

Our Reference: 1984267334-43906

Consent No. RM22.550.02

COASTAL PERMIT

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

Name: ~~Onumai-Jane~~field Enterprises Limited

Address: Cook North & Wong, 8 Moray Place, Dunedin Central, Dunedin, 9016

To occupy the common marine and coastal area with a wharf, floating pontoon, and multipurpose building for the purpose of ~~residential and~~ commercial visitor accommodation purposes, recreational, sporting, and educational use, and emergency, civil defence, and regulatory services use.

For a term expiring XX MONTH 2060

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 (NZTM2000) approximate E1382752 N4896309
midpoint of site:

Conditions

Specific

1. The occupation of the common marine and coastal area 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) Application titled Application for Resource Consent Onumai Enterprises 21 Marine Parade Taieri Mouth, prepared by Cubitt Consulting Limited, dated June 2022, including application forms 1 and 12B, and Appendices 1-3;
 - b) Responses to s92(1) requests for further information:
 - i. Letter titled Section 92(1) response for Consent Application Number RM22.550, undated and unsigned;
 - ii. Landscape assessment report titled Proposed Boatshed, 21 Marine Parade, Taieri Mouth, Natural Character and Landscape Effects Assessment, prepared by Mike Moore, dated 26 January 2023;
 - iii. Graphic supplement to Mike Moore report
 - iv. Revised design plans, prepared by Bernard Young Architecture, each dated 31 March 2023.
 - v. Emails from Allan Cubitt to Shay McDonald, dated 21 July 2023.

Commented [GG1]: Name changed to respond to Mr Ellison's evidence

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. The occupation of the Common Marine ~~Area~~ and Coastal Area must be restricted to the area occupied by the wharf, multipurpose building, pontoon, and all appurtenant component and accessory structures as indicated in Appendix A of this consent.

X. The occupation of the Common Marine and Coastal Area for overnight accommodation must not exceed 180 nights per annum.

X. Overnight accommodation shall not exceed five consecutive nights at any time during the year.

X. The Consent Holder is to donate 3% of all accommodation income per annum to Taieri Mouth community initiatives.

X. The multipurpose facility is to be made available for community use (without charge) for a minimum of six days per annum.

4. The occupation of the Common Marine and Coastal Area by the authorised structures is not an exclusive right of occupancy. The general public or any persons may not be excluded from the area or any part of the area to which this consent applies, except that the public may be excluded from the multipurpose building. All other parts of the structures should be accessible by the general public.
5. The gate to the access ramp on the northwestern side of the wharf must not be locked at any time.
6. The floating pontoon must at all times remain securely fixed to the wharf, and must remain on the southeastern side of the wharf as indicated in Appendix A of this consent.
7. Noise from the site must not exceed:
 - a) 55 dBA between 7:00 AM to 10:00 PM Monday to Sunday; and
 - b) 45 dBA between 10:00 PM and 7:00 AM Monday to Sunday.

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.

8. The structures authorised by this consent must be maintained in a tidy, safe and structurally sound condition at all times. The crane and hoist are to provide clear instructions about use and will be maintained in a good state of repair. The hoist will be available for public use via an online registration system.

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9. The Consent Holder must not make a complaint to the Consent Authority in relation to any lawful commercial fishing operations in the vicinity of the site, nor may any complaints be made on behalf of any guest, tenant, occupier, or user during the use of any structure authorised by this coastal permit regarding the same.

X. The Consent Holder must advise all guests staying at the facility that in the event of an emergency they must be prepared to vacate the facility if required for use by emergency services.

10. At all times during the exercise of the consent:

a) The assigned coastal permit number plaque RM22.550.02 must be affixed and clearly displayed on the landward side of the multipurpose building;

~~a)b)~~ Any lighting associated with the multipurpose building must meet international dark sky standards;

~~b)c)~~ No advertising signage may be erected on the boatshed or any of its appurtenant structures; and

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- c) If the structures require repainting or recoating, their colour must remain the same as that authorised by Condition 8 of Coastal Permit RM22.550.01.

Performance Monitoring

11. Within one month of the commencement of this consent, the Consent Holder must install and maintain signage on the landward side of the multipurpose building that:

- a) States that all areas of the wharf and pontoon are available to be accessed by the public at any time; and

- b) Provides information that enables the public to arrange an appointment to access the crane and winch and provide clear instructions about its use.

X. Prior to occupation of the multipurpose facility, the Consent Holder must establish and maintain a website for the facility which includes at least the following information:

(a) availability of community days and how to book them; and

~~b)~~ (b) operation of the crane.

12. a) By 30 September 2020, and thereafter on the same date every five years, the Consent Holder must submit to the Consent Authority a structural integrity assessment for the multipurpose building, the wharf, pontoon, and all appurtenant component and accessory structures, including the two access ramps and the crane with winch.

- b) This report must assess the structural integrity of the aforementioned structures and includes an assessment of any remedial work required.

- c) The report must be prepared by an independent and suitably qualified engineer.

13. a) All identified remedial work through the structure integrity assessment required by Condition 12 must be completed by an independent and suitably qualified engineer or builder within 90 working days of this assessment having been completed.

