



Bendigo Ophir Gold Project

Social Impact Assessment

Matakanui Gold Limited

17 October 2025

→ The Power of Commitment



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Executive summary

Matakanui Gold Limited (MGL) is proposing to establish the Bendigo-Ophir Gold Project (BOGP or the Project) which includes a new gold mine, ancillary facilities and environmental mitigation measures on Bendigo and Ardour Stations in the Dunstan Mountains of Central Otago.

This Social Impact Assessment (SIA) forms part of the suite of technical assessments that has been prepared to support the resource consent application for the BOGP. The SIA has been prepared in accordance with the industry accepted guidelines including the Environmental and Social Impact Assessment Good Practice Statements prepared by Environment Institute of Australia and New Zealand (2013) and Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects prepared by the International Association for Impact Assessment (2015).

The purpose of the SIA is to assess the potential social impacts from the establishment and operation of the Project as well as rehabilitation post mine closure. More specifically this report has been prepared to meet the following objectives:

- Prepare a community profile of the communities within the Project's area of social influence.
- Describe the SIA methodology.
- Provide an overview of engagement undertaken with stakeholders and the community about the BOGP.
- Assess of social impacts incorporating findings from other technical studies to identify changes (positive and negative) to people's fear and aspirations; the local economy, business and employment; amenity and character; social infrastructure; and health and wellbeing.
- Develop measures that can be undertaken to avoid, remedy or mitigate adverse social effects.

In undertaking an assessment of the potential social impacts, a comprehensive review of the technical studies listed in section 4.3.4 was undertaken. These reports were viewed through a social lens considering our understanding of potential social impacts based on other case studies as well as concerns raised by members of the community and stakeholders through the various consultation activities listed in 4.3.3 and summarised in Chapter 7. The impacts have been determined by taking into consideration the current baseline as defined in the community profiles set out in Chapter 6, which includes the demographic profile, audit of social infrastructure and values held by the community. The following key themes have emerged regarding the potential social impacts of the construction, operation and closure of the BOGP.

Access and Connectivity – It is considered that during construction and operation the BOGP will have a **low negative impact** on access and connectivity. This is due to impacts from an increase in vehicle movements, changes in access to Conservation Areas and other road improvements. During mine closure it is anticipated that the project will have a **moderate positive** impact due to improved access to Conservation Areas for recreational use as well as an improvement in recreation facilities.

Amenity and character – It is considered that during construction and operation the BOGP will have a **moderate negative** impact on the amenity and character of the local area. This is due to impacts to the natural landscape that will affect the natural character, visual amenity and heritage items. Rehabilitation activities as part of the mine closure works have the potential to mitigate these impacts so that upon mine closure the impact is assessed to be **low negative**.

Livelihood – Out of all the categories relating to social impact, livelihood is expected to have the largest benefits and is assessed as a **high positive impact**. It has taken into consideration the employment opportunities generated by the BOGP, impacts on local businesses, cost of living and the royalties generated. The revenue generated by the BOGP will benefit the local community as well as the broader New Zealand community through the taxes and royalties that will be paid to the Crown. The BOGP will generate a significant number of jobs in the region. There are potential adverse impacts on the cost of living in the region and consideration will need to be given to mitigate the impact of mine closure for when the BOGP ceases operation and employees need to transition to other roles.

Environment – the theme of environment focused on concerns raised by members of the community regarding potential impacts that the BOGP could have on dust, noise impacts and potential impacts to water supply. Other technical studies have made a series of recommendations that will mitigate the adverse impacts of the project on the surrounding environment. From a social impact perspective, implementation of these recommendations will enable the BOGP to have a **low negative** impact on environment during construction and operation.

Social and recreation infrastructure – The assessment considered access to facilities and if the potential increase in the population will impact the capacity of facilities to accommodate the needs of the population. Social infrastructure including health and education facilities should be able to accommodate the anticipated growth due to the large geographic region that workers will come from. Overall, the impact from BOGP on social and recreation infrastructure is assessed as **low negative**. There is an opportunity for MGL to have a positive impact on the provision of social and recreation infrastructure in the region through the development of a Social Investment Strategy.

Fears and aspirations – Community sentiment for the project across the engagement activities undertaken has ranged from strong support to opposition. The findings of the MGL Engagement Report indicate a correlation between location and level of support or concern for the project. Members of the community in Cromwell have provided a stronger sentiment of support for the project including aspirational feedback about the project's benefits to employment, business and the economy. Members of the community in Tarras were more likely to express concerns about the environmental impact of the project. Concerns and uncertainty about the impacts associated with the project were also found through the specific SIA engagement undertaken. Taking into account that there are many people who are excited and have aspirations for positive impacts resulting from the project, while acknowledging there are a number of others who remain anxious and uncertain about negative impacts resulting from the project – and considering fears are challenging to mitigate – this category has an overall assessment of **low negative**. It is recommended that MGL continue with ongoing engagement with the community. Providing information from the technical reports to the community may assist in alleviating some of the fears raised by community members and stakeholders through the engagement process.

Taking into consideration the positives and negative effects assessed across the key themes, it is determined that during construction and operation the BOGP will have **low negative** social impacts on the local and regional area. These impacts will be experienced during the construction and operation phases of the Project. The only social category which will experience a net benefit is that of livelihood. The assessment of **low negative impact** has been made on the assumption that the mitigation recommendations outlined in Chapter 9 are implemented. In summary, this SIA adopts the relevant recommendations included in the technical reports referenced within this SIA. In addition, specific SIA recommendations include:

- Establishment of a Community Liaison Group comprising of local community members, representatives from relevant community organisations and businesses, council as well a project representative. This group should meet on a regular basis.
- Development of a targeted Recruitment Strategy to encourage workers to move into the district community.
- Development and implementation of policies, as part of conditions of employment, including drug and alcohol, vehicle speed limits and a Construction Camp Management Policy.
- Development of a Social Investment Strategy outlining investment in the local community to increase social benefit.
- Development of a Mine Closure Employment Strategy that will assist in transitioning the workforce to new opportunities.
- Provision of support to local businesses including establishing relationships and working with the viticulture and agriculture businesses to alleviate concerns.
- Provision of a shuttle bus service for workers from the main regional centres of Alexandra, Omakau, Cromwell, Wanaka and Queenstown.

Upon closure, with the area rehabilitated, it is anticipated that the negative impacts will be mitigated. The area will experience some benefits through the new access road and improvements to recreation facilities, giving it an assessment of **Moderate Positive**. This is provided that the recommendations made in the Recreation Impact Assessment and the Landscape, Natural Character and Visual Effects Assessment are adhered to including:

- Establishment of a viewing area off Ardgour Rise. The viewing area should include carparking space and interpretive material that is similar to (and replacing) the current interpretation and signage associated with the Come In Time Battery.
- Adoption of Landscape Closure Plan with the recommended inclusion of interpretive signage would mitigate some of the impact that the BOGP has on the natural landscape.

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1. Introduction

Matakanui Gold Limited ("MGL") is proposing to establish the Bendigo-Ophir Gold Project ("BOGP" or "Project") which includes a new gold mine, ancillary facilities and environmental mitigation measures on Bendigo and Ardour Stations in the Dunstan Mountains of Central Otago. The BOGP is in the Central Otago region in New Zealand, approximately 20 km north of Cromwell. GHD has been engaged to undertake an independent Social Impact Assessment (SIA) to inform the Resource Management Act requirements for the BOGP to proceed.

1.1 Purpose of this report

This SIA forms part of the suite of technical assessments that has been prepared to support the resource consent application for the BOGP. The purpose of an SIA is to assess the potential social impacts from the establishment and operation of the Project as well as rehabilitation post mine closure.

More specifically this report has been prepared to meet the following objectives:

- Prepare a community profile of the communities within the Project's area of social influence.
- Describe the SIA methodology.
- Provide an overview of engagement undertaken with stakeholders and the community regarding the BOGP.
- Assess social impacts incorporating findings from other technical studies to identify changes (positive and negative) to people's fear and aspirations; the local economy, business and employment; amenity and character; social infrastructure; and health and wellbeing.
- Develop measures that can be undertaken to avoid, remedy or mitigate adverse effects.

1.2 Scope and limitations

This report has been prepared by GHD Limited on the instructions of Matakanui Gold Limited, in accordance with the agreed scope of work. It is intended to support Matakanui Gold Limited's application under the Fast-track Approvals Act 2024 and may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

While GHD Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described throughout this report and particularly in this report (refer section(s) 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

1.3 Assumptions

The following assumptions apply to the scope of this SIA:

- The assessment is based on the project description provided by MGL on 22 January 2025.
- This SIA considers the potential social impacts at the local community, regional and national level. It has not investigated impacts associated the individual/household level.
- This SIA does not cover national, regional or local economic impacts, except where it may potentially impact on employment and as such, people's way of life and/or ability to provide for themselves. It does mention the economic benefits of the project regarding potential benefits for social infrastructure. Economics is otherwise addressed separately in the Economic Impacts Assessment report prepared by Benje Patterson and dated February 2025.
- This SIA does not seek to assess the cultural effects of the Project, or potential impacts on mana whenua values. We understand that a cultural impact assessment has been commissioned and is currently being prepared by Aukaha. We have assumed that this assessment will consider the cultural impacts in detail.

2. Project description

2.1 Project overview

The BOGP is estimated to have a total project life of 25 years including pre-development, construction, operation and active closure. The BOGP's exploration has discovered numerous soil geochemical anomalies, and extensive drill evaluation has defined four (4) gold deposits worthy of economic extraction. The most significant is the Rise and Shine ("RAS") discovery. The other discoveries at Come in Time ("CIT"), Srex ("SRX") and Srex East ("SRE") are smaller in size and tenor.

A full description of the various activities comprising the establishment, operation and rehabilitation within the BOGP is provided in the Assessment of Environmental Effects prepared by Mitchell Daysh Limited. Figure 1 provides an overview of the footprint associated with the establishment, operation and rehabilitation within the BOGP.

