

29 July 2025

Westland District Council  
39 Weld Street  
Private Bag 704  
Hokitika 7842

E: Anna@scoped.nz  
T: 021 0869 1484

Joubert@bekker.co.nz

Dear Joubert,

**RESOURCE CONSENT 230134: APPLICATION ADDENDUM: 240 TARAKAKU HIGHWAY, KUMARA JUNCTION**

The following information is provided to address the effects identified within the Section 42A Report prepared by Joubert Bekker on behalf of the Westland District Council, dated 30<sup>th</sup> May 2025.

**Noise Effects:**

The following Appendix 1 includes an acoustic assessment prepared by Marshall Day Acoustics, titled 'Greymouth Kumara Tramway Community Hall – Consent Revision Noise Assessment', dated 11<sup>th</sup> July 2025. This acoustic assessment considers noise effects associated with the use of the hall, including the car parking area, vehicle movements in the receiving environment and the occupancy of the hall for events as described within the original application. This report has determined the effects of noise upon the receiving environment, and in particular the two affected parties, will be less than minor. No new condition recommendations have been included in this report. It has been concluded that the existing noise condition will be achievable and sufficient to mitigate the noise effects of the activity. As a result, no additional conditions are proposed with respect to noise management. Please see Appendix 1 for conclusive detail.

**Transport Effects:**

The following Appendix 2 includes an addendum to the original Integrated Transport Assessment dated 7 October 2024. This addendum dated 18 July 2025 includes a more in depth assessment of the activity upon the local road network, including effects upon the affected parties' properties and the intersection with Kahikatea Place. This report has concluded that effects upon the local road network and the affected parties will be less than minor with respect to traffic. Overall, no adverse effects are anticipated with respect to safety, efficiency and accessibility within the local road network. No new transportation conditions have been recommended as a result of this addendum. Please see Appendix 2 for conclusive detail.

**Community Support:**

The following Appendix 3 includes letters of support received by surrounding residents (including those who have provided affected party approval) and members of the wider community. It is acknowledged that these letters cannot weigh in on the decision and are not considered as expert evidence, however, the inclusion of the letters of support demonstrates the value of the proposal to the local community. The activity will contribute directly towards the social and cultural wellbeing of the residents of Westland and has been embraced positively by many locals.



### Summary of Application Changes:

The primary changes introduced in this addendum to the application include a reduction in proposed annual events from 50 to 30.

The amendments also include a maximum number of users, being up to 150 guests and up to six (6) staff on site at any one time.

The local community has requested that the hall be available for use during civil defence emergencies as a meeting point and organisational hub. The civil defence volunteers will meet to train and plan a maximum of once a month in addition to emergency events which cannot be quantified. It is proposed that civil defence meetings and emergency response are not classed as events as defined in this application. All activities associated with civil defence will not contribute to the above maximum number of events per year (30). This is reflected in the following proposed conditions. All civil defence activities outside of emergency response will occur within the proposed hours of operation.

The following conditions proposed include those appended to the reporting officers 42A Report. Please note, the vegetation conditions have been amended as those proposed within the draft conditions were not achievable. Minor vegetation clearance (no more than 500m<sup>2</sup> - within permitted activity standards) has occurred within Lot 2 DP 577153 in order to accommodate the amended car parking (already constructed) as described within the original application.

### Amended Conditions:

#### General

1. The proposal is to proceed in general accordance with that described within the variation application received XXXX, further information received XXXX and as indicated on plans marked as attachment 'A', 'B', 'C' and '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 must not be used for ongoing retail activity or commercial operations not otherwise authorised by this consent.
3. A maximum of 150 guests and a maximum of six (6) staff may be accommodated on site at any one time.
4. The exterior of the building must be painted, clad or finished and thereafter maintained in muted, natural colours to the satisfaction of Council.
5. The building must be used for a maximum of 30 events per year, excluding civil defence related activities. 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. The use of the building for civil defence purposes will not be included in the definition of an event for the purpose of this resource consent.

*Advice Note:* Where the building is utilised for civil defence purposes, including emergency responses, training and planning, this activity does not meet the definition of an event and will not be recorded as per the requirements of condition five (5).

6. The building must be used for no more than one (1) civil defence meeting per calendar month. All civil defence meetings must be undertaken in accordance with condition 21.



*Advice Note:* Civil defence meetings do not include emergency responses, which may take place on an as needed basis.

7. 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.

*Advice Note:* Where the building is utilised for civil defence emergency responses, this activity does not meet the definition of an event and will not be restricted to the days of operation outlined within condition seven (7).

#### Vehicle Access and Parking

8. There must be no more than thirty-eight (38) vehicles parked on the site at any one time.
  - 6.1 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.
  - 8.2 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

9. 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.
10. 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.



11. All power and telecommunication services are to be underground unless inconsistent with supplier requirements.
12. 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.
13. Indigenous vegetation clearance must be limited to that described within the application received 5<sup>th</sup> October 2022 and as depicted on the plans attached and marked as **A**.
14. All remaining indigenous vegetation must be retained for the duration of the activity to preserve the desired rural character.

#### Signage

15. The signs must be erected and thereafter maintained in a non- reflective material in general accordance with the attached plan marked as 'C'.
16. The southern entrance sign must not exceed 1047mm in height as measured from existing ground level and 2000mm in width.
17. 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

18. All artificial lighting must be directed away from Greymouth-Kumara Tramway and neighbouring properties.

#### Noise

19. 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.
20. 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

21. All events (excluding occupation for civil defence emergency responses) 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.

#### Review

**22.** 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

#### Costs and Contributions

**23.** 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.

I hope this information has been helpful. If you have any questions or concerns, please feel free to contact me.

Yours faithfully,  
Scoped Planning and Design Limited

**Anna Johnson**  
**Principal Planner**  
**BEP, M. NZPI**

<b>Attachments:</b>	Appendix 1	Acoustic Assessment
	Appendix 2	Integrated Transport Assessment Addendum – Local Road Network
	Appendix 3	Letters of Support from Local Community

11 July 2025

Bev Loader  
C/- Scoped Planning  
65 Jollie Street  
Hokitika 7810

**Attention: Anna Johnson**

**GREYMOUTH KUMARA TRAMWAY COMMUNITY HALL – CONSENT REVISION NOISE ASSESSMENT**

Dear Anna

You have engaged Marshall Day Acoustics to provide a noise assessment to accompany a resource consent variation application for Melody Hall, Greymouth-Kumara Tramway. Our assessment focusses on noise emissions from proposed events as received by those residential dwellings on the opposite side of Greymouth Kumara Tramway where written approval has not been provided.

We understand the proposed variations to the existing consent (ref 220199) include:

- Increase from 16 to 38 carparks
- Increase from 5 community events per year to 30 commercial and community events per year
- Maximum of 150 guest and 6 staff on site during events
- A change to operational hours as summarised in Table 1

Importantly, with respect to noise emissions, the application seeks to retain Condition 16 which excludes the use of amplified music.

**Table 1: Melody Hall proposed event times**

Day	Event times
Thursday	0800 – 2100 hrs
Friday and Saturday	0800 – 0000 hrs
Sunday and Public Holidays	0800 – 1900 hrs

## NOISE STANDARDS

### Existing Consent

The consent conditions for the existing activity include noise limits that mirror the Westland District Plan permitted activity standards (discussed below), and a requirement that no amplified musical instruments are to be used. These conditions are included for reference in Appendix A.

### Operative District Plan Noise Standards

The hall and surrounding houses are in the Rural Zone of the Operative Westland District Plan (WDP) and the noise rules outlined in Table 2 apply. The rules apply at any point within the notional boundary<sup>1</sup> of residential activity. We note the permitted activity noise limits do not apply to traffic movements on public roads.

**Table 2: Westland District Plan noise limits**

Zone	Times (hrs)	Days	Noise limit (dBA L <sub>10</sub> )
Rural	0700 – 2100	Monday – Friday	55
	0700 – 1800	Saturday	
	2100 – 0700	Monday – Friday	45
	1800 – 0700	Saturday	
	0700 – 0700	Sunday and public holidays	

### Te Tai o Poutini Plan

Te Tai o Poutini Plan (TTPP) is proposed to replace the Buller, Grey and Westland District Plans. This plan has been notified and indicates the anticipated noise environment for the area, however provisions relating to noise do not yet have legal weight in terms of our assessment.

