

## 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 occupy the common marine and coastal area with a wharf, access ramp, floating pontoon, and multipurpose building for activities including recreational, sporting, and educational use, and emergency, civil defence, and regulatory services use.

For a term expiring 17 September 2061

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 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 (as amended by the updated concept plans dated 1 March 2026 referred to below):
  - 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.
- c) 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. The occupation of the Common Marine Area and Coastal Area must be restricted to the area occupied by the wharf, multipurpose building, access ramp, pontoon, and all appurtenant component and accessory structures as indicated in Appendix A of this consent.
- 4. The occupation of the Common Marine and Coastal Area by the authorised structures is an exclusive right of occupancy. Access to, and use of, the facility may be granted to the public by way of hire through a booking system. Except where access is granted by the Consent Holder, the general public are excluded from the area and any part of the area to which this consent applies including the multipurpose building.
- 5. The multipurpose building must not be used for overnight accommodation at any time and may only be occupied or hired between 5 am and 10 pm, with the exception of occupation for emergency services and civil defence authorities.

*Advice note: Condition 5 was a requirement of the mediation agreement that resolved ENV-2025-CHC-90 and was fundamental to the agreement reached between the parties to enable the grant of consent.*

- 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 Consent Holder is to provide clear instructions about the use of the crane and hoist to any persons that use it and the crane and hoist will be maintained in a good state of repair. The crane and hoist will be available for use via an online registration system, subject to necessary health and safety controls.

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 such complaints be made on behalf of any occupier or user during the use of any structure authorised by this coastal permit.
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;
  - b) Any lighting must use Dark Sky Approved Luminaries;
  - c) No advertising signage may be erected on the multipurpose building, the wharf, access ramp or pontoon.

### **Performance Monitoring**

11.
  - a) On the fifth anniversary of the grant of consent, 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.
12.
  - a) All identified remedial work through the structure integrity assessment required by Condition 11 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.
13. 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 events that have been held at the site within the preceding 12 months.
14. The Consent Holder must maintain a record of any complaints about the use of any structure authorised by this consent. The Consent Holder must provide the record to the Consent Authority within 5 working days of written request by the Consent Authority. The record 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 the 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.

- 15. Where information is required to be provided to the Consent Authority in conditions this is provided in writing to [compliance@orc.govt.nz](mailto: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 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.*
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 by **Environment Judge P A Steven** – sitting alone under s279 of the Act, in Chambers at Christchurch, date 17 September 2026.

**Appendix A – Structure and Pontoon Location**

