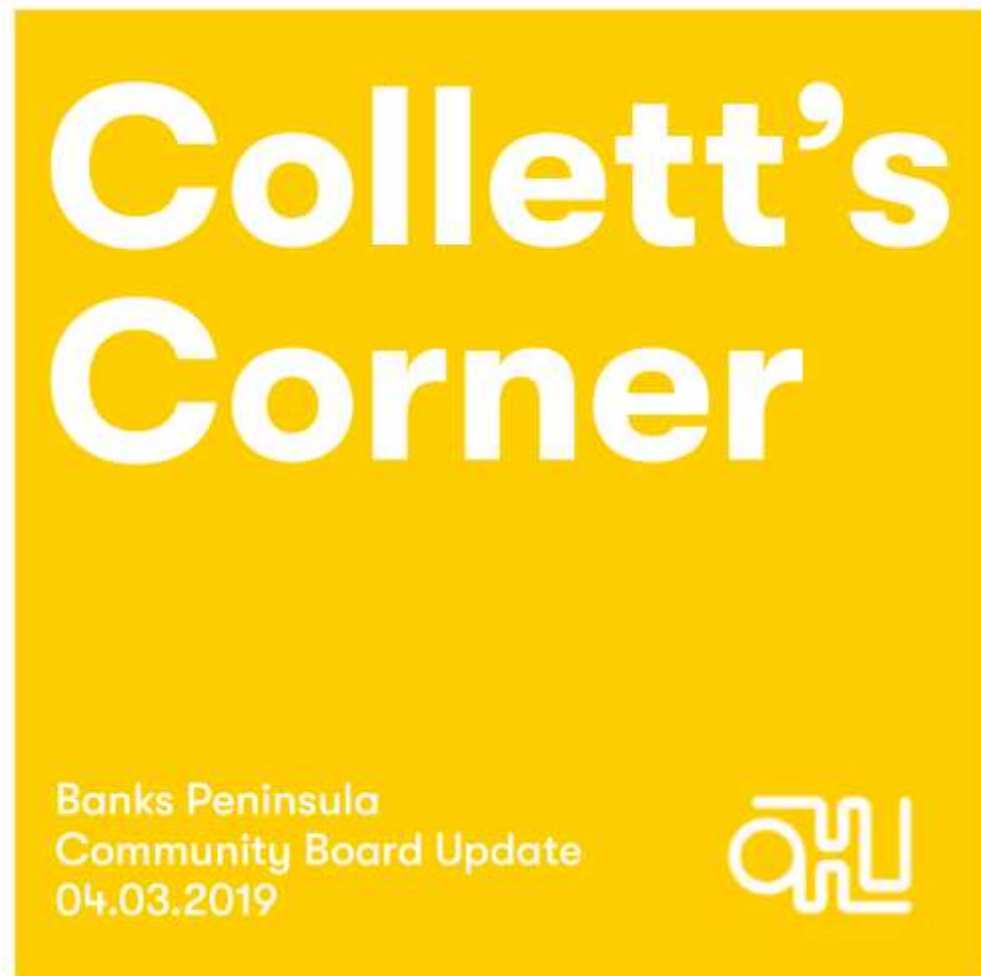


Te Pātaka o Rākaihautū
Banks Peninsula Community Board
MINUTES ATTACHMENTS

Date: Monday 4 March 2019
Time: 10am
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

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Collett's Corner

Banks Peninsula
Community Board Update
04.03.2019



Road Map

Purpose
Design
Timeline
Contributors
Initiated by Ohu
Share offer
Risks
Where to find us

With 8 people in the world owning 50% of the wealth, it's time for everyday people to take action.



Source: Oxfam Report:

An Economy For The 99%. 2017.

Oxfam calculations using wealth of the richest individuals from Forbes Billionaires listing and wealth of the bottom 50% from Credit Suisse Global Wealth Databook 2016.

Let's own things differently....