- b) The Consent Holder must submit photographic evidence to the Consent Authority showing that the works have been completed and written certification from an independent and suitably qualified engineer that the works have been completed in the form of a completion report.

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

X By 1 December each year, the Applicant must provide to the Consent Authority a written record of:

(a) the number of nights the multipurpose facility has been used for;

(b) the duration of each stay; and

14. (c) that 3% of the accommodation income has been paid to a Taieri Mouth charitable organisation.

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to confirm compliance with condition X.

By 1 December each year, the Applicant must provide to the Consent Authority written record of the number and type of recreational, educational, or sporting event that have been held at the site within the preceding 12 months.

15. The Consent Holder must maintain a record of any complaints about the use of any structure authorised by this consent. 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 activities.

16. 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 RM22.550.02 and the condition/s the information relates to.

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 an [insert frequency if required annual/biannual] 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.*
4. *The Consent Holder is advised that any event requiring occupation of the common marine and coastal area outside the bounds of the structures specifically authorised by this coastal permit may require additional resource consents.*

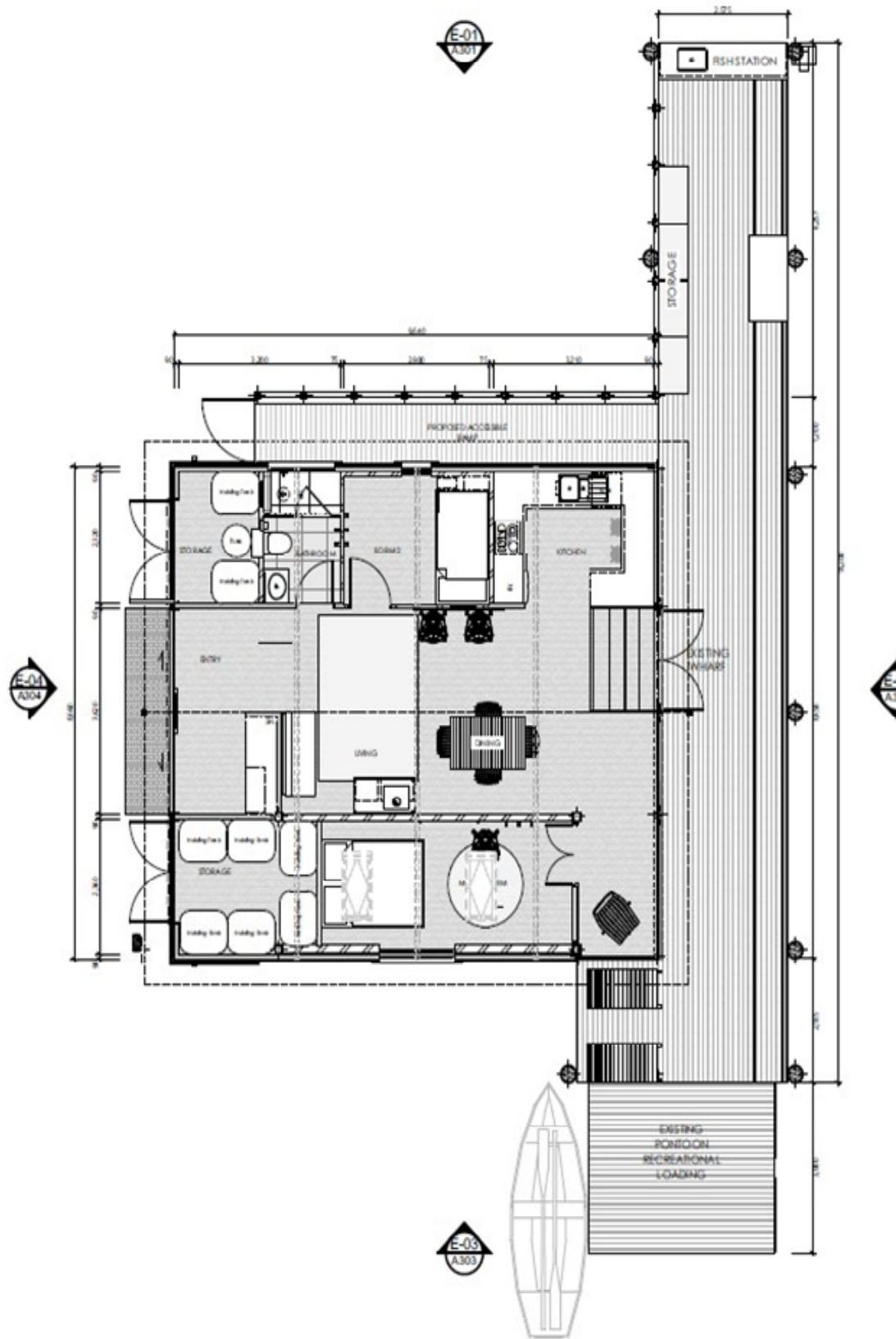
Issued at Dunedin this day of

Alexandra King
Manager Consents

Appendix A – Proposed extent of occupation.



Otago
Regional
Council



JOB No. 2202		A105 SHEET NO#	
ISSUE	AMENDMENT	DATE	
RC ISSUE REV 1	01	31/03/2023	
RevID	ChID	Change Name	Date
01			31/03/2023



LPF Number: 81134930

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