder must 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. All events must be limited to the following hours of operation:
  - Thursday: 8:00am – 9:00pm
  - Friday and Saturday: 8:00am – 12:00am (midnight)
  - Sunday and Public Holidays: 8:00am – 7:00pm

All attendees must vacate the site and all event related activities, including pack-down, shall cease by the end of each respective time period.

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