**Collett's Corner
is New Zealand's
first community
minded, equity
crowdfunded
commercial
development.**











Ground Floor

- Restaurant
- Retail
- Co-working
- Yoga studio
- Gym
- Lobby



Roof

- Kitchenette
- Fire pit
- Barbecue
- Garden beds
- Grassed roof



Spaces of connection and belonging

Basement

- Pools
- Treatment rooms
- Changing rooms
- Parking
- Plant



First and second floors

- 26 apartments





974m²

Total site area
across two plots

2,710m²

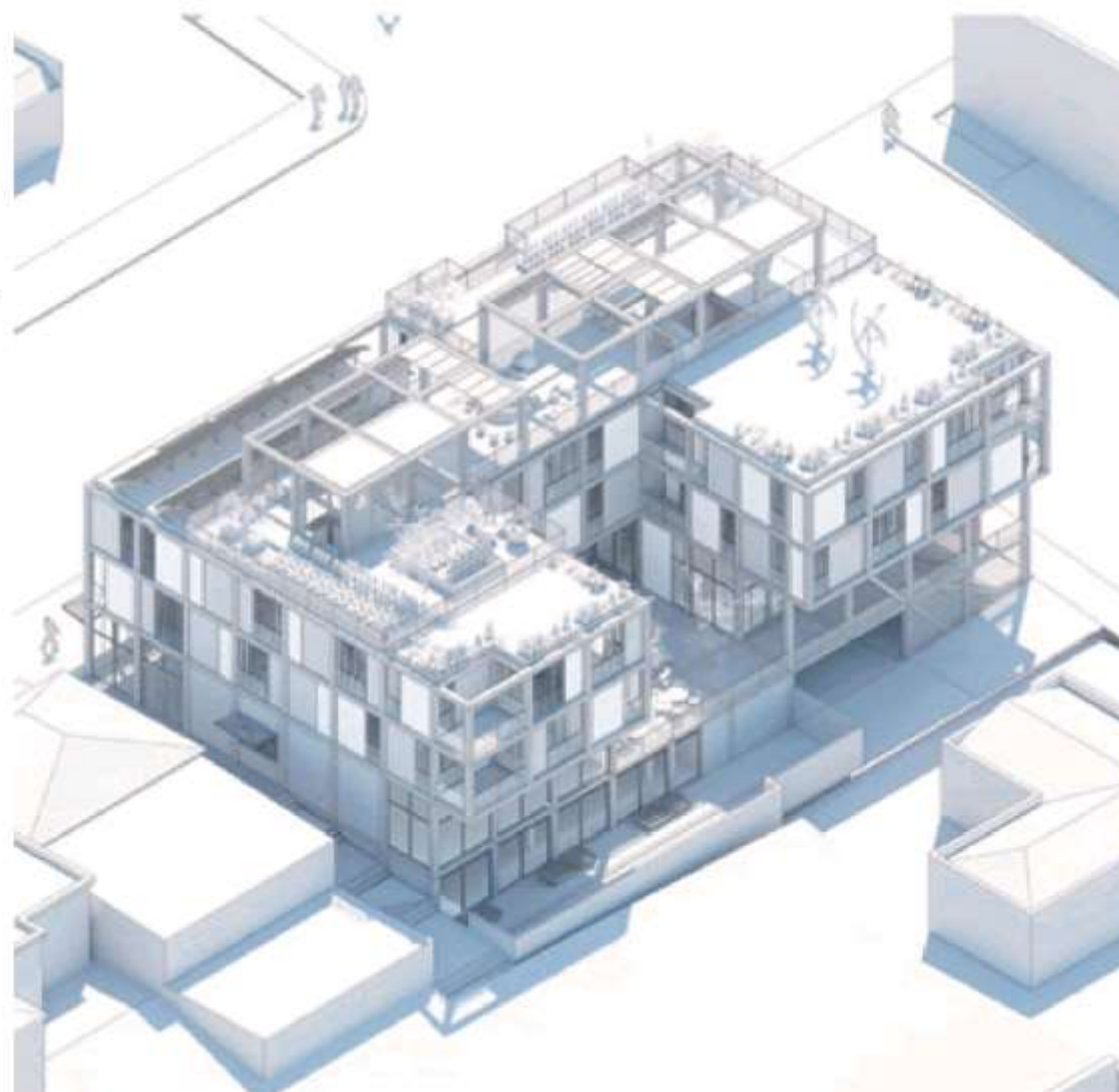
Total gross floor area
excluding exterior spaces