Under TTPP the hall is zoned General Rural and the dwellings opposite are Settlement Zone within the Rural Residential Precinct.

The proposed plan states that “Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise” and provide the noise limits in Table 3.

**Table 3: Te Tai O Poutini District Plan noise limits**

Zone	Times (hrs)	Days	dB LAeq (15 min)	dB LAfmax
General Rural Zone	0700 – 2200	Mon – Fri	55	-
	0800 – 2000	Weekends and public holidays		
	2200 – 0700	Mon – Fri	45	75
	2000 – 0800	Weekends and public holidays		
Settlement Zone	0700 – 1900	Mon – Fri	55	-
	0800 – 1700	Weekends and public holidays		
	19200 – 0700	Mon – Fri	45	70
	1700 – 0800	Weekends and public holidays		

<sup>1</sup> Notional boundary      A line 20 meters from any side of a dwelling, or the legal boundary where this is closer to the dwelling.

The TTPP noise limits are broadly consistent with the WDP's limits for the rural areas, although the hours of application and noise metrics differ. The proposed noise limits are common in rural areas and represent a slightly modernised version of the existing rules.

We also note that any future plan will have to give effect to the National Planning Standards, which require noise to be assessed in line with current best practice and, in particular, New Zealand Standard NZS 6802:2008 "Acoustics - Environmental Noise". (The WDP refers to the 1991 version of this Standard.) This will necessitate adoption of the  $L_{Aeq}$  assessment parameter, rather than the  $L_{A10}$  limit currently used in the WDP.

The TTPP noise limits do not apply to vehicle movements on public roads.

## Discussion

The existing consented noise limits represent the residential noise amenity that can be anticipated in the area. The consent limits mirror the WDP permitted activity standards and are similar to the proposed TTPP noise limits. On this basis, we consider that compliance with the consented/WDP noise limits will result in noise effects appropriate for the area.

## EXISTING NOISE ENVIRONMENT

We conducted an ambient noise survey over 1 to 2 July 2025. Attended and unattended measurements were undertaken at position MP1 as shown in Figure 1.

**Figure 1: Aerial plan of Melody Hall, neighbouring dwellings and noise measurement location**



Table 4 summarises the measured noise levels and the key details of our survey is provided in Appendix B. The measurement position is described as follows:

MP1 Set back approximately 130 metres from Taramakau Highway (SH6) and 16 metres from Greymouth Kumara Tramway and is broadly representative of the existing traffic noise environment at the notional boundary of the dwellings closest to the hall.

**Table 4: Noise survey results**

Position	Start time	End time	Measured noise levels	
	hrs	hrs	dB L <sub>Aeq</sub> (15min)	dB L <sub>AFmax</sub>
MP1	1600	1616	51	66
	1617	1633	51	60
Unattended Noise Logger	2100	0100	45	64

At the time of the noise survey, the ambient noise environment was influenced by traffic on SH6 and Greymouth Kumara Tramway, both of which have speed limits of 100 km/hr. Other contributions noted during the attended measurements include a regularly crowing rooster and bird song.

To understand the existing ambient noise levels through the evening and night-time, when events are proposed to occur, Figure 2 and Figure 3 present the existing “average” (L<sub>Aeq</sub>) and “maximum” (L<sub>Amax</sub>) noise levels respectively.

Figure 2 shows the gradual reduction in average ambient noise level over the evening period into night-time. A similar gradual reduction in maximum noise levels is observed in Figure 3, with peaks being observed as a result in vehicles driving past on Greymouth-Kumara Tramway.

**Figure 2: Measured 15-minute average ambient noise levels**

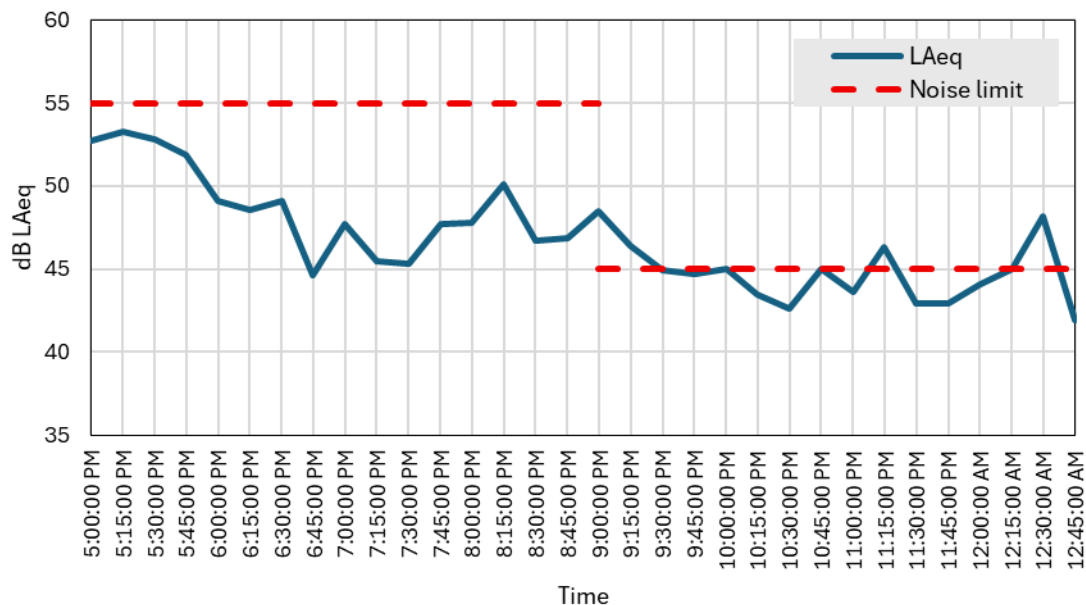
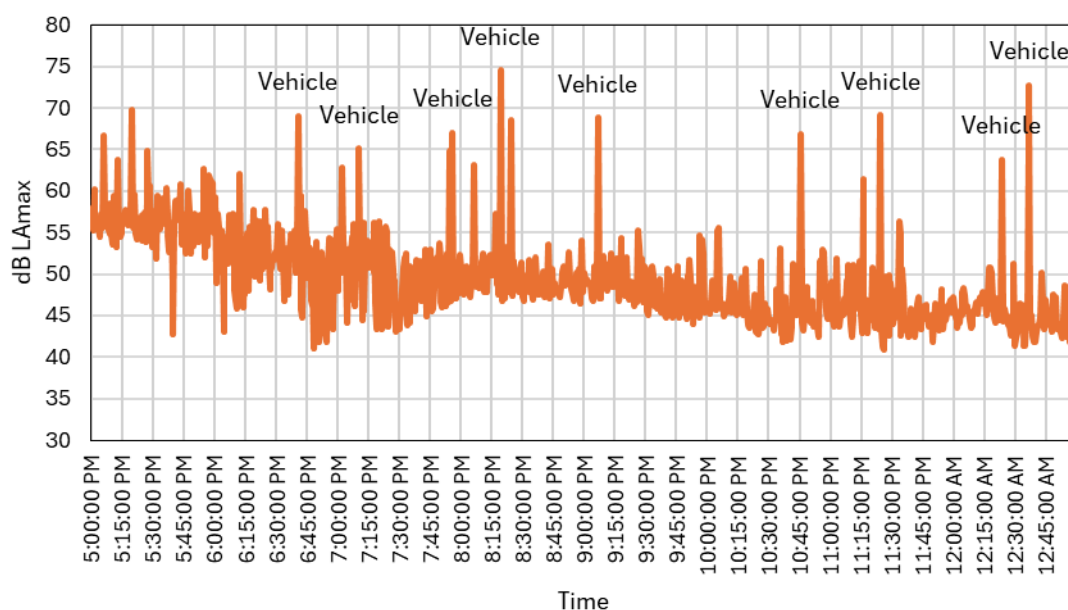




Figure 3: Measured event  $L_{Amax}$  levels



## EVENT NOISE LEVELS

We understand that proposed events in the hall include weddings, community music events and funerals. As amplified music is not proposed, any music will be generated with acoustic instruments which we anticipate may include guitars, ukuleles, violins etc. We have assumed that acoustic instruments will not include drums.

