

Invitation for Comment on the Waitohi Picton Ferry Precinct Redevelopment

The Waitohi Picton Ferry Precinct Redevelopment is a Listed Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application Name:	Waitohi Picton Ferry Precinct Redevelopment.
EPA Reference:	FTC000014
Applicant:	KiwiRail Holdings Ltd, Port Marlborough, Marlborough District Council and New Zealand Transport Agency
Comments due by:	Thursday, 25 February 2021
Accessing the application:	The full application and supporting documents can be viewed on the EPA website, which can be accessed here: https://www.epa.govt.nz/fast-track-consenting/listed-projects/waitohi-picton-ferry-redevelopment/the-application/ .

An application for insert resource consents has been made by KiwiRail Holdings Ltd, Port Marlborough, Marlborough District Council and New Zealand Transport Agency Limited under the COVID-19 Recovery (Fast-track Consenting) Act 2020 for the Waitohi Picton Ferry Precinct Redevelopment.

To comment on the Waitohi Picton Ferry Precinct Redevelopment application using the form below, please fill in the details and:

- **Email** the form to waitohifasttrack@epa.govt.nz Please mark in the subject line: "Comments on Waitohi Picton Ferry Precinct Redevelopment" (Your name/organisation) by **Thursday, 25 February 2021**; or
- **Post** the form to Waitohi Picton Ferry Precinct Redevelopment, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by **Thursday, 25 February 2021**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **Thursday, 25 February 2021**.
Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Waitohi Picton Ferry Precinct Redevelopment Expert Consenting Panel, no later than Thursday, 25 February 2021.

If your comment is not received by the EPA by Thursday, 25 February 2021 the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the Waitohi Picton Ferry Precinct Redevelopment application. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

All comments received on the application will be available on the EPA website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

Comment on the Waitohi Picton Ferry Precinct Redevelopment Fast Track Application

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	EcoWorld Aquarium & Wildlife Rehabilitation Centre, the EcoWorld Science Heritage and Education Trust and Picton Cinemas and Atawhai Cafe		
*First name	John		
*Last name	Reuhman		
Postal address	PO Box 506. Picton 7250.		
*Home phone / Mobile phone		*Work phone	03 573 6030
*Email (a valid email address enables us to communicate efficiently with you)	john@ecoworldnz.co.nz		

2. *We will email you draft conditions of consent for your comment about this application

€	I can receive emails and my email address is correct		
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3. Please provide your comments on the Waitohi Picton Ferry Precinct Redevelopment Application

If you need more space, please attach additional pages. Please include your name, page numbers and [insert project name] Application on the additional pages

My comments are in relation to the EcoWorld businesses that are adjacent to the proposed redevelopment.

I am a tenant of Port Marlborough NZ through my business EcoWorld Aquarium Limited, trading as:

- (1) EcoWorld Aquarium & Wildlife Rehabilitation Centre. EcoWorld is one of only three public aquariums in New Zealand and the only aquarium in the South Island
- (2) the EcoWorld Science Heritage and Education Trust which conducts EcoWorld's native animals rescue, rehab and release and breeding programmes.
- (3) Picton Cinemas and
- (4) Atawhai Cafe

Comment

I met with Gavin Beattie Manager Infrastructure, Port Marlborough New Zealand on Thursday 3 September 2020.

The purpose of the on-site meeting was to discuss and understand the project better before providing feedback to the project team.

NB. I am most appreciative of Gavin Beattie's visit, his professionalism, his listening attentively, his immediate response and his subsequent constructive and informative report.

I am in favour of the redevelopment project.

I am generally supportive of the development phase of the project ,subject to suitable risk mitigation measures being implemented.

Specific matters about which I have a concern are those relating to the EcoWorld business's right to a "quiet enjoyment" of its occupancy during the construction phase.

The concerns are generally grouped into possible detrimental effects and Impact on:

- (1) EcoWorld's animals
- (2) EcoWorld's and Picton Cinemas' visitors and
- (3) EcoWorld's and Picton Cinemas' earnings.

Water Quality

The Aquarium takes and returns up to 25,000 litres of seawater daily from and to Picton harbour adjacent to EcoWorld's site. This is about an 8% seawater transfer per day.

The quality and unrestricted access to this seawater is critical to the health and wellbeing of the animals at EcoWorld Aquarium.

Noise and Vibration

EcoWorld's animals and equipment at the aquarium are sensitive to noise and vibration.

Picton Cinemas digital projection equipment is particularly sensitive to vibration and although protected by isolators may be damaged if there is any excessive vibration.

Picton Cinemas and EcoWorld's visitors expect quiet enjoyment during their visit.

Dust

Dust might reduce the quality of the visitor experience.

Dust is potentially very damaging to Picton Cinemas' projection equipment.

Visitor Flows

As evidenced by other longer period construction developments (Auckland's Britomart, Christchurch CBD. Gold Coast light rail) etc. visitor flows will be detrimentally affected during construction leading to loss in revenue.

Power Supply

Power is required 24/7 to run EcoWorld's life support systems (pumps, filters, lighting, aircon etc.).

Power is required to run Picton Cinemas projection equipment, air con and lighting.

Security

Security must be maintained throughout construction.

Edwin Fox

The Edwin Fox hulk is propped against the side of the Aquarium building. I was told in February 2020 that an archeological architect had assessed that the Edwin Fox structure had deteriorated to the extent that any significant move would result in it falling to pieces.

Significant vibration could increase the risk of the ship collapsing or leaning over more on to the EcoWorld Aquarium building.

Staging/Scheduling

"Forewarned is forearmed". Adequate advance notice may assist EcoWorld and Picton Cinemas to mitigate some adverse effects of some aspects of construction.

In the Covid-19 era, with earning impaired and uncertain it would be preferable to minimise construction effects during public and school holidays.

Loss of earnings

As evidenced by other longer period construction developments (Auckland's Britomart, Christchurch CBD. Gold Coast light rail) etc. earnings will be detrimentally affected during mconstruction leading to loss in overall revenue.

END

Thank you for your comments