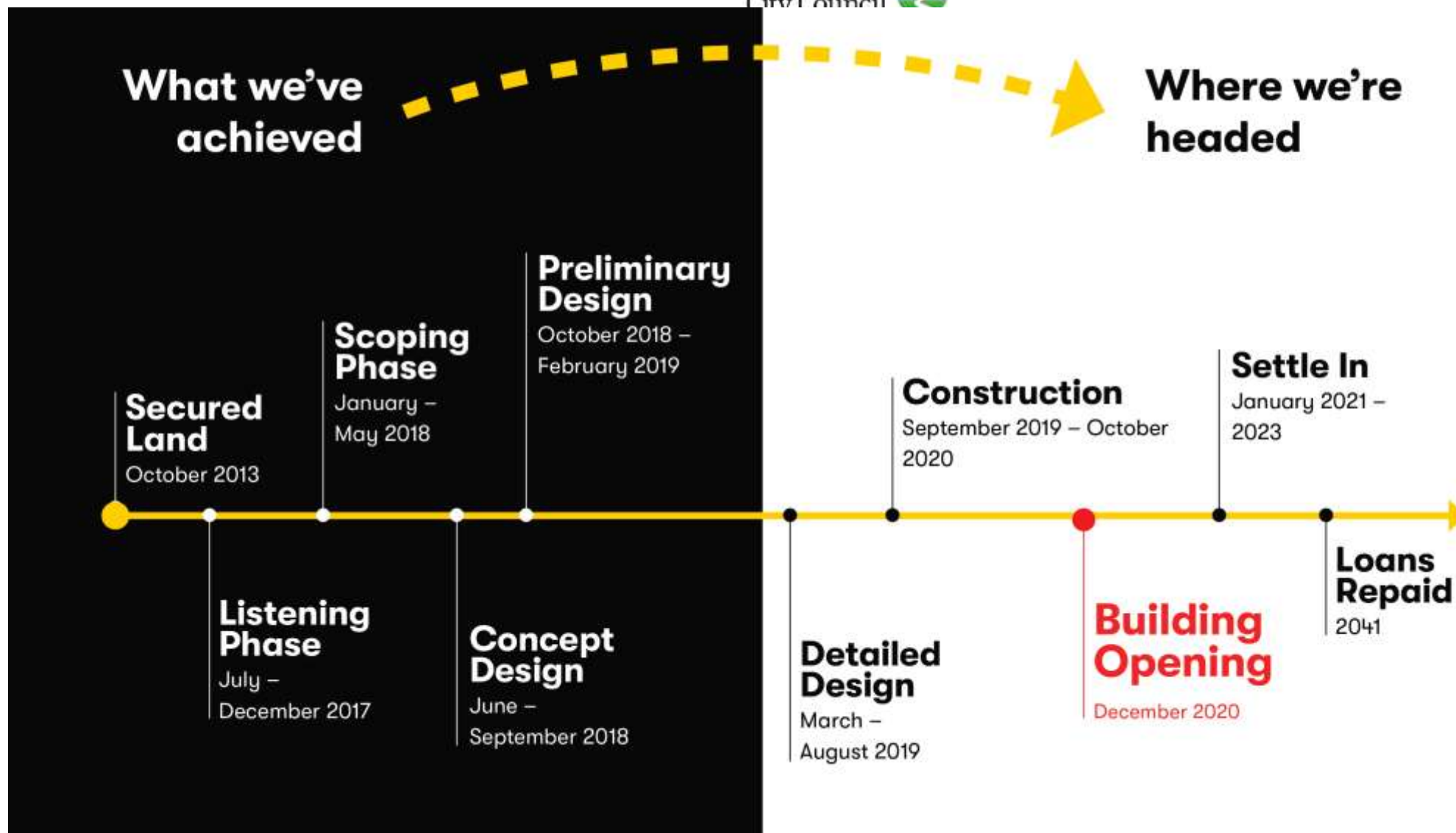
22%

Public space at the ground
floor including courtyard
and laneways

2020

Expected opening
December 2020







Contributors

Collett's Corner has been made possible by many people working together, united by a common purpose.