To encompass this range of activity we have modelled a social event with two main noise generating activities - noise breakout from the hall and car movements in the carpark as follows:

- A reverberant sound level inside the hall of 92 dB  $L_{A10}$ .  
(Based on our review of the hall's architectural drawings, we expect the building envelope will provide a minimum sound transmission loss of approximately 30 dB  $R_w$ )
- Car movements of 70 dB  $L_{AE}$  at 3m ( $L_{A10}$  basis)  
Assuming all 38 cars leave from the southern exit opposite Kahikatea Place in a 15-minute period

Table 5 summarises the predicted noise levels at the nearest dwellings, compared to the most stringent noise limit of 45 dB  $L_{A10}$ .

Table 5: Calculated noise levels from hall and car parking activity

Notional boundary receiver location	Event within the hall dB $L_{A10}$	Event and Cars exiting from southern driveway dB $L_{A10}$	Compliance	Noise limit dB $L_{A10}$
20 Greymouth-Kumara Tramway	42	43	✓	45
26 Greymouth-Kumara Tramway	40	41	✓	45

The predicted levels indicate that the proposed activities will comply with the most stringent consented noise limit of 45 dB  $L_{A10}$ .

We have not applied any duration or Special Audible Characteristic corrections that would be permitted for daytime events under Section 6.3 and 6.4 of New Zealand Standard NZS 6802:2008 *Acoustics - Environmental Noise*.

## **ASSESSMENT OF EFFECTS AND RECOMMENDATIONS**

Based on our assessment, noise emissions are anticipated to comply with the most stringent noise limit of 45 dB  $L_{A10}$  and will be consistent with the residential noise amenity anticipated by the WDP permitted activity noise limits.

Furthermore, our noise measurements indicate a relatively elevated ambient noise environment up until 1am of 42 to 49 dB  $L_{Aeq}$  from traffic noise on both SH6 and Greymouth Kumara Tramway.

On this basis, we consider that the proposed variation to activities will result in a less than minor change in noise effect, compared to the consented noise limits.

Should consent be granted, we recommend that existing noise related consent conditions are retained (refer Conditions 16 and 17 in Appendix A)

Please contact us if you have any queries.

Yours faithfully

**MARSHALL DAY ACOUSTICS LIMITED**



**Elena Salmond**  
**Acoustic Consultant**



## APPENDIX A EXISTING CONSENT NOISE SPECIFICATIONS

### Noise

16. No amplified musical instruments shall be used.

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.

## APPENDIX B NOISE SURVEY DETAILS

The key details of the noise survey are as follows:

**Date:** 1/07/2025 – 2/07/2025, 1600 -1000 hrs

**Personnel:** Elena Salmond, Marshall Day Acoustics

**Weather:** Average temperature 8°C, 0% cloud coverage, calm wind

**Instrumentation:** Sound Level Meter: NTI XL2, SN A2A-2046-E0, calibration due 04/04/2026  
01dB CUBE Noise Monitoring Terminal, serial 11191, calibration due 19/06/2027  
Calibrator: Brüel & Kjær Type 4231, SN 1882775, calibration due 22/02/2025

**Calibration:** Field calibration of the equipment was carried out before measurements, and the calibration checked after measurements. Observed change less than 0.1 dB.

18 July 2025

Beverley Loader  
c/- [anna@scoped.nz](mailto:anna@scoped.nz)

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
[info@novogroup.co.nz](mailto:info@novogroup.co.nz)

**Attention: Beverley Loader**

**By email: [anna@scoped.nz](mailto:anna@scoped.nz)**

Dear Beverley,

1. This letter is an addendum to the Integrated Transport Assessment (ITA) dated 7 October 2024, prepared for Beverley Loader in support of a consent variation for Melody Hall, located at 240 Taramakau Highway (State Highway 6), Kumara Junction. While the original ITA primarily addressed transport-related effects on State Highway 6, this addendum focuses on the local road network — specifically, the function of Kahikatea Place (including its intersection with Greymouth-Kumara Tramway and nearby vehicle crossings) — and assesses potential transport-related effects on neighbouring properties at 20 and 26 Greymouth-Kumara Tramway.

## Existing Local Road Network

2. The key characteristics of Kahikatea Place and Greymouth-Kumara Tramway are summarised in **Table 1**.
3. Within the vicinity of the site, there are four properties along Greymouth-Kumara Tramway and seven properties on Kahikatea Place.

Table 1: Carriageway characteristics

Key Feature	Greymouth-Kumara Tramway	Kahikatea Place
Road Classification	Local Road	Local Road
Cross-Section Description	6.3m wide carriageway	5.0m wide carriageway
Gradient	Flat	Flat
Alignment	Straight	Straight
Traffic Volumes (veh/d)	50 (Mobile Road, 2023)	10 (Mobile Road, 2023)
Speed (km/h)	100	100
Mean Operating Speed (km/h)	37 (MegaMaps)	25 (MegaMaps)
Pedestrian and Cycling Infrastructure	None available	None available
Public Transport	None available	None available



### Greymouth-Kumara Tramway / Kahikatea Place / Site Access Intersection

4. The southern site access and Kahikatea Place form a 90-degree four-way priority-controlled intersection, as shown in **Figure 1**. There are no road markings on either legs of the intersection and each leg of the intersection is straight and relatively flat. There is a light pole installed in front of the site which illuminates the access and intersection during hours of darkness.
5. The majority of exiting vehicles will be heading northbound towards SH6, where priority of traffic will favour left turning traffic from Kahikatea Place and through traffic south of the intersection.
6. A queueing space of 7.2m is provided on the site at the southern site access.



Figure 1: Kahikatea Place / Greymouth-Kumara Tramway / Site Access Intersection

### Crash History

7. A search of the NZTA Crash Analysis System (CAS) database has been carried out for Kahikatea Place, its intersection with the site, and Greymouth-Kumara Tramway until 360m south of its intersection with SH6 for the period of 2020 to 2024, plus the records available for 2025. The search area is illustrated in **Figure 2**.

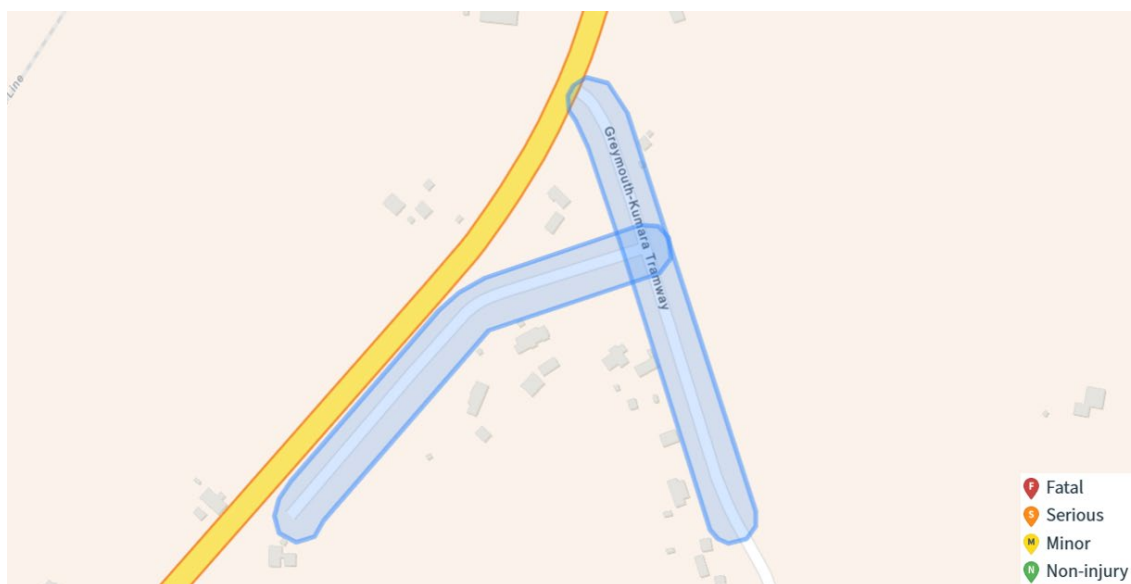


Figure 2: CAS Search Area

8. No crashes were reported within the search parameters which indicates that there are no underlying road safety deficiencies in the vicinity of the site, including any issues relating to vehicle accesses, and the intersection of Kahikatea Place and Greymouth-Kumara Tramway.