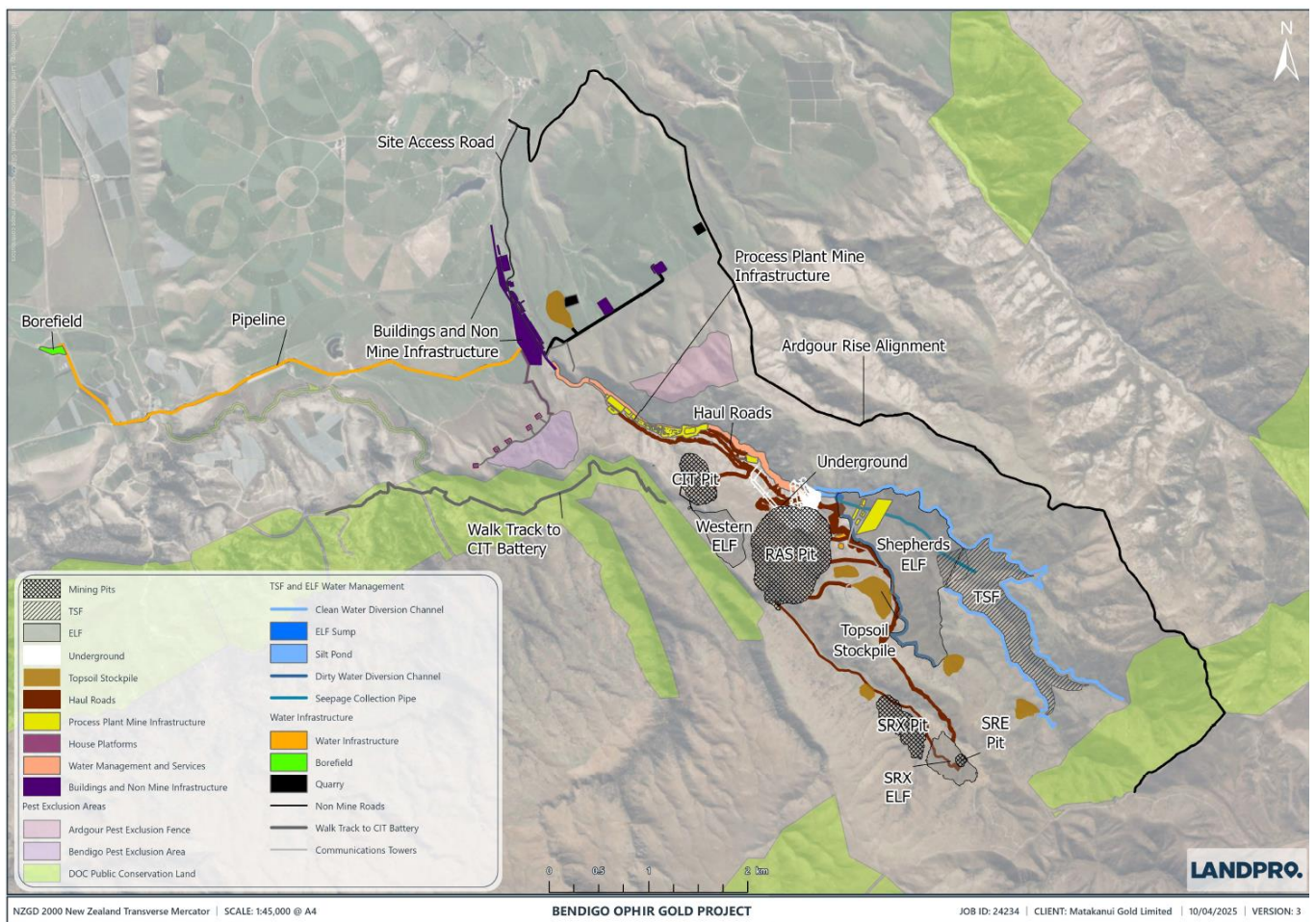


Figure 1 Overview layout of the Bendigo-Ophir Gold Project (MGL, April 2025)

By way of summary, the BOGP includes the following components:

- The establishment of the RAS Open Pit and SRX Open Pit, which are planned to form partial pit lakes at closure.
- The establishment of RAS Underground which is planned to be backfilled with cement paste.
- The establishment of the CIT Open Pit, which is the smallest of footprints and is planned to be progressively backfilled with waste rock from the RAS Open Pit and profiled to integrate with the surrounding terrain. Rehabilitation will enable nearby native herb fields to be re-established at the completion of mining activities.
- The establishment of the small SRE Open Pit, which will be backfilled with waste rock before being covered with overburden to form the engineered landform for the adjoining SRX Open Pit (“**SRX ELF**”).
- A conventional hard rock gold processing plant (1.2 million tonnes per annum (Mtpa) expandable to 1.8 Mtpa) applying modern Carbon-in-Leach (“CIL”) technology constructed in the lower reach of Shepherds Valley. The plant will operate in a closed water circuit with the Tailings Storage Facility (“**TSF**”). Residual chemicals in the tailings slurry will be detoxified and/or precipitated with specialist plant.
- The operation of the processing plant will be supported by ancillary facilities such as maintenance workshops, raw material and process chemical storage, fuel depot, laboratory and warehousing. Mine offices, carparking and security services will also be established.
- The construction of the plant in the lower reaches of Shepherds Valley will include the realignment of Shepherds Creek.
- The establishment of water storage dams and tankage for use in the process plant, dust suppression and drinking water supply.
- The establishment of a TSF in the upper reach of Shepherds Valley (including clean water diversion drains), which will utilise waste rock from mining activities within the project site.
- The establishment of permanent engineered landforms in Shepherds Valley (“**Shepherds ELF**”) and an unnamed creek west of RAS pit (“**WELF**”).
- The establishment of temporary topsoil, vegetation and brown rock stockpiles around the project site.
- The extraction of groundwater from the Bendigo Aquifer for use in mining-related activities as well as supplying BOGP drinking water and replacing small irrigation water takes from Shepherds Creek. Bore water will be pumped to the processing plant via a pipeline over a distance of approximately 7 km.
- The establishment of supporting infrastructure / activities for the project, such as the upgrade of Ardgour Road and parts of Thomson Gorge Road to provide improved access to the BOGP, internal mine access and haul roads, water pipelines and underground utilities, and electricity supply to the project site from Lindis Crossing via a new 66kV overhead powerline that will follow the existing road reserve corridor.
- A realignment of part of Thomson Gorge Road, via Ardgour Station (Ardgour Rise) is planned to provide public access through to the Manuherikia Valley.
- Main explosives magazines and emulsion mixing facilities (located outside the project site on Ardgour Terrace).
- The establishment of non-operational infrastructure associated with the BOGP on the Ardgour Terrace, including security, first aid and administrative offices, geology facilities, high voltage substation and temporary construction workers accommodation.
- The establishment of pest exclusion area(s) for ecological enhancement activities.

2.2 Mining operations and workforce

The BOGP is expected to be an approximately 25-30 year project when including pre-development, construction, operation and active closure activities. It is anticipated that works will happen in the following phases:

- *Startup: Year 0-1. Project startup and development. Construction of initial infrastructure and preparation works.*
- *Mining activity: Year 1-10. Main extraction period. All components of the proposal will be operational during this stage of the project.*
- *Closure: Year 10-30. Project closure and rehabilitation following completion of extraction.*

During construction the BOGP will require a construction workforce of approximately 150 full time employees spread over an indicative 12-month construction period, with all 150 people working on site each day during peak construction. Construction activities will generally be during the day, however, mine pre-strip operations may be undertaken 24 hours per day across two worker shifts.

Once operational, it is anticipated mining operations and processing will be 365 days a year, seven days per week with two 12-hour shifts. Crushing will be for 16 hours per day only. The BOGP will directly support an average of 364 staff a year, with a peak of 485 jobs in 2031.

The temporary construction workers accommodation listed as part of the project overview will be located on Ardour Terrace. It will have the capacity to accommodate 80 people. It will have 40 single rooms with ensuites, and 42 single rooms which will share the use of two ablution blocks. This construction workers accommodation will also have a commercial kitchen for catering, along with a dining facility, a laundry, recreation and gym areas, along with offices and parking.

2.3 Community investment and sponsorship

MGL have made a commitment to support the social and educational wellbeing of the Central Otago region by investing in the local community through sponsorships, scholarships, and other initiatives.

To date, MGL have provided funding and support to a range of local organisations, events, and educational pathways, fostering opportunities for growth and development. Many of these initiatives are ongoing, to enable long-term benefits for the community. The following provides a summary of sponsorship initiatives undertaken to date.

Table 1 Community investment and sponsorship initiatives by MGL

Community investment	Detail
Community Events	Otago Goldfields Heritage Trust – World Gold Panning Championships 2026 – Principal Sponsor Light up Winter Cromwell 2024 – Bronze sponsor Light up Winter Cromwell 2025 – Bronze sponsor Cromwell Street Party & Fireworks – Silver sponsor Waiata Theatre Productions – Hunchback of Notre Dame (Clyde) – Cast member sponsor Fine Thyme Theatre – Nothing to Fear (Cromwell) - Bronze sponsor
Community Education	Two annual scholarships for Cromwell College – vocational and tertiary; this has been expanded to Dunstan College from 2025 Tarras School – IT equipment and high vis vests Wakatipu High School – Adventure Race Team – Business Sponsor Cromwell Youth Trust – Donation towards operational costs Work It well/Cromwell Community House – Mental Health awareness tradie breakfast
Community Sporting Groups	Santana Minerals Central Otago Football League – Principal Sponsor Central Otago Motorsport Group – Street races Cromwell Races – Race sponsor

Community investment	Detail
	Cromwell Swimming Club – Spring carnival lane sponsor Cromwell Bowling Club – Business sponsor – upkeep of facility Cromwell Bowling Club – Lilas Benzoni 3 Bowls Triples tournament sponsor Cromwell Junior Rugby Club – Donation for fundraiser gala, team to head to Australia Cromwell Bowling Club – Gold sponsor of Women’s tournament
Community Fundraising	Friends of Tarras School Golf Day – Platinum sponsor for Tarras Primary School Tarras Community AED – donation toward purchase Cromwell Lions Golden Golf Charity Tournament – Hole sponsor for Cromwell Scout Group Business South Community Golf Day – Hole sponsor for Dunstan Hospital. Manuherekia Valley – Community Hub, Omakau – Donation towards new building

3. Site context and location

3.1 Project Study Area

The BOGP study area is in the Dunstan Mountains of Central Otago within the jurisdiction of Central Otago District Council (CODC) and Otago Regional Council (ORC). It is located approximately 26 km north of the town of Cromwell, 44 km to the southeast of Wanaka and 79 km northeast of Queenstown.

The BOGP is located within the footprint of Minerals Exploration Permit 60311 and is held by MGL under the Crown Minerals Act 1991. MGL has land access agreements with Bendigo and Ardgour Stations. The actual area of project disturbance is anticipated to be 380 ha. The main impact area is contained within two valley systems, the Rise and Shine Creek valley and the Shepherds Creek valley.

According to the Landscape Natural Character and Visual Effects Assessment, the Dunstan Mountains are recognised as an outstanding natural landscape within the Central Otago District Plan and this includes the BOGP site. The area includes panoramic views of a broader mountain backdrop and an unobstructed skyline that is highly valued by the community. Important local landmarks and wayfinding features include the Mata-au gorge, Haehaeata and Thomsons Gorge.