Initiated by Ohu

Collett's Corner has been initiated by and is currently governed by Ohu.

Ohu Foundation

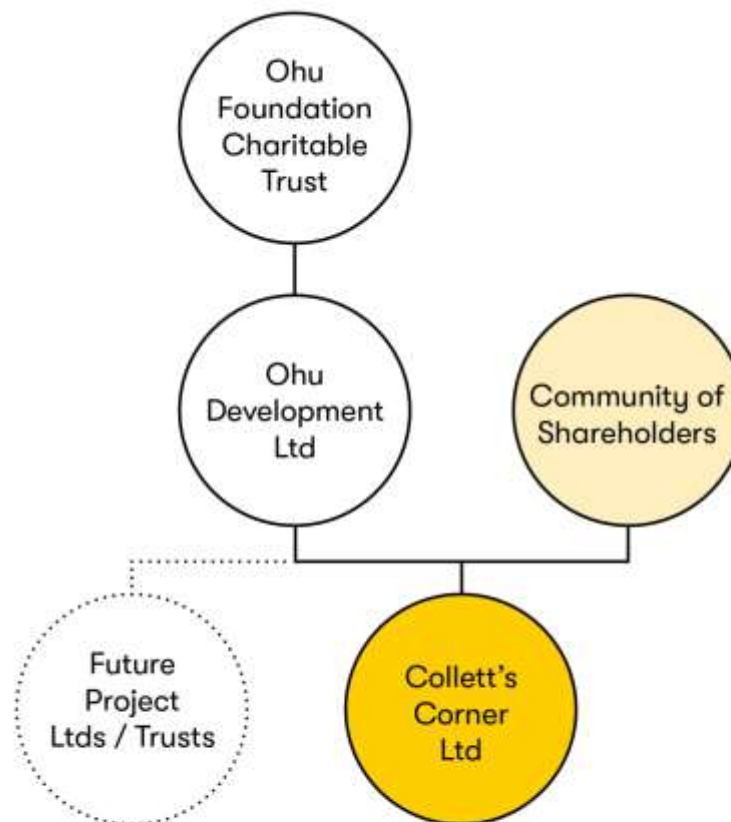
- Will become 100% shareholder of Ohu Development
- Appoints Ohu Development's Directors
- Disperses profits from Ohu Development

Ohu Development

- Appoints subsidiary Directors
- Distributes and holds shares in subsidiary companies
- Leads, Partners, Supports community minded property developments

Project Lts and Trust

- Appoints project team
- Delivers project's in alignment with their purpose



We are seeking to raise minimum \$300,000 and maximum \$2,000,000 of equity to progress the Collett's Corner project through the design, consenting and construction.

www.collettscorner.nz

**1 share
=
\$100**

**Maximum
Investment
\$251,500**

**Minimum
Goal
\$300,000**

**Maximum
Goal
\$2,000,000**

**Projected
Return
Up to 7%**

**Offering
79.5% of the
company**

**February
7th**

Private Launch
For LYT locals

**February
14th**

Public Launch
For all Lovers of LYT

**March
21st**

Campaign Closes

**December
2020**

Expected Opening

Risks

**Resource Consent
Costs
Selling Apartments
Seeking Tenants
Shortfall in Funding
Site Works
Timeline Slips**

Working together to make change.