## Assessment of Transport Effects

### Traffic Generation

9. As outlined in the ITA, trip generation for events at Melody Hall is primarily influenced by guest numbers, the event type, and the availability of on-site parking, which is limited to 38 spaces. Based on data from comparable urban and rural event centres, an average car occupancy of approximately 3.0 guests per vehicle has been adopted, along with single-occupant travel for staff. This is specific to the wedding and events scenario, which was considered to be the worst-case scenario in terms of traffic generation.
10. Using these assumptions, estimated peak hour traffic generation ranges from 5 to 55 vehicle movements per hour, with daily traffic volumes reaching up to 110 vehicles per day depending on the event size. The worst-case scenario (as a wedding including setup and pack-down) is expected to generate approximately 96 vehicle movements. While it is theoretically possible for up to three community events to occur in a single day, generating a combined total of up to 288 vehicle movements, such occurrences are expected to be rare given the proposed annual cap of 30 events, as listed in the consent conditions, and the low likelihood of full occupancy.
11. Most events are anticipated to take place outside of traditional commuter peak periods, further minimising potential disruption to the surrounding network. It is also relevant to note that existing traffic volumes on the surrounding local roads is low, with Kahikatea Place and Greymouth-Kumara Tramway carrying approximately 10 and 50 vehicles per day, respectively.



12. Given both vehicle accesses to Melody Hall are located at or north of the Kahikatea Place and Greymouth-Kumara Tramway intersection, event-related traffic is not expected to travel past this point. The closest residential vehicle crossing is approximately 40 metres south of the southern access, at 20 Greymouth-Kumara Tramway. To ensure that event traffic does not interfere with nearby properties, on-street parking spillover is prohibited. For events exceeding 105 guests, a Transport Management Plan (TMP) will be required under the consent conditions to manage access, parking, and guest transport logistics. This has been agreed to by the New Zealand Transport Agency.
13. Residents of Kahikatea Place and properties further south on Greymouth-Kumara Tramway, such as 20 and 26, are not expected to experience delays or disruption from the activity. Vehicles exiting Kahikatea Place will generally be turning left toward State Highway 6 and will retain priority over vehicles exiting Melody Hall. Likewise, vehicles leaving the venue must give way to through traffic, ensuring unobstructed access for neighbouring residents which are located south of the accesses to Melody Hall.
14. Furthermore, it is anticipated that any guests/event organisers associated with the four residential properties to the south of the access on Greymouth Kumara Tramway would walk to the site; therefore, right turn movements into the site are highly unlikely. In this respect, no conflicting right-turn movements between the sight access and Kahikatea Place are anticipated.
15. Overall, considering the limited frequency of events, low surrounding traffic volumes, and site-specific access controls, the proposed activity is not expected to adversely affect the efficiency, or convenience of the local road network or nearby residential properties.

### **Safety**

16. A review of crash data for the local road network did not identify any reported incidents that would indicate existing safety concerns, including those related to poor visibility for vehicles entering or exiting private accesses or at the Kahikatea Place / Greymouth-Kumara Tramway intersection.
17. Although the posted speed limit on Greymouth-Kumara Tramway is 100 km/h, data from MegaMaps indicates a significantly lower mean operating speed of 37 km/h reflecting a slow-speed rural environment. This low-speed environment further supports safe access and manoeuvring for both existing residents and vehicles associated with Melody Hall.
18. Using this operating speed, the Austroads Guide to Road Design Part 4a (AGRD04a) recommends a Safe Intersection Sight Distance (SISD) of 66 metres, based on a 2.5-second driver reaction time and a deceleration coefficient of 0.36. The Westland District Plan (WDP), by comparison, requires a more conservative sight distance of 150 metres for accesses onto roads with a 100 km/h speed limit. The required sight distances are shown relative to the Kahikatea Place / Greymouth-Kumara Tramway intersection in **Figure 3**.



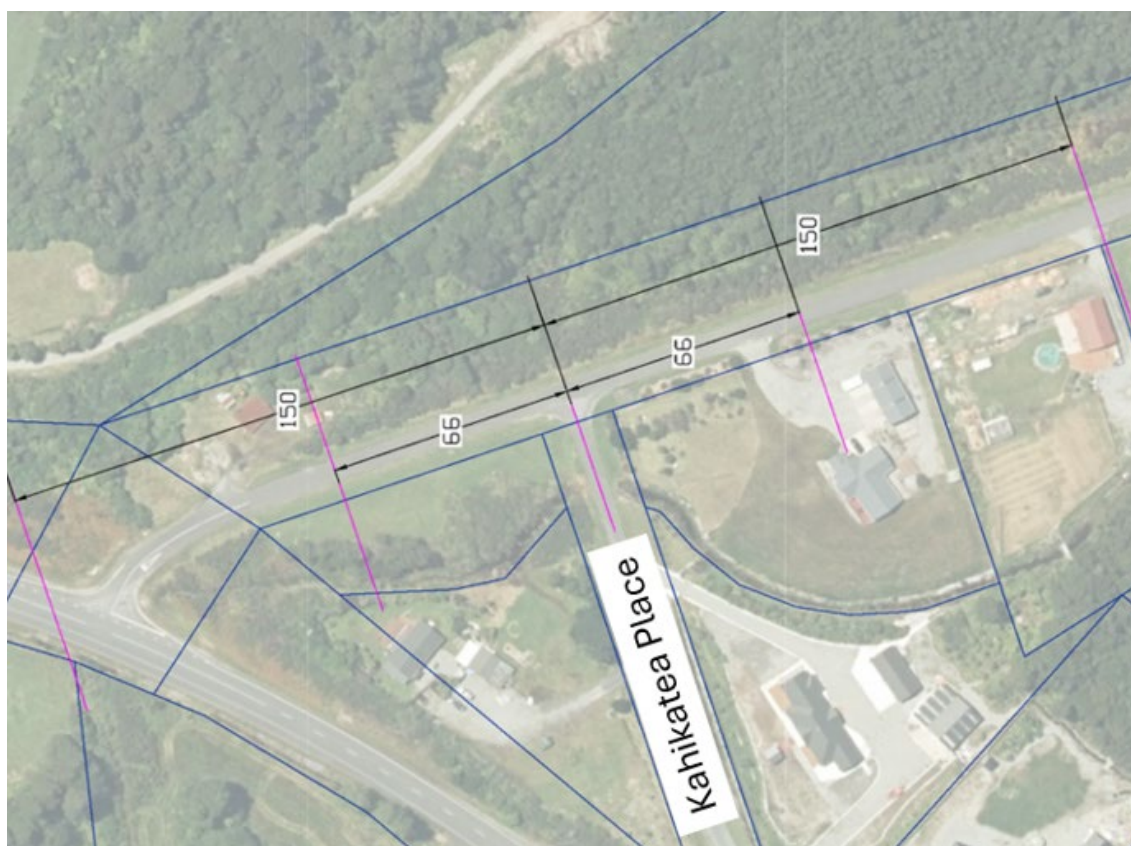


Figure 3: Site Distances

19. As shown in **Figure 4** and **Figure 5**, the intersection with SH6 is visible from the site access looking north, and the full extent of Greymouth-Kumara Tramway is visible to the south. These views satisfy both the Austroads SISD and the WDP requirements. **Figure 6** also shows that approximately 130 metres of Kahikatea Place is visible from the site access. Additionally, lighting has been installed at the site access to enhance visibility during hours of darkness, further improving safety conditions.