The Rise and Shine Creek catchment is characterised by historic gold workings, which have formed the flat topography found within the valley floor. This is currently grazed by stock and can be accessed via Thomsons Gorge Road. The upper reaches of Shepherds Creek have a more remote and exposed character in comparison to the western extent of the Project site. The character of the valley comprises a steep undulating topography which falls towards the narrow creek bed at the base of the valley.

The Bendigo region is situated along the broader tourist trail between Queenstown and Wanaka, though its slightly off the main highway. Travellers driving between Queenstown and Wanaka typically pass through Cromwell and detour through Bendigo and Tarras to take advantage of the natural beauty and scenic views. The area is renowned for its historic gold mining relics and scenic reserves including the Conservation Areas that are used for walking, mountain biking and 4WD touring. The emergence of the area as a wine growing region is contributing another element to the tourist experience with vineyards offering fine dining.

The BOGP is located adjacent to land administered by the Department of Conservation (“**DOC**”), including the Bendigo Historic Reserve, the Bendigo Conservation Area and the Ardgour Conservation Area, as illustrated in Figure 2. These Conservation Areas are described further in section 3.5.

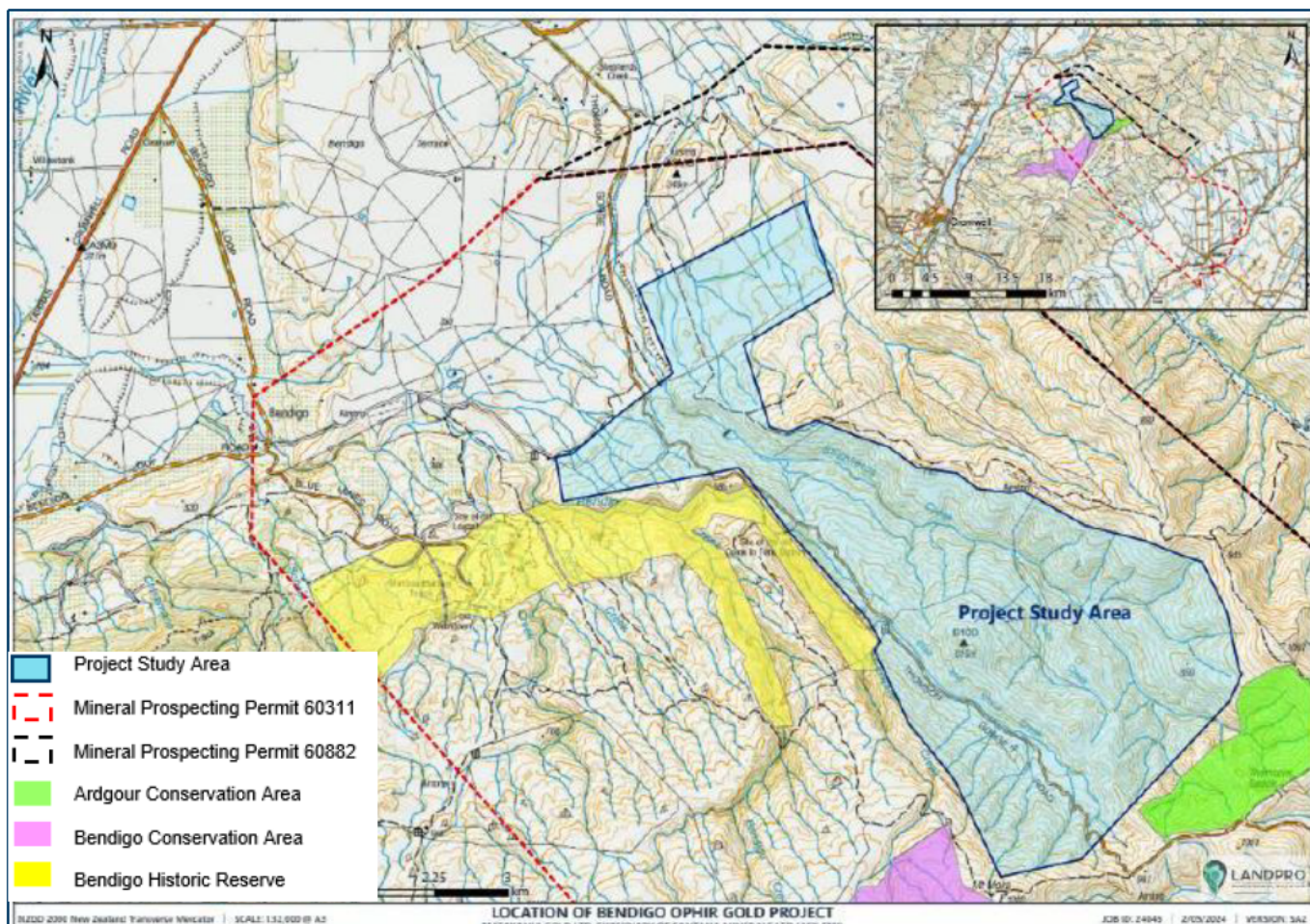


Figure 2 BOGP Project Study Area

3.2 Mining history of the area

The Bendigo Quartz Reef Historic Area is as part of the Dunstan Range, overlooking the Upper Clutha Basin. It includes areas of the BOGP site such as the Rise and Shine area as well as the Bendigo Historic Reserve, accessible from Bendigo Loop Road between Cromwell and Tarras. According to Heritage New Zealand (2015), the area is a site of historical, archaeological and aesthetic significance.

Gold mining has had a significant influence on the development of New Zealand, particularly its impact on the landscape. Bendigo was the preeminent quartz mining area in Otago. The historic area has mining related features such as alluvial workings, sluicing areas, quartz mines, and remnants of mining townships. These remnants show technological and social changes in mining over time. The area is scenic due to its location overlooking the Upper Clutha Basin and has a strong sense of isolation, emphasising what is described by Heritage New Zealand (2015) as the 'ghost town' feeling of the reserve.

The Rise and Shine area was a site that pioneered Quartz Reef mining which required more advance technology and investment. It was a site that also marked a shift from individual prospecting to organised mining operations through the Cromwell Quartz Mining Company that was registered in 1868. Gold yields began to diminish in the early 20th Century and the mine was abandoned.

The Bendigo Quartz Reef Historic Area is now valued for its educational and tourism potential. The various trails and ruins are used by tourists to learn about the history of mining in the area particularly regarding the challenges faced by the early miners.

3.3 Mana Whenua Values

A Cultural Values Statement (CVS) has been prepared by Aukaha to document mana whenua values connected to the Project Study Area and surrounds. Ngāi Tahu / Kāi Tahu are the principal iwi across the South Island, with Te Rūnanga o Ngāi Tahu representing the iwi interest. Kāi Tahu have an enduring relationship with the natural environment.

According to the CVS, Matakanui is the Māori name for the Dunstan Mountains. The mountain range is a significant physical and cultural marker and the peak is known as Haehaeata. Matakanui is known to have been used by Māori as a trail across the ranges. The area is recorded as a Mahika kai site along with the Mata-au (Clutha River) where weka and tikumu were gathered.

It is understood the Central Otago landscape, including the Matakanui Dunstan Mountains, was once part of a network of traditional travel routes connecting the coastal settlements of Te Waipounamu to Central Otago. This was primarily centred around the Mata-au Clutha River, and was primarily used by Kati Kuri, Ngati Ruahikihiki, Ngati Huirapa and Ngai Tuahuriri.

A Cultural Impact Assessment is currently being undertaken. It is anticipated based on the information in the CVS that areas of interest for iwi regarding the BOGP will relate to the impact of the Project on:

- The ridgeline including buildings and structures, network utilities; activities on the upper slopes.
- Activities affecting natural character.
- New roads or additions/alterations to existing roads; vehicle tracks and driveways.
- Earthworks.

3.4 Surrounding land uses

3.4.1 Pastoral land use

The Project site is bordered by the Bendigo and Ardgour historic pastoral stations. These stations date back to the 1850s and continue to operate, contributing to the region's rural identity and land use character. Livestock grazing remains a dominant activity, shaping both the landscape and local economy.

3.4.2 Residential and small business

Residential properties are located along Thomson Gorge Road and Ardgour Road, as illustrated in Figure 3. The closest residential properties are located along Thomson Gorge Road with 218 Thomson Gorge Road located approximately 2.8 km from the proposed processing area. A number of these residential properties also have businesses attached to them including horticultural businesses such as flower growing, olive groves and fruit (e.g. raspberries). There is also a bed and breakfast business.

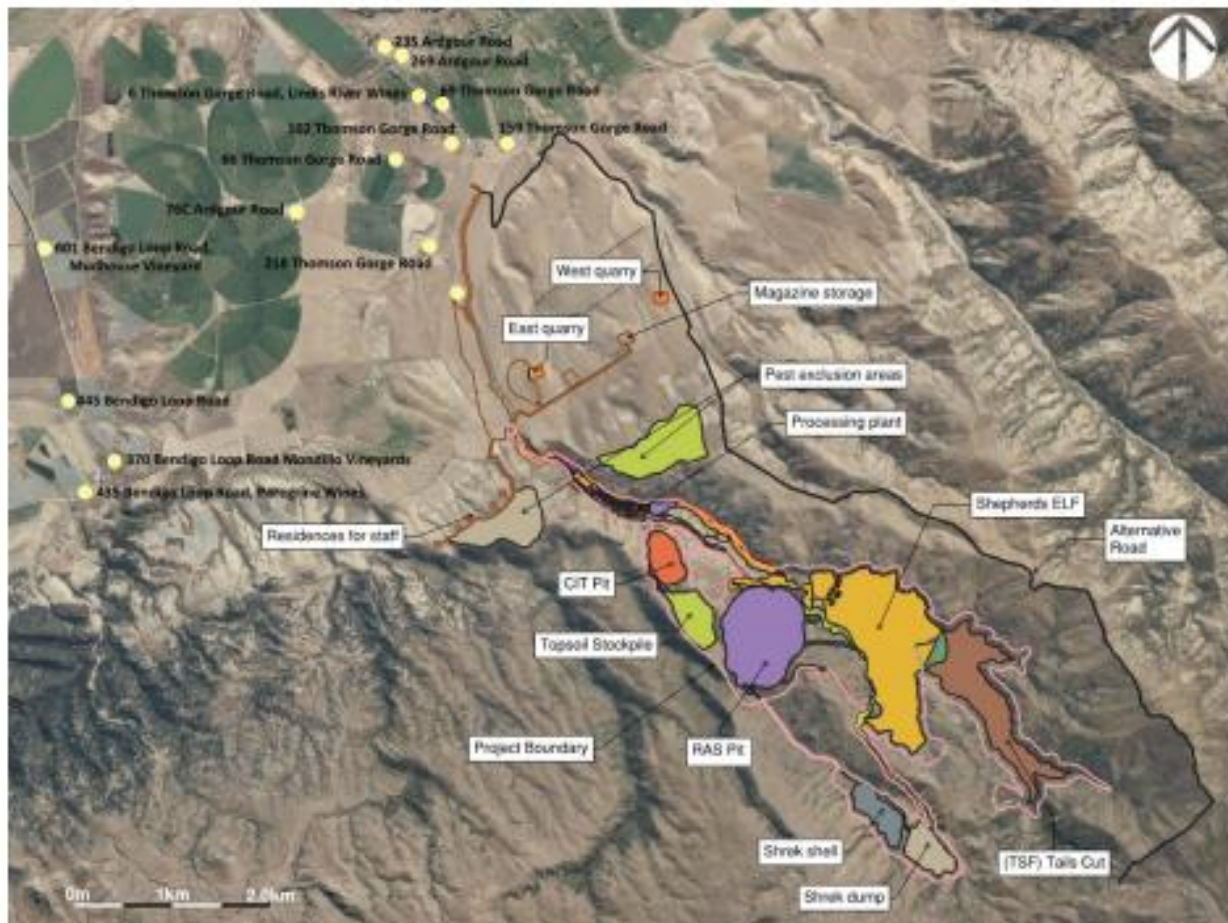


Figure 3 Proposed mine lay out with residential properties identified (Mashall Day, 2025)

