

Our Reference: 1984267334-48235

Consent No. RM22.550.01

COASTAL PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Janefield Enterprises Limited

Address: C/- Cook North & Wong, 8 Moray Place, Dunedin Central, Dunedin

To alter and extend existing structures into a multipurpose building upon the existing wharf with an access ramp and pontoon

For a term expiring 17 September 2031

Location of consent activity: Common Marine and Coastal Area adjacent to 21 Marine Parade, Taieri Mouth.

Legal description of consent location: Common Marine and Coastal Area

Map reference at approximate midpoint of site (NZTM 2000): E1382752 N4896309

Conditions

Specific

1. The construction activities required to alter and extend the existing structures into a multipurpose building upon the existing wharf with an access ramp and pontoon must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM22.550:

a) The updated concept plans dated 1 March 2026.

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. This consent must not be exercised until Coastal Permit 2006.321 has been surrendered or has expired.
3. No part of the construction activities may occur from the water.

4. Construction activities must only occur from Monday to Saturday between the hours of 7:30 AM and 6:00 PM.
5. Construction noise must adhere to noise limits prescribed in the New Zealand Standard Acoustics - Construction Noise NZS 6803:1999.

Advice note: Noise must be measured immediately adjacent to the wharf in accordance with New Zealand Standard 6801:2008: Acoustics – Acoustics - Measurement of Environmental Sound.

6. The Consent Holder must take all reasonably practicable measures to avoid the discharge of water or contaminants into the coastal marine area during the construction activities.

Performance Monitoring

7. No less than 30 working days prior to the commencement of construction, the Consent Holder must provide to the Consent Authority for certification a detailed design for the proposed multipurpose building. Certification will be limited to ensuring that the detailed design is consistent with the concept design as illustrated on the concept plans dated 1 March 2026 in relation to:
 - a) The height of the multipurpose building does not exceed 4m when measured from the floor level of the existing container;
 - b) The footprint of the multipurpose building does not exceed 70 square metres with the land-most boundary being the edge of the existing container (for clarity, the footprint of the multipurpose building is measured as the area of the building and does not include the wheelchair access, wharf and pontoon);
 - c) Colour (exterior) of the multipurpose building must have a light reflectance value of less than 30%;
 - d) The location of a kitchenette within the multipurpose building;
 - e) Location and extent of glazed windows on the multipurpose building;
 - f) Wastewater and stormwater management within the multipurpose building;
 - g) Freeboard of the multipurpose building is above the wharf level;
 - h) Provision of a fire fighting water supply that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice).
 - i) Confirmation from a suitably qualified access consultant that the proposed design complies with the relevant disability access requirements.

The Consent Holder must not commence any construction activity until written certification has been provided by the Consent Authority.

The Consent Holder must also provide these detailed design documents required by this condition to the interested parties (274 parties) contained in Appendix A by email at the same time the documents are provided to the Consent Authority for certification.

8. The Consent Holder must notify the Consent Authority in writing of the commencement date of the construction works and provide photographs of the areas where work is to be undertaken, no less than 10 working days prior to the commencement of works.

Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.

9. The Consent Holder must complete the construction works within six months of the commencement of these works as notified to the Consent Authority in Condition 8.
10. The Consent Holder must notify the Consent Authority in writing of the completion of construction works and provide photographs of the completed multipurpose structure, no less than 10 working days following the completion of works. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.
11. The Consent Holder must maintain a record of any complaints about the construction works. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

The Consent Holder must, within 24 hours, inform the Consent Authority of any complaints received from any person about activities on the site associated with the consented works.

12. Where information is required to be provided to the Consent Authority in conditions this is provided in writing to compliance@orc.govt.nz, and the email heading is to reference RM22.550.01 and the condition/s the information relates to.

General

13. All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed from the site within 48 hours of the completion of the construction activities.

Notes to Consent Holder

1. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*
2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the*

Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

3. *The Consent Holder will be required to pay the Consent Authority any administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*

Issued by **Environment Judge P A Steven** – sitting alone under s279 of the Act, in Chambers at Christchurch, date 17 September 2026.

Appendix A – Parties to receive copy of the detailed design of the project

