

File ref – FTC000014

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Director

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Tēnā koe Louise

Request for information in relation to LP-14 Waitohi Picton Ferry Precinct Redevelopment under COVID-19 Recovery (Fast-track Consenting) Act 2020

The Waitohi Picton Ferry Precinct Redevelopment Expert Consenting Panel (the panel), has directed the Environmental Protection Authority (EPA), to request further information from you under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Waitohi Picton Ferry Precinct Redevelopment consent application.

Background

The panel has focussed on those parts of the applications that relate to temporary work areas during demolition and construction, in particular, pages 31 to 34 of Application 2A, and sheets C 1031 and C 1032 in Appendix C. The panel visited the two spoil storage areas on 1031, plus lay-down storage area by the one closer to Shakespeare Bay. They have indicated a view of the proposed spoil drying area at the log farm from the road lookout. It also visited the Waitohi Reserve proposed contractor lay-down area and parking.

The panel has noticed the paucity of study of these areas in supporting reports, and paucity of conditions that might attach to establishment and operation of them.

The marine sediment contamination report (Appendix O) does not deal with establishment, management and operation of these sites.

It is the panel's view that to simply record in conditions that they will be established and operated through construction management plans, would be a complete derogation of consenting in the absence of site examinations and statements of objectives and goals at a minimum.

The site visit suggested, in a tentative way, that the log farm area might be suitable for the drying of dredging's and mixing with clean material, with suitable conditions aimed at preventing the escape of contaminants.

The use of the other two areas would seem more than problematic in view of the adjacent waterways and a wetland.

Information Requested

At the direction of the panel, The EPA is therefore requesting, the following information:

Cleanfill/Temporary Sites

1. Where is there any information on why the two sites south at Shakespeare Bay, might be thought suitable?
2. Where is there any statement of values of the wetland by Shakespeare bay?
3. There seems to be a jumble of historical uncontrolled filling at the other (higher) site. Can you please advise of the detailed history of activities, whether or not consented, at the site?
4. Where is there any statement about how the ecological values of those places can be protected?
5. What conditions should be imposed where contaminated material is stored/dried/mixed with clean material?
6. Should not such activities be confined to the log farm area with suitable conditions imposed?
7. Supply details of the super sediment fence proposed for two boundaries of Waitohi Reserve, and state why other boundaries do not need same.
8. Public access around the outside of the northern and eastern boundaries of the Reserve would be desirable during construction works; will pedestrians be able to pass under the proposed northern temporary access bridge? How can that be achieved?
9. Paragraph 4.2.11.2 of the application (p32) says the 2-way access shared with Europcar will be at the northern end. Confirm that should read southern as shown on plan C-1032.

If the answers to any of these questions suggest reports should be commissioned under clause 25(1)(b) of Schedule 6 of the Act, you should signal that urgently to the EPA and the Panel, with an indicative time-frame for the work to be done, so the Panel can issue appropriate directions as soon as possible. Appropriate contractors should be named for the Panel's consideration.

Dredging

10. In view of likely high levels of public activity around the inner harbour area in summer, can the dredging stop between, say 1 December and 28 February?
11. Supply current likely extent of dredging activities, in stages if relevant, during the whole demolition and construction project.

Dredged Material

12. Should not cleanfill be used, rather than combined clean and dredged materials at the reclamation and coastal edge, for a sufficient distance (what would that be?), to avoid contaminants passing through the revetments into the harbour waters?

Timeframes

It is considered that this information is necessary and relevant to the Waitohi Picton Ferry Precinct Redevelopment consent application.

In accordance with clause 25 of Schedule 6 of the Act applicant must:

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **Wednesday 17 March 2021**.

Please note, the information will be provided to the panel, the application and every person who provided comments on the application. The information will also be made available on the EPA website.

If you have any questions or further queries please don't hesitate to contact Alex Erceg (project lead) at waitohifasttrack@epa.govt.nz, or on 027 293 6728.

Nāku noā, na

A handwritten signature in blue ink, appearing to be 'Sandra Balcombe', written in a cursive style.

Sandra Balcombe
Manager Land and Oceans Applications