3.4.3 Vineyards

Central Otago has established itself as a wine growing region, with Bendigo becoming established as its own wine sub-region located on the northern slopes of the Dunstan Mountain range. There are 25 vineyards surrounding the Bendigo Heritage Reserve near the Project Study Area. A list of these vineyards is provided in Appendix B. Figure 4 provides a map of vineyards marked in purple within the Bendigo and Northburn area.

The vineyards also include large areas of orchards as well as a function centre. They have become part of the tourism industry within the Otago Region providing an attraction for travellers between Queenstown and Wanaka.



Figure 4 Vineyards marked in purple within the Bendigo area

3.5 Conservation Areas

The BOGP is located adjacent to land administered by the Department of Conservation (“DOC”), including the Bendigo Historic Reserve, the Bendigo Conservation Area and the Ardgour Conservation Area. Although the BOGP planned operations will not directly impact these areas, it is anticipated that there will be indirect impacts due to changes to access as well as potential amenity impacts. DOC promotes the Bendigo scenic reserves as an opportunity to explore relics from Bendigo’s hard rock quartz-mining days as well as accessing views of the Upper Clutha Basin. Within the Bendigo Historic Reserve there are gold mining relics including mine shafts, tunnels, stone-huts, stamper batteries, heavy machinery, water races, dams and pipelines.

Vehicle access to both the Bendigo Conservation and Ardgour Conservation reserve areas is available from Thomson Gorge Road, however this is 4WD only and advice from DOC is not to attempt access in winter or poor weather. Figure 5 presents some of the main recreation tracks within the identified Conservation Areas that are promoted by DOC.

The Dunstan Mountains are highly valued for their recreational opportunities. A Recreation Impact Assessment has been prepared for the BOGP. It includes an analysis of recreation activities undertaken in the DOC areas in proximity to the BOGP. Recreation activities identified within the Recreation Impact Assessment include:

- Walking and tramping, particularly around the relics in the Bendigo Historic Reserve.
- Cycling with Thomson Gorge Road recognised as a cycle touring route through the Dunstan Mountains.
- Four Wheel Driving with Thomson Gorge Road acknowledged as a well-established recreational 4WD route.
- Hunting which is permitted in the Ardgour Conservation Area, with a permit from DOC. There is no hunting permitted in the Bendigo Historic reserve.
- Horse riding particularly as a local route along Thomson Gorge Road. Use is highest between April and October.



Figure 5 Recreation tracks through the Bendigo Region (Department of Conservation, 2020)

3.6 Roads and access

Access to the Project site will be gained from State Highway 8 (SH8), approximately 24 km from Cromwell, via Ardgour Road, and then onto Thomson Gorge Road to the Project site in the Lower Shepherds Valley. Thomson Gorge Road provides access into the Bendigo Historic and Ardgour Conservation Areas. As noted above, the road is currently unsealed and is a four-wheel drive track, during winter or in poor weather conditions it is currently not recommended for use. Along Thomson Gorge Road between Ardgour Road and the proposed site access road there is a vineyard as well as five residential properties most of which have an agricultural business attached growing fruit, vegetables or flowers.

BOGP as illustrated in Figure 6 will include construction of a 500 m extension from Thomson Gorge Road, referred to as the mine access road. This will be an unsealed road constructed through existing road reserve in the lower Shepherds Valley gorge to provide access to the processing plant area in the Shepherds Valley.

The BOGP will include upgrades to the existing Thomson Gorge Road between Ardgour Road and the entry point of Shepherds Valley. This will include widening and resurfacing of the road initially and then sealing of the road surface following completion of construction. The intersection of Ardgour Road and Thomson Gorge Road will also be upgraded to a T-intersection (giving priority to Thomson Gorge Road).



Figure 6 Proposed Access Route to the Project Site provided by MGL May 2025

4. SIA methodology

4.1 Definition of social impact

SIA is the most accepted and recognised framework used in New Zealand and internationally to manage social impacts. The International Association for Impact Assessment defines social impact assessment as:

‘...the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions’ (International Association for Impact Assessment, 2003)

The definition of a social impact according to Vanclay (2002) is a positive or negative change to one or more of the following:

- i. People’s way of life – that is, how they live, work, play and interact with one another on a day-to-day basis.
- ii. Their culture – that is, their shared beliefs, customs, values and language or dialect.
- iii. Their community – its cohesion, stability, character, services and facilities.
- iv. Their political systems – the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose.
- v. Their environment – the quality of the air and water people use, the availability and quality of the food they eat, the level of hazard or risk, dust and noise they are exposed to, the adequacy of sanitation, their physical safety, and their access to and control over resources.
- vi. Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity.
- vii. Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties.
- viii. Their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

4.2 SIA Industry Guidelines

This SIA has been prepared in accordance with the industry accepted guidelines listed below. A complete reference list of documents referred to in this report is provided in Section 11.

- Environmental and Social Impact Assessment Good Practice Statements prepared by Environment Institute of Australia and New Zealand (2013)
- Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects prepared by the International Association for Impact Assessment (2015)
- People, Place and Environment Series: Social Impact Guide prepared by Waka Kotahi (2016)
- Social Impact Assessment Guidelines for Thriving Regions and Communities (Taylor and Associates, 2022)
- Social Impact Assessment Guideline for State Significant Projects prepared by NSW Department of Planning, Industry and Environment (2021).

4.3 Methodology

The methodology outlined below provides an overview of the steps taken to prepare this report. The approach has been developed in accordance with the best practice guidelines outlined in section 4.2. The methodology outlined in Figure 7 and described below has been used to assess the social impacts of the construction, operation and rehabilitation phases of the BOGP.

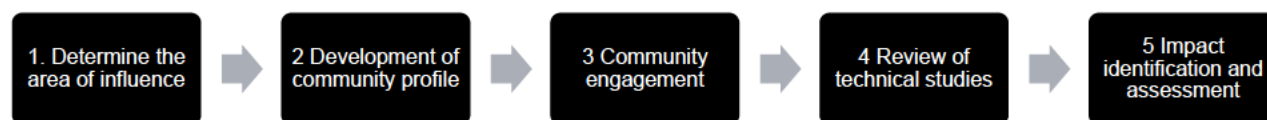


Figure 7 SIA Methodology

4.3.1 Determine the area of influence

A socio-economic profile was prepared by Rationale (2024) that identified areas of influence, which are the geographic regions and populations likely to be directly or indirectly affected by the Project. GHD reviewed the work undertaken by Rationale to confirm these areas of influence that would need to be researched to establish a social baseline. Social impacts differ based on proximity to the project study area. The closer to the project study area the greater the potential for adverse impacts, while there are increasing social benefits further away. Typically, three levels of community are investigated these include:

- Local Community - anticipated to experience the highest direct and indirect impacts. These include changes to amenity, access and connectivity (including recreation), community values. There are also anticipated to be economic impacts as supply centres to the mine workers, particularly if a construction camp is constructed on site.
- District Community - It is anticipated that the workforce for the construction and operation of the mine will come from within these districts. It is anticipated that there will be direct impacts such as employment, changes to amenity, access and connectivity as well as indirect impacts such as the local economy and use of social infrastructure.
- Regional Community – The regional community has been defined as the area governed by the Otago Regional Council. It also includes the Queenstown and Wanaka. This area has been considered because the environmental controls will be subject to the jurisdiction of Otago Regional Council.
- .

Table 2 confirms the definition of the areas of influence that have been used to assess the social impacts within this SIA incorporating the work undertaken by Rationale. These are illustrated in Figure 8.

Table 2 Definition of the social impact assessment areas of influence

Area of influence	Definition
Local Community	The area defined as the Cromwell Basin within the Rationale (2024) report. The local community includes the properties and towns near the project study area. They include the towns of Bendigo, Tarras, Cromwell, Clyde and Alexandra.
District Community	The area defined as the "Area of Influence" within the Rationale (2024) report. This area includes the District Council areas of the Central Otago District and Queenstown Lakes District. This area encompasses the larger towns of Queenstown and Wanaka.
Regional Community	The Rationale (2024) report has defined this as the Otago Region which includes the regional centre of Dunedin. For the purposes of the SIA, the regional community has also included the broader New Zealand community as it is anticipated that impacts will be of a national scale.