Figure 4: Northern visibility from site access



Figure 5: Southern visibility from site access





Figure 6: Visibility of Kahikatea Place from site access

20. The closest neighbouring property, 20 Greymouth-Kumara Tramway, is located approximately 40 metres south of the site's southern access. As shown in **Figure 7**, this access also benefits from excellent visibility to the north, ensuring safe movement from the property.



Figure 7: Northern visibility from No. 20 Greymouth-Kumara Tramway access

21. Overall, the available sight distances at all relevant access points exceed the required standards, and no historic crashes suggest any pre-existing safety concerns. The anticipated increase in vehicle movements associated with events is therefore not expected to compromise road safety. In addition, the internal parking area has been designed with sufficient dimensions and manoeuvring space to ensure vehicles can enter and exit the site in a forward direction, minimising conflict with through traffic and reducing the risk of reversing-related incidents. Moreover, it is expected that up to 26 of the 38 on-site parking spaces will be accessed via the southern vehicle crossing, with the remainder likely to use the northern access. This distribution helps to reduce the number



of vehicle movements through the Kahikatea Place / Greymouth-Kumara Tramway intersection, further minimising potential traffic effects at this location.

## Conclusions

22. This addendum to the ITA dated 7 October 2024 addresses Council's request to assess local transport effects arising from the proposed consent variation for Melody Hall at 240 Taramakau Highway, with a particular focus on Kahikatea Place and the neighbouring properties at 20 and 26 Greymouth-Kumara Tramway.
23. Transport-related effects have been comprehensively assessed in the original ITA, including trip generation, parking provision, and impacts on the wider road network, particularly State Highway 6. This addendum supplements that assessment by considering localised effects within the immediate road environment.
24. Traffic associated with the activity is infrequent (up to 30 events per year), constrained by 38 on-site parking spaces, and is expected to occur outside of typical commuter peak periods. Vehicle movements are unlikely to extend beyond the site's two accesses or result in spillover parking.
25. Nearby properties on Kahikatea Place and Greymouth-Kumara Tramway, including 20 and 26 Greymouth-Kumara Tramway, will retain priority over vehicles exiting the site. In addition, no interference with existing access or neighbouring vehicle movements is anticipated. The on-site parking area has been designed with adequate manoeuvring space to allow all vehicles to enter and exit in a forward direction, removing the need to reverse onto the road and maintaining safe and efficient access. Sight distances at all accesses meet or exceed relevant standards, and crash data confirms there are no existing safety concerns. To ensure larger events are appropriately managed, a Transport Management Plan (TMP) will be required for any event hosting more than 105 guests.
26. Overall, the proposal is not expected to result in adverse effects on the safety, efficiency, or accessibility of the local road network.
27. We trust this addendum satisfactorily addresses the transport-related matters raised by Council. Please do not hesitate to contact the undersigned if any further clarification is required.

Yours sincerely,

**Novo Group Limited**

Jonas Yang

Transport Engineer

M: 021 826 087 | O: 03 365 5570

E: [jonas@novogroup.co.nz](mailto:jonas@novogroup.co.nz) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)



1433001

21/07/25

Planning Manager  
Westland District Council  
Hokitika

Dear Olivia

I am writing in relation to Melody Hall and the amended resource consent application currently under consideration.

We understand that the decision as to who were deemed to be 'interested parties' was decided at Council level, and maybe from within your office. We believe that as the community association representing the KJ community we should have been identified as an interested party to the application process from the outset. We were not and only recently became aware the process was already advanced.

The Westland District Council has previously identified our Society over a number of interactions (allocation of funds, walking track development, community development discussions) at least by implication that we represent the local community.

We are an incorporated society, hold general meetings to which the community is invited, run a closed social media group with over 250 members and through a range of activities and projects aim to support local community development and the development of community amenities. The community boundaries include the Melody Hall and immediate neighbours and stretches south to Acre Creek and about half way up the Kumara straight on SH73 to the east.

We wish to draw the Commissioner's attention to some matters which do not appear to have been so far addressed in submissions and which highlight the importance of the community hall to the Kumara Junction community.

We would bring to the table an historical context attesting to the growth and development of the KJ community over the past 25 years as new sections have been developed and families have moved into the area and the significant loss of amenities experienced over that time (closure of the primary school, community hall, local pub, possible closure of the Honey café).

We argue that the beautiful hall generously built by Bev Loader, for the use of the whole community, is essential to providing a centre for community activities and so supporting the sense of community in this now growing and important community of ours.

We note that community centres are generally accepted as having a vital role including such functions as providing social interaction and community building, health and well being opportunities, emergency response centres serving as shelters, distribution

points and locations for emergency equipment; altogether providing a vital hub for social interaction, resource provision and overall community development contributing to a stronger, healthier and more vibrant neighbourhood

We understand the concerns of the 2 immediate households who have submitted on the possible scale of activities and the subsequent impact on their quiet enjoyment of their lives. The practical reality is the level of activity indicated in the request for amendment of the resource consent would never occur. This is a rural setting on the West Coast which would never see anything close to 200 events per year. It should be compared to the Kumara Hall, the Camerons Hall or even the Barrytown Hall which would be lucky to see 10 evening functions involving 100 people over a year and be over and closed by midnight with no adverse effects on those living close by.

We also submit that we don't believe normal community activities should be restricted. Community groups should be able to hold meetings or markets or get togethers... as required/wanted. There is very adequate gated parking and cars leaving would not pose any further irritation to residents than cars driving up and down the Greymouth Kumara Tram or the heavy vehicles using the state highway.

Defining the 'events' approved and restricted to 5 or 6 per year in the original application would go some way to remedying this unfortunate situation...is an event any use of the hall eg an afternoon meeting of the Civil Defence committee or is it an evening social event with music, dancing and a door cover charge, or a wedding function, finished at 11pm and cleared by 12MN. Logic and good sense would say it is the latter, but it is the former that had been enforced.

The availability and ongoing use of Melody Hall will do a lot to connect new residents to the community and aid the ongoing building of a sense of community, an important part of our organisation's objectives.

In discussions with Bev we understand she has undertaken a number of remedial actions to satisfy concerns of neighbours with regards to potentially disruptive noise and parking issues. Our view is that if those concerns are alleviated then the community should be able to have much wider access to this very desirable amenity than is currently possible.

To highlight the untenable nature of the current restrictions; our committee is effectively barred from using the hall. We meet once a month on a Thursday evening from 7.00 p.m. until as late as 9.30 p.m. If we were to hold our meetings at the Melody Hall, not only would we exceed the current allowance of activities, others would also be prevented from using the facility.

We understand we could write a letter making and expanding on the points above but advice received by us is that it would carry no weight and may not even be considered by the Commissioner in reaching her decision. Elevating our status to 'interested party' will allow us to present to the Commissioner and explain why we believe the soul of this

community will be greatly enhanced by allowing this hall to function as the community hub we are sadly lacking.

Yours faithfully

Hecta Williams  
Chair  
Kumara Junction Community Inc



24 Sanctuary Place  
Kumara Junction  
7882

24<sup>th</sup> July 2025

To whom it may concern,

I am writing to you as a local resident of Kumara Junction who is strongly in support of Melody Hall at 240 Taramakau Highway as a community venue.

I understand that currently there is a total limit of 5 events permitted per year, which seems extremely and unnecessarily restrictive. This equates to less than 1 event every 2 months, which could be something as simple as a lunchtime committee meeting for a community group.

We currently have no local venue for community events which could range from committee meetings, club meetings, speakers, entertainers, small private functions such as workplace events and a venue to be a base for a local Civil Defence Group. I believe that communities that offer these things are stronger, more connected and have lower crime rates. Neighbours get to know and support each other and there are better coordinated responses to any issues the community may face, such as natural disasters. This is very important to consider with the high risk of the alpine fault rupturing in the next 50 years.

I have read the submission to Kate Fleming from some local residents who are strongly opposed to any amendment to the resource consent in full. This document is freely available online with the help of a Google search.