<http://pldg.me/collettscorner>



www.collettscorner.nz



info@collettscorner.nz



www.facebook.com/collettscorner



Collett's Corner

Banks Peninsula
Community Board Update
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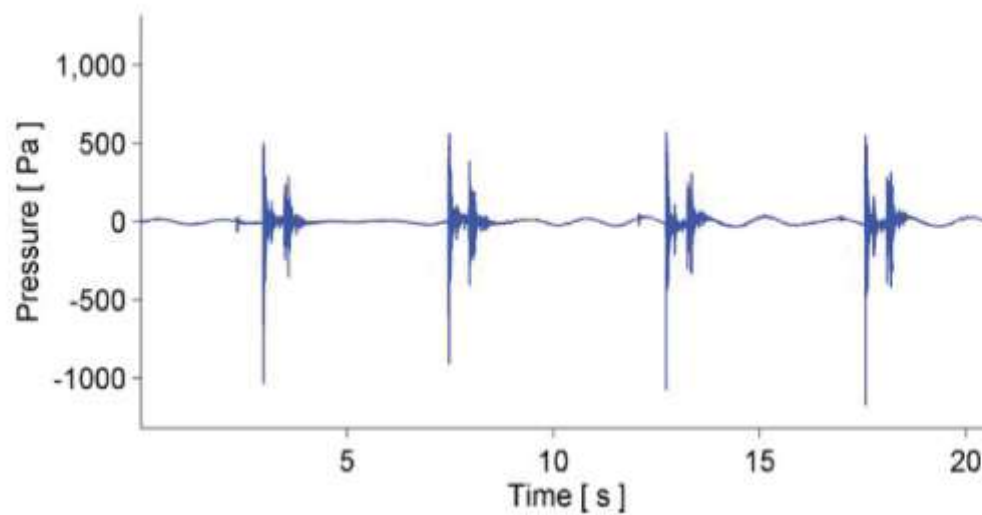


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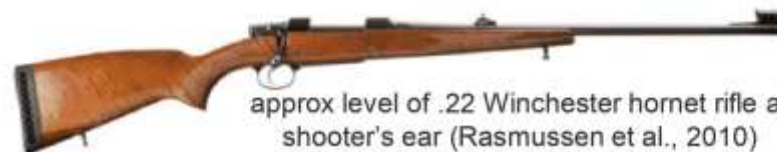




Pile driving in Lyttelton Harbour:
Underwater noise impacts on Hector's dolphins



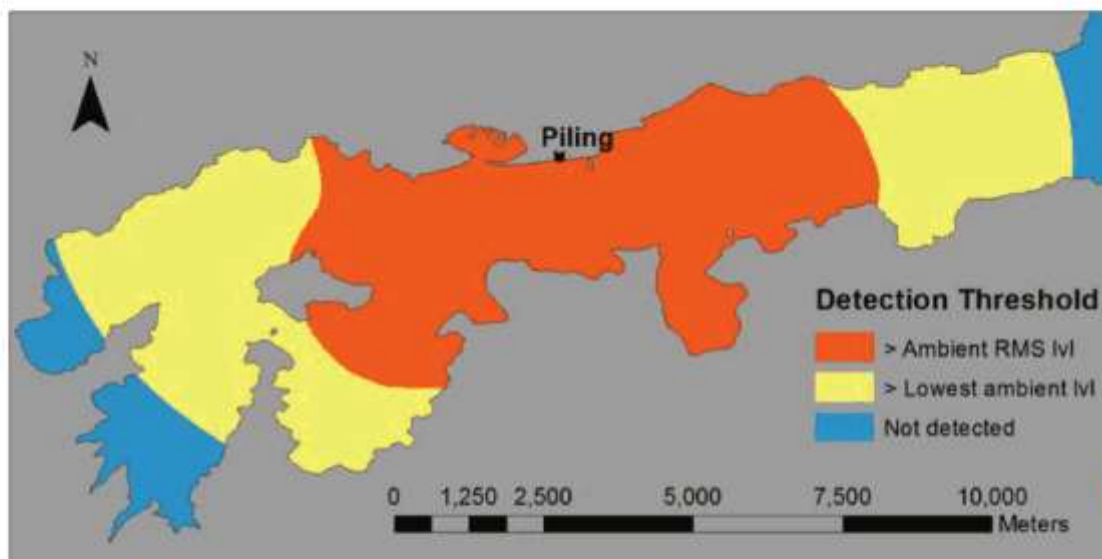
Pile driving noise
Similar loudness to a .22 rifle



approx level of .22 Winchester hornet rifle at
shooter's ear (Rasmussen et al., 2010)



How far away can pile driving noise be heard?



