



## EcoWorld Aquarium & Wildlife Rehabilitation Centre

Picton Wharf

PO Box 506

Picton Village 7250

Marlborough

phone +64 3 573 6030

email [info@ecoworldnz.co.nz](mailto:info@ecoworldnz.co.nz)

web [www.ecoworldnz.co.nz](http://www.ecoworldnz.co.nz)

# Submission to Marlborough District Council on Waitohi Picton Ferry Precinct Redevelopment Financing

Contact Details	
Name:	John Reuhman resident of Picton
Entity	EcoWorld Aquarium & Wildlife Rehabilitation Centre and Picton Cinemas
Postal address:	PO Box 506. Picton 7250
Email address:	[REDACTED] [REDACTED]
Contact phone:	[REDACTED]

1. I am a resident of Picton.
2. I do not support the preferred option for the Waitohi Picton Ferry Precinct Redevelopment Financing for the reasons as set out below:
3. **I wish to be heard at a public hearing and make a verbal submission in support of my submission**

## My concerns about the proposed funding

4. A Principal Statutory responsibility of the Marlborough District Council is to protect the health and wellbeing of its residents. This includes the economic, environmental, social and cultural elements.
5. There seems to be an absence of or insufficient evidence of any independent detailed risk analysis on the effects during construction on Picton and Marlborough residents and visitors from the economic, environmental, social and cultural perspectives.
6. Where is "...the risk analysis framed by the criteria?"
7. Where are the controls and mitigation plans and the evidence thereof (see the example of Auckland Light Rail debacle).



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8. This investment does not makes financial sense for the Council as a shareholder.
9. What is proposed is in many aspects at odds with *“the Port’s focus on people, planet and prosperity with benefits realised across the Picton community and wider Marlborough region.”*

Where are these benefits independently analysed and described?

10. Refer to Section 5. RMA.
11. Refer to Section 7 RMA.
12. Refer to Section 15 RMA.
13. Council must provide independent documentary evidence of:
  - (1) the risk analysis of the construction undertaken on the impacts on the residents and ratepayers of Picton, the Sounds and Marlborough as a whole and
  - (2) the controls and mitigationsin order to protect the health and safety and wellbeing of residents and visitors people who may visit the area and  
to protect access to and enjoyment of the area.



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### Actions I would like Council to take

14. MDC is duty bound to provide an independent detailed risk analysis including financial analysis, as well as the economic, environmental, social and cultural elements.
15. MDC must conclusively prove that the benefits of the funding and the development outweigh the negatives for the ratepayers of Marlborough
16. MDC should postpone or cancel the funding, and refer it back to Central Government, as the development is primarily in the national interest.
17. MDC must compel Port Marlborough to disclose as soon as possible on an ongoing basis the following. **"Forewarned is Forearmed"** :

1. Construction will take more than 4 to 8 years from 2022 to 2030.
2. The consent reveals considerable construction matters that at times will have major adverse impacts on Picton and its residents and visitors..
3. This is the largest infrastructure *project* in Marlborough at \$361 million.

#### 4. Matters that need to be regularly updated must include as per the WFPD consent:

1. Construction Management Plan (CMP) update and more details.
2. Timetable - detailed timetable and schedule of days and hours of operation.
3. Demolition and Earthworks Management (section in the CMP)
4. Piling            More than 821 days piling days over 4+ years (see Piling Schedule)  
  
7am to 7pm, Monday to Saturday for 4+ years
5. Dredging Management Plan (DMP) - activities, duration, stockpiling, transport and disposal of dredging



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6. Contamination - heavy metals (mercury, lead, copper, suspended solids etc), silt.
7. Noise and vibration
- 8 Dust and dirt - demolition and construction.. Stockpiling contaminated material, heavy metals (lead, mercury, copper etc).
- 9 Road Management Plan (RMP) - traffic planning and disruption.
- 10 Vessel navigation - ferries, commercial, recreational vessels, harbour use, impacts, especially in summer.

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## Section 5 Resource Management Act

### Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment

### Section 7. Others Matters that must be addressed by assessment of environmental effects

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to: the use, development, and protection of natural and physical resources, shall have particular regard to:

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
  - (ba) the efficiency of the end use of energy:
- (C) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:



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- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.(j)

### Section 15. Discharge of contaminants into environment

Please send any correspondence concerning this submission to my email address.

John Reuhman

A handwritten signature in black ink, appearing to be 'J. Reuhman', with a stylized flourish at the end.