



17 March 2021

Expert Consenting Panel  
Waitohi Picton Ferry Precinct Redevelopment  
BY EMAIL TO:  
[waitohifasttrack@epa.govt.nz](mailto:waitohifasttrack@epa.govt.nz)

Dear Expert Consenting Panel,

## Response to Request for Information Dated 3 March

I refer to your letter of 3 March requesting further information about a range of matters from the Marlborough District Council. A number of those matters concern aspects of the project which the applicants are best placed to answer. We set out each question that you have asked, along with our response in turn below.

**1. *Where is there any information on why the two sites south at Shakespeare Bay, might be thought suitable?***

The applicant is best placed to answer this question.

**2. *Where is there any statement of values of the wetland by Shakespeare bay?***

The subject wetland falls within Water Resource Unit number 57 (WRU57) in Appendix 5 of the Proposed Marlborough Environment Plan. Schedule 1 of Appendix 5 identifies the following values for WRU57:

***“Fish Habitat***

*Banded kokopu, giant kokopu, koaro, īnanga, shortjaw kokopu, dwarf galaxias, common bully, bluegill bully, redfin bully, giant bully, upland bully, torrentfish, common smelt, lamprey, longfin eel and shortfin eel habitat.*

***Bird Habitat***

*Weka habitat in riparian margins.*

***Riparian Habitat***

*Indigenous riparian vegetation.*

***Recreation***

*Children playing.”*

We note that WRU57 encompasses small streams spread across approximately 94,000 hectares of the Marlborough Sounds and therefore does not necessarily capture all of the values of the subject wetland.

**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?***

2007 – Aerial photographs captured in early 2007 show some piles of spoil at the site (see Appendix A).

2013 – A Certificate of Compliance was issued in June 2013 for use of the site as a cleanfill (see Appendix B).

2015 – A resource consent was granted in August 2015 for use of the site for port-related storage (see Appendix C).

2016 – A resource consent was granted in August 2016 for the discharge of saline liquid and sediment at the site (see Appendix D).

**4. *Where is there any statement about how the ecological values of those places can be protected?***

The applicant is best placed to answer this question.

**5. *What conditions should be imposed where contaminated material is stored/dried/mixed with clean material?***

In our view conditions should be imposed to address the following matters:

- Dust management is critical and could be handled through a dust management plan.
- No tracking of material beyond site boundaries.
- Clear demarcation between clean/contaminated/mixed material areas.
- Testing to ensure mixed material meet cleanfill limits.
- Limiting stockpiling time as far as practicable.
- Regular removal of confirmed cleanfill material to final disposal sites /reuse.
- Preference for this to be contained within the Port Area / Shakespeare Bay log yard.
- Ensuring dust on unsealed accessways/roadways is kept to a minimum, regular cleaning of sealed roadways.
- Equipment maintenance in regards to soil and dust.

**6. *Should not such activities be confined to the log farm area with suitable conditions imposed?***

This may be preferable; alternatively appropriate conditions to prevent contaminants from being distributed particularly into sensitive environments.

**7. *Supply details of the super sediment fence proposed for two boundaries of Waitohi Reserve, and state why other boundaries do not need same.***

The applicant is best placed to answer this question.

**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?***

The applicant is best placed to answer this question.

**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.***

The applicant is best placed to clarify this aspect of the application.

**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?***

The applicant is best placed to answer this question.

**11. *Supply current likely extent of dredging activities, in stages if relevant, during the whole demolition and construction project.***

The applicant is best placed to answer this question.

**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?**

We are aware of a recent remediation project at Port Nelson which re-used contaminated marine sediments, with appropriate stabilisation methods, into a slipway (see resource consent decision in Appendix E). In that project, dredged marine sediments contaminated with copper, TBT and other contaminants were stabilised with cement and activated carbon to form mudcrete, which was then used for reclamation purposes. Rock armouring was utilised on the outer faces of the mudcrete to provide long term protection.

As part of the consent process, leaching trials were carried out on the mudcrete and the experts concluded (para [47] of the decision) that *"contaminants leached from the mudcrete reclamation would remain below levels likely to cause significant toxicity risk to marine communities outside the slipway basin. Contaminant loads were also expected to attenuate rapidly due to the low hydraulic permeability of mudcrete"*.

We agree that the leaching testing proposed by the applicant is appropriate. We are also of the view that a validation report similar to that required for the Port Nelson project would be appropriate (see Appendix F).

Please contact me should you require any further information concerning the above matters.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gina Ferguson', with a stylized flourish at the end.

Gina Ferguson  
Consents and Compliance Group Manager