I do empathise with some of their concerns over the possibility of weekend events continuing until 3am, with amplified music and I would agree that some limitation of these kind of events is not unreasonable. I do not believe it is the intention of Beverley Loader to focus on these kind of events and surely some kind of compromise can be made here.

Other parts of this submission read to me as being based in emotion and not fact. For example the concern about detriment to local wildlife. I have cycled and jogged down this stretch of road a number of times and I would suggest that companion animals, such as the cats that I have seen outside, would have a far greater detrimental impact to the native wildlife that a group of humans occupied indoors. As a cyclist I have felt perfectly safe on this stretch of road which is wide with good visibility. The venue in question is immediately next to the junction with the main highway. Vehicles have to slow before turning onto this road and as they are immediately at the venue are unlikely to accelerate to any great speed. Claims that users of the venue could drive at 100km and pose a risk to cyclists are very greatly exaggerated.

I would urge the council to take a pragmatic approach when considering the amendment to the resource consent as I believe there is surely a common sense middle ground to be found here that would enable the community to access and enjoy this beautiful facility so kindly developed by Beverly Loader whilst also limiting the more extreme forms of disruption to the immediate neighbours of this venue.

Yours faithfully,

Zoe Millington



18c Serpentine Road, Kumara Junction

To whom it may concern

July 25 2025

I am writing in support of the Melody Hall resource consent amendment application. As a resident of Kumara Junction for the last 19 years and a regular cyclist on the Wilderness track which passes the Hall on Tramway Road, I think that the provision of Melody Hall by Bev Loader is a wonderful gift to the community. I have seen how much energy she has put into this project and what a great end result she has accomplished; all to be thwarted by one or two individuals.

The local area has a growing population with planned housing developments supporting a population of over 300 residents. A community hall that can be used for a variety of purposes is just what this area needs. If there was to be a centre for the community in the event of a disaster, this hall would be the ideal place.

Bev should be lauded for her foresight in building this facility, not put down as someone out to make money as has been reported in the local papers.

I strongly urge the Council to accept the amendments and allow this hall to be used as it was intended as a community gathering place.

Roger Lavers

24 July 2025

We are Rod and Michelle Partington and we reside within the Kumara Junction community.

We are writing this letter in strong support of the amended resource consent application for Melody Hall.

As a local resident, we have witnessed first-hand the changes our growing community has undergone in recent years. Once a quiet area with just a couple dozen homes, Kumara Junction is now expanding rapidly, with 124 homes and more subdivisions already planned. With this growth comes the urgent need for community infrastructure that fosters connection, identity, and belonging.

Over the years, we've lost our local school, our hall, and our pub—each a vital social hub that once brought people together. Their absence has been deeply felt within our community.

And then along came Bev Loader.

Bev has given us more than a building, she's given us hope. Melody Hall is a remarkable gift of generosity, vision, and sheer hard work. From the ground up, it has been created not for profit, but for people, for us, the community. It is a beautiful, welcoming space that has the potential to become the beating heart of Kumara Junction, offering a venue for everything from yoga and fitness classes to birthday parties, to weddings. The possibilities are endless, limited only by the current restrictive consent, which allows only five events per year—a frequency so low it renders the facility nearly unusable for any meaningful community benefit.

With the number of homes and residents growing, the need for a functioning, accessible community space is not just desirable, it's essential. Community-led projects, such as the planned lagoon trail and the refurbished Gentle Annie track, as well as various small local initiatives like the picnic tables at Serpentine Beach, demonstrate that this is a place of passionate and proactive people. But we cannot do it all ourselves, and we certainly couldn't have created something of the scale or beauty of Melody Hall on our own.

That's why Bev's gift is so extraordinary. She has invested time, money, sweat and soul into something for all of us—without asking for anything in return. It would be a travesty to let restrictive bureaucracy limit this generous gesture.

Other halls in our region—Kumara, Camerons, Barrytown and beyond—operate regularly and successfully, hosting a wide variety of benign and culturally valuable events. Surely, Kumara Junction deserves the same. Restricting Melody Hall to five events a year not only undermines its purpose, but also denies our growing population the social infrastructure it desperately needs.

We respectfully ask that the Council approve the amended consent and allow Melody Hall to operate in a way that supports the evolving needs of our vibrant community. Let's not stifle a rare act of modern-day philanthropy. Let's embrace it.

Warm regards,

Rod & Michelle Partington

2030 Kumara Junction Highway



## Rob Nicholl

---

**From:** Niki Taylor <niki.taylor@wam.studio>  
**Sent:** Sunday, 27 July 2025 8:44 p.m.  
**To:** westsleuth@xtra.co.nz  
**Subject:** Melody Hall

To whom it may concern,

RE - Melody Hall

I love the supportive feeling of this community, with the immediate neighbourhood, and the wider surrounding Kumara Junction area. We have lived in many places over the years due to work commitments, and I do feel like we have finally found home in this area. I know that I can text/call my closest neighbours if need be and they will help at a drop of a hat, and I hope they know this is reciprocated right back. A community supporting each other!

I'm all about bring communities/families together, socialising in person, and getting to knowing our neighbours which is so important. Living here for just over 2 years, I know I have yet to still meet a few other neighbours, but if we had Melody Hall to connect for the occasional catch up, I probably would know more neighbours by now.

If there was ever a disaster over this way, like the CHCH earthquakes – that event showed how neighbours are important and about having a safe meeting place.

I am raising the next generation (two girls ages 8 and 6), who love to socialise/dance. This is a great positive structure for our community which I feel is currently lacking with met up places. That's why I was quite surprised that there were so many issues with Melody Hall and the access to this facility for the community.

Although I have only meet Bev a couple of times, I do see all the hours of work that she puts into Melody Hall, when I drive passed or I'm at the bus stop waiting for my girls to depart/arrive from school. Bev really cares about this Hall, and it shows, she isn't out to take advantage of making a profit or out saucing this property 200+ times a year.

I've had the pleasure of attending a couple of weddings at "The Ark House" in Christchurch which Bev owns, back in 2006 and 2009, once as a bridesmaid. Bev was respectful to the close neighbours of that facility, and the venue closed at a respectable time. Bev is a wonderful caring person, and I see that with only meeting her a few times, so I really struggle to see why there has been so much one sided/negativity reported about this beautiful Hall when it's all about connecting a growing community and yet most of the community has not had a voice regarding this matter.

Society is changing very quickly, but we need to keep it real but knowing our neighbours/community and utilising this beautiful Hall, everyday I drive passed and it breaks my heart that it's just sitting there doing nothing.

I'm voicing that I do hope that Bev gains the ability to use Melody Hall more than the current events per year.....so that we can all enjoy Melody Hall.

Kind regards,

**Niki Taylor**  
Senior Payroll/Finance Administrator

—  
Direct + 64 3 940 5630

—  
**WARREN AND MAHONEY**

—  
AUCKLAND | WELLINGTON | CHRISTCHURCH | QUEENSTOWN | SYDNEY | MELBOURNE

—  
Registered Architects and Designers | Toitū Net Carbonzero Certified  
[www.wam.studio](http://www.wam.studio)

—  
This email is sent on behalf of the company in the Warren and Mahoney Group that has the contract with the client to provide the services to which this email relates and is subject to these [conditions](#).



Mary Edwards

5 Kahikatea Place

Kumara Junction

26/7/25

To Whom It May Concern,

I am writing this letter in support of B Loader and Melody Hall which is just at the end of our street, in fact I walk past it every day with my dogs. It is a wonderful asset to have in our area and I would like to see it used more. At the moment it's just sitting there in amongst the bushes not being used. It's sad to see the owner going down there weeding the gardens and spraying the weeds and keeping it looking amazing but for what! For it to sit there unused day after day, month after month when the community could bring it to life is such a shame. Although we have only lived in the area of the hall for the past two years, we have enjoyed the times when the hall has been opened. It is a wonderful asset to have so handy where you can stroll down and enjoy the area with the surrounding bush and gardens. It looks welcoming in its private setting.