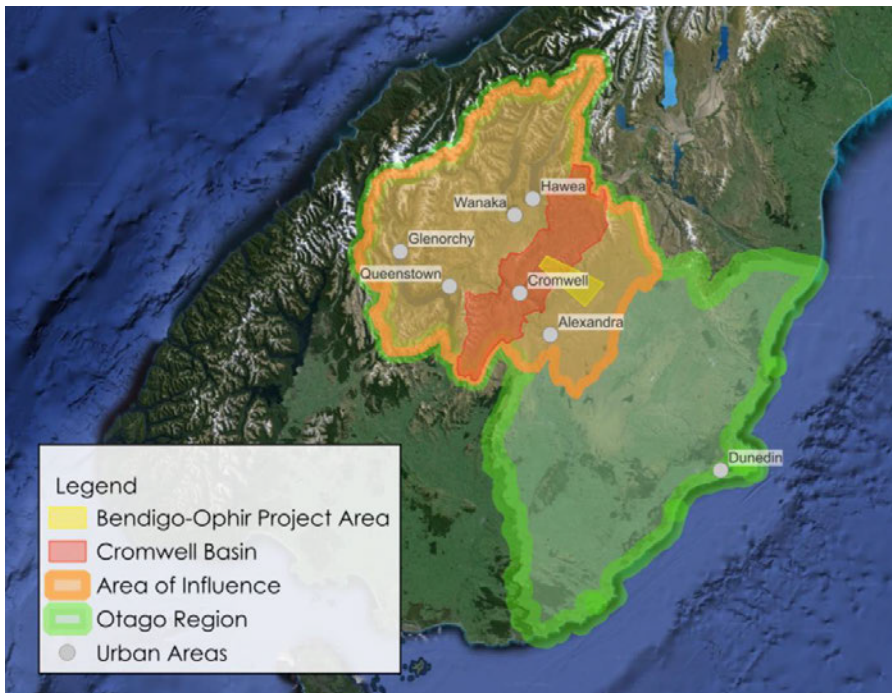


Figure 8 Socio-Economic Area of Influence as defined by Rationale (2024)

4.3.2 Development of community profile

A community profile is required to understand the existing social conditions of the areas of influence that may be affected by the Project. It provides the basis for predicting and assessing the potential social impacts during the construction, operation and rehabilitation of the Bendigo-Ophir Gold Project. The community profile was developed through a review of relevant data sources including:

- Demographic profile of the local community. This included an analysis of population data for the local communities of Tarras, Cromwell, Clyde and Alexandra with a comparison against the district and regional communities.
- Place analysis of the site and surrounds including surrounding land uses, road connections and location of key infrastructure.
- An overview of the local and district communities including description of the existing amenity of the area, economic and business centres, population characteristics, traffic, transport and active transport connectivity, and community infrastructure.
- An audit of social infrastructure and facilities that service the local community was undertaken. Social infrastructure includes education and childcare facilities, emergency services, open space and recreation, community centres, places of worship, health facilities and local shops. The audit is provided in Appendix C. Consideration has been given to how the Project will impact on either the operation of, or access to, this social infrastructure and facilities.
- Site visit to understand local context.
- Review of history and heritage of the area including sites related to gold mining.
- Review of legislation and policies including Central Otago District and Otago Regional Council policies and Community plans.

4.3.3 Community engagement

Engagement with key stakeholders and members of the community has been undertaken to inform the development of the Fast Track Application. With information from the various technical studies becoming available, engagement will be ongoing and continue post-lodgement of the application. Engagement activities undertaken to date by MGL are summarised in Table 3, these are described in more detail in MGL's Pre-Application Engagement Report.

Table 3 Overview of engagement activities undertaken by MGL

Engagement activities	Detail
Meetings with regulatory agencies	Regular meetings have been held with the following regulatory agencies; Otago Regional Council, Central Otago District Council, Department of Conservation, NZTA, Heritage New Zealand and Fish and Game. These meetings have identified specific matters to be addressed by the technical studies as part of the fast track application.
Consultation with Tangata Whenua	Four Runanga have a direct interest in the Project site and area: Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga. MGL has been communicating with Nga Runanga since 2017. Aukaha as part of the Cultural Impact Assessment has been organising regular hui to discuss the Project.
Community group presentations	MGL has presented at various events and to organisations in the local area. These presentations have provided an overview of the BOGP and provided the opportunity for attendees to ask questions, both in a group setting and through one-on-one conversation.
Business South Pulse Check Survey	In December 2024 MGL carried out a pulse check survey of the business community. The purpose of the survey was to understand the sentiment, fears and aspirations of the business community in relation to the Project. Representatives from 105 businesses provided a response to the survey.
Website	The Santana Minerals website was updated in July 2024 to be focused solely on the BOGP. Information available at the drop in sessions is on the website as well as an interactive map and FAQs.
Community Newsletter	'The Prospectors Post' is a community newsletter that began in August 2024 and is emailed to subscribers monthly. The newsletter goes out to about 1300 subscribers, and is available at drop-in sessions, on the Santana Minerals website, and at community events where the team are holding information sessions.
Media advertising	Weekly advertising is run in 'The Central App', the 'Cromwell Bulletin', and 'The Central News'. The advertising spots are used to communicate the local drop-in sessions, engagement events at local shows and festivals, and to direct readers to the Santana Minerals website for project information.
Radio Central	Beginning October 2023 CEO Damian Spring has a monthly radio interview with local radio station Radio Central. This 15-minute live radio interview slot provides an opportunity to discuss what is currently happening with the project, any updates, advertise engagement sessions, discuss concerns and opportunities, and keep the community informed.
Community drop-in sessions	In September 2024 MGL began hosting community drop-in sessions in both the Cromwell and Tarras communities. These sessions provide an opportunity for interested community members to find out information on the BOGP directly, talk to a MGL team member, and to ask questions, raise concerns, and register interest in the project. To date, 16 sessions have been held in Tarras, attracting 59 attendees, and 50 sessions have been held in Cromwell, with participation from more than 300 people. In August 2025 drop in sessions were held in other nearby towns in the region; Alexandra, Omakau, Luggate, and Ophir. These sessions will continue after the application is lodged.
Attendance at local events	The project team have had information tents at local events providing an opportunity for those who live outside of the Cromwell and Tarras area to gather information and ask questions. Events have included the Alexandra Blossom Festival, Central Otago A & P Show, Wanaka A & P Show and Wheels at Wanaka.
Meetings and individual consultation	Regular meetings were offered to affected residents and community groups. Initial letter drops were delivered and if no response was received, follow-up letters were delivered along the proposed main access route to the site, requesting a meeting to discuss the project. The meetings provide an opportunity to discuss the project, the preferred access route, ask questions, and gather feedback.
Site tours	Site tours have been offered to nearby landowners, interested parties, education providers, and have been requested by a number of recreation groups. Tours have included information on the geology and progress to date, a drive up to the project site to view the location of the proposed

Engagement activities	Detail
	layout and infrastructure areas, historical mining information, and information on the discovery areas. These tours took between 1.5 hrs to 3 hrs and provided time to ask and answer questions, raise concerns, and to gather information and understanding of the project. Tours size ranged from one-on-one tours to 142 attendees on one tour.
Community email and contact line	MGL have a contact number and email address that community members and interested parties can use to ask questions, provide feedback, or seek further information on the project.

In addition to the broader engagement that was undertaken by MGL, GHD undertook independent engagement with social infrastructure providers and residents. Given their knowledge of the area, the objective of engagement undertaken by GHD was to provide specific understanding of the social context as well as the potential social impacts of the BOGP. Engagement was targeted at the stakeholder groups listed in Table 4; this table also outlines the purpose of engagement with each group. An example of the initial letter that was distributed to these stakeholders, inviting their participation, is provided in Appendix A.

Table 4 Stakeholders invited to participate in the SIA and the purpose of engagement

Stakeholder group	Stakeholders	Purpose of engagement
Vineyards	Vineyards in the Bendigo wine region as listed in Appendix B.	Understand services and facilities provided at the vineyards and potential impacts of mining operations on clientele as well as operations of the vineyards.
Emergency Services	Fire and Emergency, Police, Ambulance	Understand current provision of emergency services and capability to respond to potential emergencies on the mining site. Confirming any requirements to enable emergency access to the site.
Education facilities	Schools in the local and district community	Understand capacity of schools to accommodate additional students generated by staff of the BOGP.
Health care providers	Healthcare providers in the local, district and regional communities	Understand capacity of existing services to accommodate potential population growth and needs of staff of the BOGP.
Businesses	Representatives of local business chambers and associations	Understand concerns regarding potential impact of mine operations on local business also the impact of population growth on local business
Tourism operators	Tourism operators within the region	Understand concerns regarding potential impacts to tourism business operations
Residents	Residents of Thompson Gorge Road	Understand fears and aspirations regarding the BOGP project particularly given local impacts as these residents are closest to the project.

Overall, twenty interviews and email responses were undertaken or received for the SIA representing a cross section of organisations and members of the community, including:

- Health providers including local medical centres and Southern District Health Board
- Education providers including local schools
- Local vineyards
- Sustainable Tarras
- Central Otago Winegrowers Association
- Thomson Gorge Road residents

4.3.4 Review of technical studies

A review was undertaken of the technical reports that have been prepared as part of the resource consent application, to provide a technical base and understanding of the relevant actual and potential environmental effects of the proposal. These technical reports were considered through a 'social lens' to inform the overall assessment of the social effects of the project. The following technical reports were reviewed:

- Landscape, Natural Character and Visual Effects Assessment prepared by Boffa Miskell and dated 26 May 2025.
- Integrated Transport Assessment prepared by Stantec and dated 13 May 2025.
- Assessment of Environmental Effects from the Discharge of Contaminants into Air prepared by PDP and dated May 2025.
- Economic Impacts prepared by Benje Patterson and dated February 2025.
- Groundwater Existing Environment and Effects Assessment prepared by Komanawa Solutions Ltd and dated 30 April 2025.
- Groundwater Bore Take Effects Assessment prepared by Komanawa Solutions Ltd and dated 30 April 2025.
- Surface Water and Catchment prepared by Komanawa Solutions Ltd and dated 15 May 2025.
- Erosion and Sediment Control Report prepared by EGL and dated 7 March 2025.
- Discharge of contaminants into air scoping assessment prepared by PDP and dated May 2025.
- Air Quality Management Plan prepared by PDP and dated 16 May 2025.
- Heritage assessment prepared by NZ Heritage Properties Ltd and dated 11 April 2025.
- Assessment of Noise and Vibration Effects prepared by Marshal Day Acoustics and dated 13 May 2025.
- Recreation Impact Assessment prepared by Rob Greenaway and dated June 2025.
- Exterior Lighting Report, Cosgroves, May 2025.

4.3.5 Impact identification and assessment

This SIA identifies and assesses the potential social benefits and impacts of the construction, operation and rehabilitation of the BOGP. Potential impacts have been identified and described based on the community profile, stakeholder and community consultation and a review of the technical assessments prepared to support the Fast Track application for BOGP. Impact assessment factors and their definition are provided in Table 5. A spreadsheet summarising the Assessment of Effects is provided in Appendix D, a discussion of the impacts is provided in Section 8.

Table 5 Definitions of Social Impact Assessment Factors

Impact assessment factors	Definition
Magnitude	Community who are impacted, particularly any potentially vulnerable groups as well as directly or indirectly affected people. Assessment of stakeholders takes into consideration the magnitude ranging from: • Few affected (local community)— directly affected owners, occupiers and users of properties. • Moderate number – the district community • Many affected – the regional community.
Positive/negative	Whether the impact will be positive or negative. In this case whether the project has the potential to mitigate an existing social impact (positive) or create a new impact or exacerbate an existing adverse impact (negative).
Duration	During what phase of the project will the effect occur Project phasing has been defined as follows: • Construction: Construction of initial infrastructure and preparation works. • Operation: Main extraction period. • Closure: Project closure and rehabilitation following completion of extraction.
Likelihood	Likelihood of the impact occurring based on existing evidence. This is on a scale of: • Almost certain - Definite or almost definitely expected (e.g. has happened on similar projects) • Likely - High probability • Possible - Medium probability • Unlikely - Low probability • Rare - Improbable or remote probability
Consequence of the impact	This relates to the scale of impact (positive or negative). For example: • Insignificant – Little noticeable change experienced by people in the locality. • Minor – Mild deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people. • Moderate – Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people. • Major – Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area. • Catastrophic – Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community (NSW DPE, 2023).