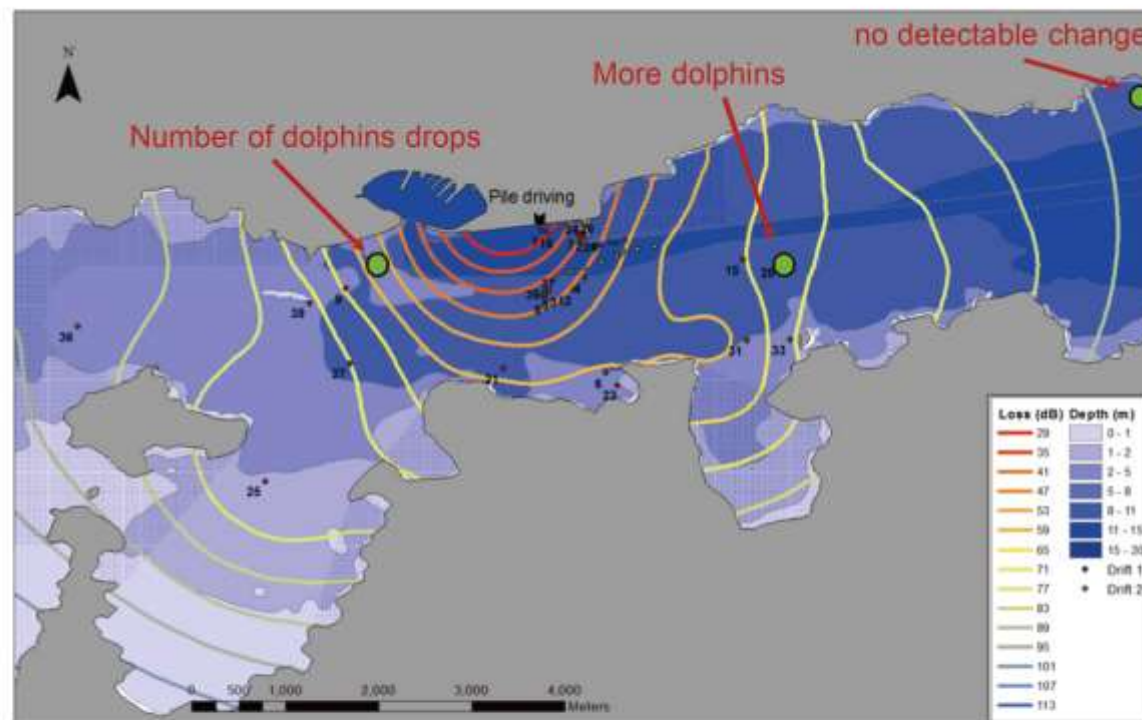
Orange area: Pile driving noise can be heard above average background noise (quite loud in a port)

Yellow area: Pile driving can be heard during relatively quiet periods in Lyttelton Harbour

Blue area: Pile driving noise is within background (ambient) noise



Dolphins avoid the area during pile driving



- Dolphins avoid the area with loud pile driving noise
- They stay away for longer during longer pile driving events
- They continue to avoid the area for 33 hours after pile driving stops
- Return to "normal" takes about 83 hours (3.5 days) after pile driving stops
- Hector's dolphins are more sensitive to pile driving noise than harbour porpoise

This impact is avoidable

- Marine mammal observers will not be able to see Hector's dolphins reliably over the range at which hearing damage could occur, let alone the range over which behavioural change is expected
- Vibro-hammers are not an appropriate alternative. The ICE44 vibro-hammer used in Lyttelton produced higher SPLs than the impact hammers, and had a similar frequency content
- Screw piling is the obvious alternative and would eliminate noise impacts for dolphins in Lyttelton Harbour
- All reasonable steps should be taken to limit impacts of port construction on this endangered dolphin





Key points

- Hector's dolphins are routinely present in Lyttelton harbour, often in the vicinity of the wharves
- This is important habitat for them and pile driving reduces dolphin access to this habitat
- The population is already declining due to fishing mortality
- Pile driving impacts are additional and the cumulative impact is not sustainable
- The current pile driving uses bigger piles, creating more noise, than the results of this study
- Published research shows that this could increase sound levels by up to 33dB
- This means there is no "safe" corridor for Hector's dolphins along the Diamond harbour side of the harbour
- What are the measured sound levels of current pile driving?
- Research on impacts should be carried out by independent scientists