We don't know how long the local café will be there as that is where some of the community meet on a local basis. I don't see how a dozen or so committee members holding a meeting in the hall is classed as an event. No noise would come from that unless it's a car door shutting and a few voices as people were walking into the hall. It could be used in so many ways with line dancing or exercise groups meeting or craft groups with the older talented people teaching younger ones to knit and sew. Activities for the local children in the school holidays could be held there but at the moment there's nothing happening at all, going against the idea that B Loader had envisioned when she built the hall.

My understanding is she built it as a community hall for all to enjoy with some people may wanting to hold a wedding or 21<sup>st</sup> there or even a fundraising event there NOT a bar or tavern as has been suggested by unsupportive neighbouring houses. She has already said the hours of closure for such an event would be music stops at 11.00pm and all gone off the premises by midnight which is normal times for a similar hall in most neighbourhoods.

Hopefully the hall becomes available for all to enjoy without unreasonable restrictions when we need to use it no matter what the event is for as long as it is open within the allocated reasonable times.

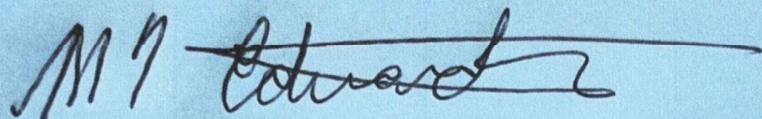
I was appalled to read the one-sided articles in both the Grey Star and Guardian newspapers obviously written by the reporter who has read the over exaggerated submissions by these two neighbours on line at the West Coast District Council. Both of the two objectors in their submissions have made it sound like it's all the neighbouring properties who are against the hall being used where as it is only them two. It's just a shame that the public and the Kumara Community members couldn't put submissions in as well as the negative ones which were submitted. Why didn't the reporter come and



ask the local neighbours in the area what they thought instead of going by the opinions of two households and reporting conflict which wasn't even obvious until now.

As an active community member, I would like to put my full support behind B Loader and the hall to be able to hold more regular events in the future as it's there for us all to enjoy.

Mary Edwards

A handwritten signature in black ink, appearing to read 'M J Edwards', with a long horizontal line extending from the end of the signature.



Melody Hall Resource Consent  
To whom it may Concern

We have been residents at Kumara Junction for 54 years and wish to support Bev Loader in her application for changes to her resource consent for her hall.

When we moved here there was approx 230 dwellings in the area and we had a school and a Community Hall. Now these are gone and even the Cafe is on a month to month lease.

There is development in the pipeline that should see our present population increase from the present 250 to approx 400 in the next 10 years.

There is a need urgently for a Community Centre.

Because of ridiculous restriction to her Hall of 5 events per year we on the Kumara June Community Committee have to have our meetings at residents houses each month. How ridiculous is this when she has offered us her Hall.

She has also generously offer the building for Civil Defence and is willing to have a Civil Defence emergency box stored on her property.

I hope these points are taken into  
consideration when considering  
her ammended resource consent

L.I Euenole Querele  
S.A Euenole

Kumara Ture

27. 7. 2025



Melody Hall  
To whom it may concern - <sup>Westhead</sup> District Council  
We wish to give our support for  
Bev loaders application for amend  
ments to her application to her  
resource consent for increase  
days for hall use.

at present this is restricted to only  
5 events a year.

She generously has put on music  
events for the whole community  
which has been enjoyed by young  
and old.

We also understand she has offered  
the building for Civil defence emergency.

She is a very generous person  
in our opinion

There is no other community buildings  
in our area.

We have been residents here for  
over 20yrs.

How can only 2-3 people stop  
this building being used when  
there is approx 250 people in our  
community who are in support  
of this generous lady.

K. Pearson. 2033 Kumara Junction Hwy.

28.7.2025.

25 July 2025

K H Lilley

2035 Kumara Junction Highway

Kumara Junction

To Whom It May Concern,

I write this letter in support to an amendment to the existing resource consent of Melody Hall and in support of Ms Beverley Loader.

My family and I (husband and 4 children) have been residents in the Kumara Junction area for 5 years now and enjoy the rural setting and the sense of community that still exists in rural New Zealand.

Over the last few years, the children and I have been privileged to get to know Ms Loader as we watched her hall and surrounding section evolve from what was nothing more than worthless roadside scrub into an eye pleasing development, encompassing gardens, native bush, mown roadsides, parking areas and a beautiful purpose built hall in amongst a stand of native trees. For a person of her vintage, her development, foresight, project management and sheer hard work and determination is nothing short of awe inspiring.

In a time where local and central government budgets and funding are ever shrinking, particularly in the art and cultural space, for a small regional like the West Coast, it is almost unimaginable to have someone with a philanthropist approach with a vision and the capital to make a project like this happen.

A community hall in a bygone era, was a hub for those in the district, to share good times, to comfort each other in bad times. A place to share, food, music, laughter and tears. In a world where our social interactions have moved online, residential areas are rapidly growing we run the risk of losing places such as community halls as a common place to bring people together. Ms Loader's vision was simple, yet powerful, to foster connection, conversation, music and laughter.

There is an increasing population at Kumara Junction, with 2 more planned subdivisions in the planning stage. Over the years there has been a loss of amenities such as the school and pub closing, and the Scout Den behind locked gates. There is uncertainty over the future of the Café now the land and buildings are under new ownership. There is an active community group

working hard on the beautification and connectedness for the area, such as upgrading existing walking tracks, as well as constructing new ones, to picnic areas and general care and concern around trying to keep the area tidy and appealing working with both WDC and KiwiRail. The construction of Melody Hall, if it can be used by the community will return an amenity to this area. The next closest Hall being the Kumara Memorial Hall which at its ages need funding for repairs and maintenance and upgrades. To the North there is the Camerons Hall which sits in the Grey District and is enjoyed by the Camerons/Gladstone residents for the weekend markets in warmer weather and from observations the odd children birthday party and evening function. It looks like a source of pride for the local residents with its neat upkeep and tidy surrounds.

The current resource consent restrictions of 5 events per year are too constraining. Imagine having a facility worth (I would imagine) in excess of \$2,000,000 only being able to be used 5 times. Imagine the calendar of bookings, a knitting group for an hour one morning over morning tea, a Sunday afternoon line dance group for a couple of hours, an evening committee meeting for an hour and half, a sports race along the Wilderness Trail asking to have the hall open as an aid station and for use of the bathroom facilities, then all of a sudden there is only 1 booking slot still available for the remainder of the year – this makes no sense.

I understand the closest neighbours feel “the most affected” but I do think common sense needs to prevail and the resource consent needs to be viewed through the lens of a “usual community hall” and the likely use uptake. 2-3 objectors are very firmly a minority. You only had to be at the soft opening to see the immense support and pride from the community near and far as well as the gratitude for the goodness that still exists in human nature, where someone could be so selfless. In Ms Loader’s own words, “this is for the children”. I wouldn’t liken Ms Loader to a property mogul, or a night club proprietor, nor do I think she is a mastermind investor trying to turn Melody Hall into a “cash positive asset”. There must be a way forward in which the wider community can be able to access and utilise this wonderful new facility on reasonable terms. (As an aside - I do not think there would be any commercial venue anywhere on the West Coast that manages to book 208 functions in any calendar year).

I implore, the Westland District Council, Her Worship the Mayor Helen Lash, The Councillors, The Planning Department and Commissioner Bretherton, to carefully consider the way forward.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Kelly H Lilley', with a stylized flourish at the end.

Kelly H Lilley

Resident



## TO WHOM IT MAY CONCERN

I am an immediate neighbour to the land on which Melody Hall sits, having sold Bev Loader (nee Acker) part of my land it was built in 2022.

From the time I met her on my land in 2020 I became familiar with what her purposes were in building a hall on what was originally part of her parents (The Ackers) family farm. She told me that her intention was to build a hall for old-time music to be played in memory of her family who were well known musicians (the Acker Family Band).

Her intention has never changed to my knowledge since then.