The IAIA recommends a risk assessment methodology to determine the significance of the impact. The framework as depicted in Figure 9 takes into consideration the likelihood for each risk or potential impact and the consequence of the risk/impact. This methodology has been used to determine the overall significance of the potential impacts, noting that if the impact has benefits then it will have a positive rating and if the impact is adverse then it will have a negative rating.

		Consequence Level				
		1	2	3	4	5
Likelihood Level	Descriptor	Insignificant	Minor	Moderate	Major	Catastrophic
A	Almost certain	A1	A2	A3	A4	A5
B	Likely	B1	B2	B3	B4	B5
C	Possible	C1	C2	C3	C4	C5
D	Unlikely	D1	D2	D3	D4	D5
E	Rare	E1	E2	E3	E4	E5

Risk Rating ■ Low ■ Moderate ■ High ■ Extreme

Figure 9 Risk Assessment methodology to determine significance of impact (IAIA, 2015)

Table 6 provides guidance to the social impact classifications providing a descriptive context for how the impacts are to be assessed against the current community baseline.

Table 6 Scoring criteria and definition

Social impact classification	Definition
Extreme positive	Significantly better than the current community baseline resulting in long-term or permanent improvements or enhancements that will benefit the local, district and regional population.
High positive	Significantly better than the current community baseline resulting in medium- or long-term improvements or enhancements that will benefit the local, district and regional population.
Moderate positive	Moderate positive benefit, possibly of short-, medium- or long-term duration. Positive impacts may be in terms of new opportunities and outcomes of enhancement or improvement. They benefit a small population.
Low positive	Minimal positive benefit over the current community baseline, possibly only lasting over the short term. They benefit a small population
Neutral	Neutral – no discernible or predicted positive or negative impact when compared to the current community baseline.
Low negative	Minimal negative impact over the current community baseline, possibly only lasting over the short term. Only a small population is adversely impacted.
Moderate negative	Moderate negative impact. Impacts may be short-, medium- or long-term and are highly likely to respond to management actions. Only a small population is adversely impacted.
High negative	High negative impact resulting in significant and medium- to long-term impacts that would be difficult or expensive to mitigate. The local, district and regional population is adversely impacted.
Extreme negative	High negative impact resulting in in long-term or permanent that would be difficult or expensive to mitigate. The local, district and regional population is adversely impacted.

5. Social policy and literature review

This section provides an overview of national, regional and local planning legislation and policy of relevance to social impact as well as their application to the BOGP consent. It also provides a high-level summary from a review of a selection of existing mining operations and mining consent applications, undertaken to obtain insights into the potential social challenges and benefits associated with large-scale mining projects.

5.1 Crown Minerals

The purpose of the Crown Minerals Act 1991 is to manage prospecting for, exploration for, and mining of Crown owned minerals for the benefit of New Zealand. The Crown Minerals Act sets out the allocation of rights to explore and mine for Crown Minerals, requires that extraction be undertaken in accordance with good industry practice and also requires a fair financial return to the Crown for its minerals. The Crown Minerals Act is supported by the Minerals Strategy for New Zealand to 2040. This Strategy was developed by the Ministry of Business, Innovation and Employment (MBIE) with the vision of a minerals sector that will support a productive and resilient economy through responsible and sustainable practices.

Of most relevance to the SIA is making sure that the BOGP is constructed and operated in accordance with good industry practice to minimise adverse environmental (including social) impacts. A social benefit of the BOGP is the financial return to the Crown as required under the Crown Minerals Act.

5.2 Planning legislation

The BOGP is listed under Schedule 2 of the Fast Track Approvals Act 2024 (FTAA). A substantive application to meet the requirements of the FTAA must be prepared in accordance with the requirements of sections 5, 6 and 7 of the Resource Management Act 1991 (RMA). This SIA has been prepared to meet the requirements of the RMA, in particular:

- Section 7(b): the efficient use and development of natural and physical resources;
- Section 7(c): the maintenance and enhancement of amenity values; and
- Section 7(f): maintenance and enhancement of the quality of the environment.

In relation to these section 7 matters, it is noted that the SIA has relied on the assessments undertaken by other Project environmental specialists (such as landscape and visual, transportation, noise and vibration, air quality, economic, recreation) to inform the assessment of social impacts.

This is because while it is acknowledged that BGOP involves a variety of environmental effects that have social consequences, separate and specific technical assessments have been completed for these environmental effects and the relevant specialists have considered the social consequences relevant to their discipline. The findings, recommendations and mitigation measures presented in those technical assessments are referred to and relied on as relevant.

5.3 Otago Regional Documents

In the context of mining and the social impacts of mining, reviewing regional statutory and non-statutory documents is crucial in understanding the intended development vision and economic profile for a region. These documents outline objectives regarding environmental protection, land use, heritage values, and economic development. A review of relevant regional documents was undertaken to gain insight in to how the BOGP aligns with the Otago Regional Council expectations and how it may impact the region's values.

Table 7 Otago Regional Council Policies reviewed and relevance to the BOGP

Policy	Detail and relevance to BOGP
Otago Regional Policy Statement 2019	The Otago Regional Policy Statement (ORPS) provides an overarching policy framework that identifies and drives progress on significant resource management issues facing the region. It aims to achieve long-term environmental sustainability by integrating the protection, restoration, enhancement, and use of Otago's natural and physical resources at a region-wide level. The statement emphasises the need to protect Kai Tahu values, the maintenance, protection and enhancement of ecosystems, natural resources, maintaining public access to areas and recognition of historic heritage resources (such as gold and other mining systems and settlements). While the BOGP may contribute to the region's economic prosperity by creating jobs and driving infrastructure growth, to achieve the policy statement objectives, these benefits should not come at the expense of the region's environmental, historical, and cultural values.
Otago Region Economic Profile for Land and Water 2023	The Otago Region Economic Profile for Land and Water investigates the fundamental role natural resources play in the economy and servicing the needs and wants of local communities. It investigates how the impact of activities within one sector can impact other sectors of the economy. It is acknowledged that mining activities are reliant on land and water use in various ways. Mining depends on the presence of mineral deposits and water for various processing steps, while tourism-related industries and the construction sector are driven by demands from international and domestic visitors and new residents, many of whom are drawn to the natural landscapes in the area and opportunities for recreation, including within and around lakes and rivers. The BOGP has the potential to have extensive environmental impacts. Therefore, it is essential to consider how the BOGP will affect natural landscapes and, consequently from a social impact perspective, tourism in the surrounding area.

5.4 Central Otago District Council Documents

A comprehensive review of Central Otago's plans and strategies was conducted. The documents examined for this SIA outline the council's future goals for development and growth in the district over the coming years. These goals encompass tourism, heritage, economic, and infrastructure development. Understanding these objectives offers valuable insights into how BOGP can positively contribute to local development and highlights potential project impacts that need consideration.

A brief description and purpose of each document has been provided in Table 8 and references to them have been made throughout this assessment. In addition, other Community Plans have been prepared by Central Otago District Council, these are discussed in relation to the relevant area within section 6.1. A complete list of the policy documents and studies reviewed for this assessment is provided in Section 11.

Table 8 Central Otago District Council Policies reviewed and relevance to the BOGP

Policy	Detail and relevance to BOGP
Central Otago Destination Management Plan (2022)	The Central Otago Destination Management Plan is a 50-year plan developed to guide the future of tourism in Central Otago. The vision is to create a sustainable and inclusive tourism future that aligns with the values and aspirations of Central Otago's communities, mana whenua, and other stakeholders. Gold mining is acknowledged as a significant part of Central Otago's history and heritage. The plan highlights the importance of: – Preserving Historical Sites: Recognizing and protecting sites of historical significance related to gold mining. – Cultural Mapping: Including identifying gold mining landmarks within the Central Otago District Council Cultural Mapping Project to enhance understanding and appreciation of the region's heritage. – Tourism Development: Leveraging gold mining history to develop tourism experiences that educate visitors about the region's past and its impact on the present. – Economic Contribution: Acknowledging the economic role gold mining has played and integrating it into broader tourism strategies to ensure sustainable development. This approach ensures that gold mining is not only remembered as a historical activity but also contributes to the region's tourism narrative and economic development. Although BOGP will contribute to Central Otago's gold mining identity, it is a significant operation with potential to result in extensive environmental impacts. The region is known for its wide-open spaces and

	Conservation Areas. Consideration needs to be given to the potential impacts of the BOGP on the natural environment, which is also an important tourist feature.
Central Otago Economic development strategy 2019 - 2024	The vision of the Central Otago Economic Development Strategy is to be a place of dynamic business, creative innovative talent and where locals and visitors can experience a distinctive place. It identifies challenges that have the potential to impact economic growth these include: – Lack of suitable accommodation and housing for workers. – Attracting and retaining talent – particularly young people and families. – Continued and improved access to water. – Demand pressures on, and capability of, health facilities. – Infrastructure and land provision keeping up with growth. – Environmental/social impacts arising from increasing population and visitor numbers. – Climate change impacts on the environment and industries. The BOGP may bring economic growth particularly via new employment opportunities to the district. However, the BOGP, by increasing the number of people in the area, has the potential to impact current infrastructure such as roads, three waters systems, education, health and housing availability and affordability.
Central Otago Long Term Plan 2025-2034 Consultation Document	Consultation on the Long Term Plan was undertaken from 1 April to 1 May 2025. The document prepared for consultation by Council outlines some of the challenges being faced in the region. These predominantly focus on managing population growth and the provision of infrastructure to meet future demand. The document seeks feedback from the community on how to best manage investment decisions key areas for consideration include the bridge replacement program, investment in water infrastructure including water supply stormwater and wastewater infrastructure, management of community facilities and investment in social infrastructure.
Central Otago Our Place in the World 2025	Central Otago – Our Place in the World is a fifty year vision that has been developed by Central Otago District Council to guide Council's priorities and inform discussions with Central Government. This vision is intended to be used to develop high level indicators to track the aspirations outlined in the document. The vision states that living well in Central Otago means being: – Grounded in respect for the environment – Advanced by increased economic prosperity – Empowered by a robust social fabric – Enriched by expressions of culture Of most significance to BOGP is the aspiration to be grounded in respect for the environment. This aspiration acknowledges the productive capacity of the natural environment and that this is a core driver for economic prosperity. However, this needs to be balanced against the recreational and aesthetic value of a healthy natural environment which is considered fundamental to wellbeing and the way of life in Central Otago.
Central Otago District Plan 2024	The Central Otago District Plan aims to promote the sustainable management of natural and physical resources. The BOGP is located within a Rural Resource Area this is due to its environmental character which includes "Central Otago's unique, semi-arid landscape of broad basins separated by low mountain ranges with sparse vegetation covered in tussock grassland and exotic pasture, and broken by schist rock outcrops" (Section 4.1, Central Otago, 2024). Development of natural resources is acknowledged as challenge in the Rural Resource Area. Section 4.2.4 states that <i>"The Central Otago District contains mineral deposits that may be of considerable social and economic importance to the district and the nation generally. However, the development of these resources has the potential to have significant adverse effects upon soil, water and air resources of the District, and landscape and heritage values if not appropriately controlled."</i> A key objective in the management of the Rural Resource Area is to recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced."

5.5 Other mining projects

A review of a selection of other existing mining operations and mining consent applications was undertaken to gain insights into the potential social challenges and benefits associated with large-scale mining operations. Two of the case studies reviewed were from the Otago region and provided an understanding about how the Otago community view mining and the potential social impacts mining activities create. They included Hawkeswood Mining Limited an alluvial gold mining operation in Millers Flat, Central Otago and Oceana Gold Macraes located in the Waitaki District. The Oceana Gold Macraes's operation is New Zealand's largest active gold-producing mine having produced over five million ounces of gold since 1990. Both these mines demonstrated that there are economic benefits to the regions they operate in from employment opportunities to the local community and flow-on benefits to local businesses. However there have been concerns from the community regarding dust impacts on surrounding farmland and the impact of mining operations on local roads from an increase in traffic.

A review was also undertaken of the Fast Track Application prepared for the Waihi North Project for Oceana Gold. This application included an SIA. Impacts identified in the SIA for Waihi North were compared against those identified through this SIA for BOGP. This review assisted in identifying potential impacts that may have been overlooked. The SIA for the Waihi North project identified the following social benefits:

- Job security and sustained livelihoods.
- Social upliftment from reduced local unemployment.
- Social upliftment from increased business activity and indirect employment opportunities.

However, there were negative social impacts with the project that were assessed as moderate despite mitigation. These included:

- Increased demand for housing.
- Change in sense of place for the Willows Road area.
- Reduced quality of the environment as a result of increased traffic movements in the Willows Road area.

The SIA impacts for BOGP are anticipated to be similar to those identified for Waihi.

6. Community profile

A community profile has been prepared for the local community, district community and regional community to assess the social impacts. The community profile investigates key demographic information, social infrastructure and a description of each of the towns and communities that would provide support to the mining community through the provision of services and facilities. Information to develop the community profile has been obtained from the Socio-Economic Baseline Assessment report (Rationale, 2024), 2023 Census by Stats New Zealand, Community Plans prepared by Central Otago District Council and an online search of social infrastructure.

6.1 Local community

To understand the potential social impacts of the BOGP, it is important to understand the services and facilities within the local area. It is anticipated the towns and communities close to the project study area have the greatest potential to be impacted by the construction and operation of the mine. These communities include Bendigo, Tarras, Cromwell, Clyde, Alexandra and Luggate.

The following section provides an overview of the towns close to the BOGP. It includes a description of each town, an overview of key services and facilities and information regarding demographics. The towns that are within the local community are shown in Figure 10 and their approximate distance from the BOGP is provided in Table 9. A complete list of social infrastructure across the towns within the local community is provided in Appendix C.

Table 9 Towns within the local community and approximate distance from BOGP

Town	Approximate distance from BOGP
Bendigo	7 km
Tarras	17 km
Cromwell	27 km
Luggate	36 km
Clyde	47 km
Alexandra	55 km



Figure 10 Image of towns within the local community in blue in relation to the BGOP project site highlighted in red

6.1.1 Bendigo

The BOGP is situated within the Bendigo settlement. Bendigo is a historic settlement that was established following the discovery of gold in 1862. The Bendigo Goldfields were some of the richest goldfields. Mining in the region was profitable up until the 1940s after which the town was largely abandoned. The current population of Bendigo is too small for demographic data to be available at a suburb level. An analysis of demographics has therefore not been undertaken for this profile of Bendigo.

Today, all that remains of the historic settlement are remnants of the gold field that have been largely preserved and are located within the Bendigo Historic Reserve. The land in Bendigo is now predominantly utilised for vineyards and various agricultural activities. The economy within Bendigo is largely reliant on tourism and viticulture and is part of the Central Otago wine region.

6.1.2 Tarras

Tarras is a small farming settlement located on SH8, it can be accessed from the BOGP from Thomson Gorge Road. The settlement is a 30-minute drive from both Cromwell and Wanaka and 60 minutes from Queenstown.

Tarras is a farming community with a focus on horticulture and viticulture. Most farms in the Tarras area run sheep, principally merino. However, deer, beef and dairy grazing are also within the area. Grains and seeds are also produced.

According to the 2018 census there are 606 residents and 275 dwellings within Tarras, this is an increase of 198 residents since 2013. The median age is 41.4 years old. Out of the 408 people employed in Tarras, over a quarter (120) work in the agricultural sector.

Services and social infrastructure within Tarras are quite limited but comprise of; Tarras Golf Club, Tarras Community Hall, Tarras Fire Station, Tarras School and Tarras Church.

According to the Tarras School Strategic Plan (Tarras School, 2024) the school has a current roll of 19 students and caters for years 0-8. Established in 1865 the school has three classrooms, a library and a resource room.

The Tarras Fire Station is a rural volunteer station operated by the Tarras Volunteer Fire Brigade. The Tarras Fire Station has been established to respond to wildfires, civil defence and natural disasters. Given the location of the station, it has the potential to be the first responder if an emergency were to occur at the BOGP site.

The Community Plan for Tarras developed in 2023 has established the vision for Tarras as *“a strong, thriving community that is a great place to live, work and visit and set in an outstanding environment.”* To achieve this vision the Plan has established actions of relevance to the Project. These include:

- Consider initiatives that formalise the importance of the Tarras dark skies to the community. This includes investigation of a dark sky precinct.
- Explore opportunities to connect cycling routes to each other and the village, such as the Ardgour Valley loop, Thomson Gorge and Bendigo Diggings.
- Protect and celebrate the unique heritage of the area and explore opportunities to tell local stories.

The Community Plan acknowledges the Project stating that *“Mining permits and resource consents will be needed if this venture is to proceed beyond exploration, and this will involve consultation as required by legislation.”* The Project is one of several projects noted within the Community Plan alongside a resource consent for the Cold Gold Clutha Limited gold mining within the Clutha River and land purchased by Christchurch Airport for a potential regional airport. According to the Tarras Community Plan *“The Tarras community is facing a lot of change and uncertainty, and this has become challenging for many. A key objective for this community is to feel heard and be heard on things that matter to them Central Otago District Council (2023)”*.

6.1.3 Cromwell

Cromwell is approximately 20 km to the southeast of the project study area along SH8. The town is located between Kawerau River and Lake Dunstan. The population has steadily increased over time, according to Stats New Zealand Census data, in 1996 the population was 3,200 and by 2023 the population was 9,470, an increase of almost 200%. The town is now the largest town in the Central Otago region.

The Rationale report (2024) conducted an analysis of housing affordability across the Otago Region. The report notes that due to challenges around housing availability and affordability across the Queenstown Lakes District, Cromwell experiences a spillover effect with people seeking to live in Cromwell due to its proximity, housing availability and pricing relative to Queenstown Lakes District.

Cromwell is part of the Otago Wine region and is renowned for its Pinot Noir. The Town also has a strong agricultural sector with nearly half of New Zealand's export cherries coming from the Cromwell Basin (Central Otago District Council, 2024b). The Town's identity is marked by a giant fruit sculpture, symbolizing its agricultural heritage.

Cromwell is the closest service centre to the BOGP providing supermarkets, healthcare and also schools and education, a list of these services is provided in Appendix C. It is anticipated Cromwell will be the town that benefits the most economically from the potential workers at BOGP.

It is anticipated that Cromwell will grow over the next thirty years to accommodate a population of 12,000 residents. To guide this growth Council have developed the Cromwell *‘Eye to the Future’ Masterplan Spatial Framework* (N M Associates Ltd, Tract Consultants Pty Ltd, 2019). The Masterplan provides a framework to manage sustainable growth that will also retain aspects of Cromwell's 'country town' character. Aspirations within the Masterplan vision are:

- An attractive, vibrant and thriving heart for Cromwell.
- Accommodating growth in a way that delivers Cromwell's landscapes and visual amenity values.
- Enhancing how Cromwell functions.
- Housing is affordable and available.
- There is a thriving and competitive local economy, supported by available resources.

6.1.4 Luggate

Luggate is a small rural settlement located on State Highway 6 between Wanaka and Cromwell, near the junction with State Highway 8A. It is approximately 40 km to the north east of the project study area and 15 km from Wanaka.

According to the 2018 census the settlement has 474 residents and 168 dwellings, this is an increase of 201 residents since 2013, a 43% increase. Luggate has limited infrastructure and services such as supermarkets, pharmacies and retail because these services are available in Wānaka.

The Town has some scenic and adventure focused businesses that service the tourism economy. These businesses include Alpine Helicopters and Learn to Fly NZ based out of Wanaka Airport that is located 3 km to the west of Luggate.

There are no emergency services in Luggate however there is the Luggate Community Response Group that operates out of the Luggate Memorial Centre – Whare Mahan which also serves as the local emergency hub.

6.1.5 Clyde

Clyde is located approximately 32 km south of the BOGP along SH 8. The town is situated on the Clutha River, between Cromwell and Alexandra. During the 1862 gold rush, Clyde was initially known as Dunstan, named after the neighbouring Dunstan Mountains. The name was changed to Clyde in 1865.

The population of Clyde has been increasing over time. In 2006, the town had a population of 906, which rose to 1,161 in 2018, marking a 28.1% increase. According to the Central Otago Growth Projection Report (2022), this population growth is driven by jobs in the surrounding areas of Cromwell and Alexandra. Clyde is considered by workers as a suitable community. The growth is also from retirees moving into Clyde for the lifestyle opportunities.

Like Cromwell, Clyde is part of the Otago wine region and is renowned for its Pinot Noir. The town is also famous for its stone fruit orchards. During the growing season, Clyde orchards employ over 100 staff and export to various locations around the globe, including Russia, Europe, and China.