Over time Bev has committed to clearing and landscaping the road reserve she has a licence to occupy as well as maintaining the land adjacent to her land (including land on the other side of the Tramway Road which she recently brought and the land between my property and SH6). This has been done to a high standard at her own expense using her own efforts and employing contractors. There has been no cost to WDC for any of this maintenance.

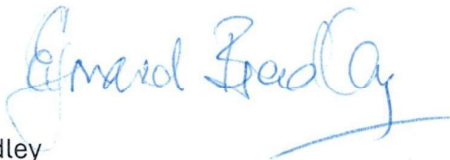
The Hall has been used for a limited number of neighbourhood events which proved popular with most locals. It has also been used within the scope of her existing consent for Civil Defence meetings, church events and other social functions. Although sound travels easily along the ridge to my house, I have never noticed noise apart from when the Hall was being built.

I am aware that there is now a healthy demand for residential sections in the Kumara Junction area and that there is no venue for community functions locally. In my view Melody Hall is a facility that is welcome in our area and one which will prove a focal point for community activities and enhance the appeal to residents considering building in the area.

Given that local councils like WDC are cash strapped because of the growing demands on them, development like these should be encouraged as providing a welcome addition to the rating pool.

The revised resource consent of Bev Loader should be granted as submitted

27 July 2025



Eymard Bradley  
Barrister & Solicitor  
240 Taramakau Highway  
RD 6 Kumara Junction 7875  
021 396 273  
notguilty@xtra.co.nz

**Rob Nicholl**

---

**From:** Peter Robinson <peterrobinson758@gmail.com>  
**Sent:** Saturday, 26 July 2025 11:38 a.m.  
**To:** westsleuth@xtra.co.nz  
**Subject:** Letter in support Melody Hall

To whom it may concern.

I have lived at Kumara Junction for 72 years. I went to school at the Kumara Junction school in the 1950s and was taught by the late Ken Loader, Beverly Loaders husband.

My wife and I have seen enormous changes here in these 70 plus years.

Firstly there was a very small population with the school continually struggling to meet the minimum numbers of students to remain open and it did eventually close in the early 90's. It was a significant focal point for the community while it was open.

We also had a well used hall just north of the cafe at the Junction that was another focal point. Dances, sports, band practice, a variety of functions and community meetings were held there. The school used it for end of year concerts.

That fell into disrepair and closed in the 1980s and has been since demolished.

The Taramakau Hotel, later Tavern, also a local meeting place, closed in the early 2000's.

That was really the time when the least people lived here at the Junction but it has done nothing but increase since.

We now have an increasing population already many times greater than the earlier years.

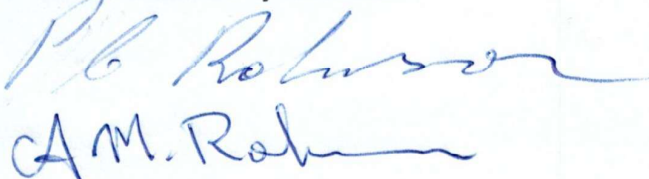
What this community has lacked as it has grown is a venue for the wide variety of activities that allows those within a community to easily engage in and build long term relationships.

I know others have had plenty to say about the generosity of Bev Loader in building the Melody Hall and I endorse all that has been said.

I fully support the Hall being permitted to operate as required when non intrusive activities are taking place but noise limitation and limited closing time when more boisterous activities are taking place.

Respectfully

Cedric and Audrey Robinson

The block contains two handwritten signatures in blue ink. The top signature is 'P. Robinson' and the bottom signature is 'A.M. Robinson'. Both are written in a cursive, flowing style.



Melody Hall Consent  
To whom it may concern W.D. Council

Please note we are in support  
of Bev leaders Melody Hall consent  
that was declined recently

She has very generously built this  
beautiful building and invited all  
the residents numerous times to  
an afternoon ~~and~~ of dancing and music.  
and enjoyed by young and old.

We hope you are aware in any  
decisions that there is no other  
community buildings in our area.  
The building has been offered for  
Civil defence emergency and  
we understand is willing to have  
a Civil emergency box on on  
her property.

We think it is ridiculous this lovely  
building is restricted to 5 events a year  
what she has achieved has added  
value to everyones property  
in our community.

x Allan Donehue 27/7/25

174B TARAMAKAU Highway  
Kumara Junction



To Whom it May Concern

I want to write in support of retaining Melody Hall and having sensible operating hours.

I lived in this community when I was young and have recently returned with my family to settle down and build a house here.

I think it would be great if there was a hall here that we could use for lots of family and friends activities. I think it is great of Bev Loader to build this hall for the community and I would like to see it used as much as possible.

Quillan Gutberlet  
2038 Kumara Junction Highway

To Whom it may concern

I am Monica Beck and I have recently moved to Kumara Junction to live, with my partner and small daughter.

I read about Melody Hall in the paper and made some enquiries, also went to look at it. The gates were unfortunately locked but from what I saw of it from the road it looks like a lovely building tucked away in a beautiful setting among native trees.

I think this is an amazing community asset and can't get over the fact that Bev Loader has built it and wants the community to use it. How generous is that.

It would be a great asset for the community and I can imagine all sorts of community activities happening and look forward to joining in with them. I don't know if it is correct but I have heard that there is currently a restriction on the hall of 5 events a year. Why on earth would that be?

I support Melody Hall being able to open as often as it wants, with the usual reasonable restrictions on closing times and numbers.

2038 Kumara Junction Highway  
Kumara Junction

4 Munro Pl.

Kumara Junction

27th July 2025

I've been in the Melody Hall once and was very impressed in its style + setting. Its built to be used for weddings + more + believe it is a great asset for the local and the wider community. I would love to see the concert go through as soon as ~~so~~ it can be used more than 5 times a year. Bev leader has put her heart + soul into this creation + would love to see it being used.

Regards

Erica J. Ritchie.

Melody Hall

I am writing in support of the integration of the community hall , known as ‘ Melody Hall ‘ at Kumara Junction.

There has been traditionally a hall which did serve the community in past years, however there has not been one for some years. I see this as an opportunity to create a community link , one which is worthy of pursuing as a community asset for all at Kumara Junction and beyond our borders.

Research shows that the community activities and establishing links within a community can dispel crime in an area , and give those people who are lonely or are needing community support a place where they can establish social links.

I would sincerely hope that these comments are taken into consideration as to your decision for the future of the hall.

Yours , Sincerely ,

Lyn Hibbs

**FW: Melody Hall**

Subject: Melody Hall

To Whom It May Concern

My name is Margaret Robinson. I live at 42B Otira Highway, Kumara Junction.

I am writing in favour of increasing the usage hours and days for Melody Hall. The present restrictions need reviewing to make this a great community asset suitable for a community to utilise.

As with most halls available for use here on the Coast, they generally have unrestricted daytime and early evening access, and late night for weekend functions. With adding to these a weekend noise restriction and a 10 - 11 p.m. finish, all cleared and out by midnight on a weekend, could be a great solution for all concerned.

I am sure with measures in place this I feel could be used by many different organisations and groups to utilize, such as learning events, family gatherings for many different reasons, community events, children's events, the list is endless.

The Honey Bee Cafe at Kumara Junction is often utilized for various events and gatherings and as the land has been purchased by Electronet, there is a real possibility for its closure in the future. Therefore, having a renew calendar of days/times available for events etc at Melody Hall, this could fill this gap should the Cafe be closed.

The Kumara Junction community has risen in numbers in recent years through several subdivisions with more on the go. We have over the years lost our School, our Hall, and a real possibility of losing our local Cafe as well.

Melody Hall could be the starting point of many local activities and gatherings that make a small community come together for old and young alike.

The present allowance of five events a year cannot possibly allow this community and this asset to flourish and become a community hub for endless possibilities.

I just want to give credit where credit is due. Thank you, Bev, for all the hard work you have put into Melody Hall and your ongoing upkeep of the entrance to Greymouth Kumara Tramway. This area and where Melody Hall stands has never looked this neat and tidy until your vision of Melody Hall. May she be allowed to grow.

Thank you  
Margaret Robinson

Get [Outlook for Android](#)



Reply



Forward