Clyde is home to the Clyde Dam, New Zealand's second-largest hydroelectric dam, built during the country's 'Think Big' era. It is also where the Rail Trail starts or ends, making it a popular tourist destination.

Clyde contains key services such as supermarkets, Dunstan Hospital, Clyde Primary School, the library as well as sporting and recreation clubs and facilities, a list of social infrastructure is provided in Appendix C. Although it is not the closest service centre for the BOGP, this town is an alternative location for accessing supplies and services to the residents of the mining camp. Workers at BOGP may also consider it an ideal location to commute from.

The Community Plan for Clyde developed in 2010 established as its vision the importance of maintaining the "Special Character of Our Area", the Plan acknowledges that loss or degradation of any of the values defined in the plan would impact what is considered special. These values include the landscape and climate, history and heritage and the community. Within the category of history and heritage the goldfield relics are identified as something that is valued.

6.1.6 Alexandra

Alexandra is located approximately 34 km south of the BOGP along SH8 and is situated on the banks of the Clutha River at the confluence with the Manuherikia River. Historically, Alexandra was the largest town in the Central Otago District, only outgrown by Cromwell in 2018.

Like other settlements in the Otago region, the population of Alexandra has been increasing over time. In 2006, the town had a population of 4,827, which rose to 5,472 in 2018, marking a 13.4% increase. This population increase is occurring at a slower pace compared to Cromwell and Clyde. Population growth in Alexandra is driven by employment, which brings young industrial people to the area as well as their families (Central Otago, 2022). Since 2001, there has been growth across most industries, with the major drivers of employment growth in the "Administrative and Support Services" and "Agriculture, Forestry and Fishing" sectors.

Alexandra is a service town for the Central Otago District. The Town provides essential services and supplies to orchardists and winemakers, contributing significantly to the local economy. Social infrastructure in Alexandra includes two health facilities, five preschools, three primary schools and a secondary school with boarding accommodation. The town's recreation activities include a swimming pool, golf course, tennis courts the Molyneux Park Sports complex as well as several community halls. A list of social infrastructure is provided in Appendix C.

It is anticipated that some of the BOGP workers will move to Alexandra and commute to the mine. Other workers within the surrounding may use the social infrastructure in Alexandra placing and increased demand on its supermarkets, healthcare facilities and schools.

The Alexandra Community Plan (2013) has a vision for the area which is that *“Alexandra will be a cohesive community working together to protect and enhance all that we value.”* To achieve this the Community Action Plan has initiatives focussing on the economy, environment, community, tourism and recreation, and heritage and history. There was a keen focus in the Plan to maintain Alexandra's vibrant economy with initiatives to attract new business and industry, this is balanced against the need to protect the landscape against intrusive development.

6.2 District community

The district community includes the District Council areas of the Central Otago District and Queenstown Lakes District. This area encompasses the larger towns of Queenstown and Wānaka. It is anticipated that some of the workforce for the construction and operation of the mine will come from within these areas. It is anticipated that there will be direct impacts such as employment, changes to amenity, access and connectivity as well as indirect impacts such as the local economy and use of social infrastructure. An understanding of the demographics of the district community and facilities within the major town centres of Queenstown and Wanaka is required as part of the community profile to assess the potential social impacts of the BOGP.

6.2.1 Wānaka

Wānaka is one of the larger towns within the district community. Located approximately 45 km to the northeast of the BOGP, Wānaka is a resort town known for its outdoor activities. In winter, activities are based around the four ski resorts in relative proximity to the town. In summer, activities comprise of hiking, mountain biking, mountaineering, kayaking and rafting. Lake Wānaka, around which the town is centred, is popular for waterskiing, wakeboarding and sailing.

The Town Centre predominantly caters for the tourism activities within the region, this includes cafes, restaurants and retail, particularly selling equipment for outdoor activities. There are services and social infrastructure within the Town Centre which include supermarkets, library, swimming pool, Wānaka community hub which is home to 25 community organisations, medical centre and schools including two primary schools and one high school.

6.2.2 Queenstown

Queenstown is the largest urban centre within district community. With a population of 29,000 the town is the second largest urban area in Otago behind Dunedin. The town is located approximately 86 km to the west of the project study area.

Queenstown is known for its tourism and is a significant attractor for international tourists providing access to the Southern Alps. The airport is a main gateway to the South Island, it accommodates regular domestic and trans-Tasman flights. The Queenstown Airport is the closest airport to the BOGP.

Being a large regional centre, Queenstown provides social infrastructure that services the district community. This includes educational facilities such as the Southern Institute of Technology, as well as a primary school and high school. Lakes District Hospital is situated in Frankton near Queenstown and services communities within the broader Queenstown Lakes District. The hospital has 25 beds with a mix of maternity, acute medical, radiology, emergency and outpatient departments. It is anticipated that this facility would be the primary healthcare provider in case of an emergency for staff at the BOGP site. In addition to the hospital there are various general practitioners and medical centres in proximity to the hospital.

6.2.3 Socio-economic profile

The Socio-Economic Baseline Report prepared by Rationale (2024) includes a baseline for the District Community. This was centred on the Cromwell Basin and incorporated the areas surrounding Alexandra, Queenstown and Wanaka as illustrated in Figure 8. The Rationale report provides a high level of detail regarding population demographics, economic activity and housing and accommodation. The following provides an overview of key information in the report and areas for investigation that have been considered as part of this SIA.

Demographics

- Total population of 75,100 at 2023, with 6% growth from the previous year. This represents much higher growth than New Zealand, at 2% growth over the same period.
- Cromwell Basin has an older population, with a significant portion of the population (42.9%) being between ages of 50 to 79 years (only 31% of the New Zealand population is within these age ranges).
- 82% of the population is European, compared with New Zealand level of 68%.

Economic activity

- Gross Domestic Product (GDP) measured approximately \$5.6b across the March 2023 year, up 6.6% from the previous year. This is higher growth than New Zealand of 2.8% over the same time period.
- Cromwell Basin's economy experienced growth in 2021, while the district community and NZ experienced a strong decline in growth. This was driven by high population growth and activities servicing it, strong domestic tourism rather than international, and horticulture and wine industries performing well through Covid.
- Construction is the dominant industry at 17% of filled jobs. Accommodation and food services (14.4%) and Retail trade (10.7%) follow, which is reflective of the strong tourism activity in the region.
- Approximately 56% of the population have achieved Level 4 certificate or higher as their highest qualification. Achievement of Level 4 certificate, Level 5 certificate, Level 6 diploma / certificate and Bachelor Degree / Level 7 Certificate / Graduate Certificate are higher than New Zealand levels, indicating a highly skilled workforce.

Employment, income and workforce profile

- 78% of the population of the district community is employed. In the local community it is slightly lower at 76%. Both are higher than the New Zealand level of 68%, as illustrated in Figure 11.
- Although employment levels are high, when compared to the average earnings, data shows that a large number of these jobs deliver lower earnings on average. This aligns with data that indicates key industries associated with tourism such as accommodation and food services generally have lower labour productivity.

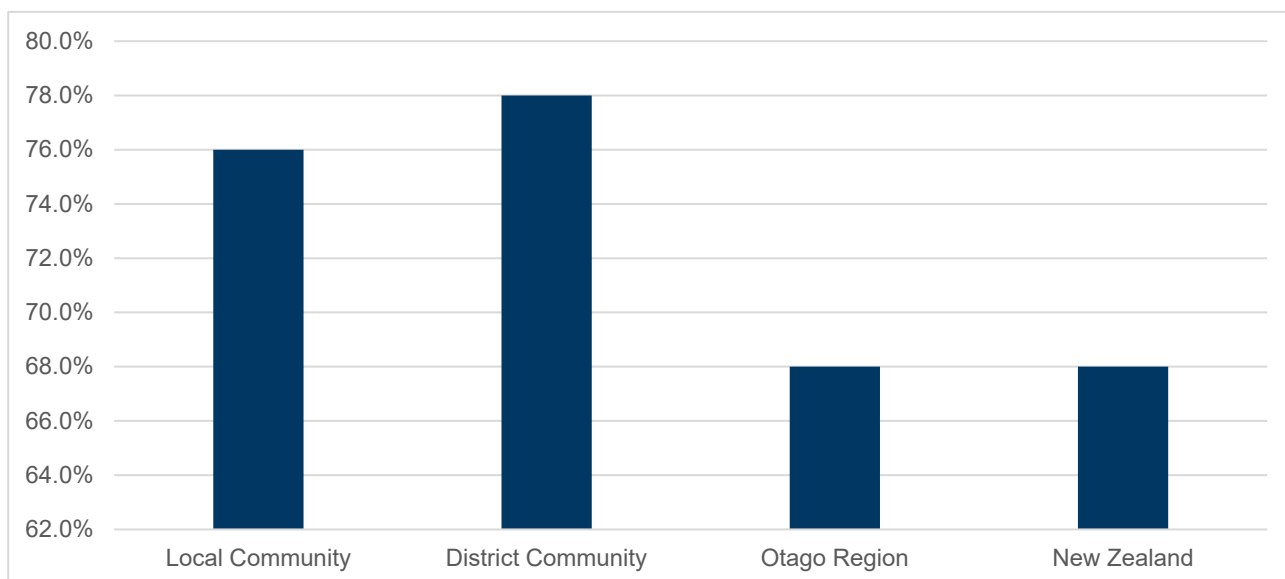


Figure 11 Percentage of population over the age of 15 that is employed by region (Rationale, 2024)

Housing and accommodation

- In 2018, there were approximately 29,589 dwellings across the district community, the majority of which are standalone and 3 or 4 bedroom. Using data on building consents, it is estimated that this number has increased to around 32,872 dwellings in 2024.
- Average house values in Queenstown Lakes District are consistently well above New Zealand levels (for example \$1.77m vs \$921k in 2023), whereas Central Otago District is consistently below New Zealand values (for example \$793k vs \$921k in 2023).
- High house values and sale prices indicate strong demand for housing in the District Community, particularly for the Queenstown Lakes District. High prices also indicate challenges with affordability, given the mean average earnings in the District Community are lower than New Zealand.
- For 2023, the data indicates that compared to housing affordability across New Zealand (7.2 times average household income), Central Otago District had slightly lower housing affordability (7.8), while Queenstown Lakes District had substantially lower housing affordability (13.3).
- In the last 5 years since 2018, total growth of rentals based on active rental bonds data was 15% across the District Community, and 20% across Cromwell Basin. 5 year total population growth was 23% across the District Community, and 27% across Cromwell Basin, this indicates that rental stock is not keeping up with population growth.
- Since 2015, average weekly rental prices across the District Community have been consistently above New Zealand levels, with an estimated average rental price of \$650/week vs \$550/week in 2023.

6.2.4 Community values

The Central Otago region is known for its natural landscapes, recreational values and as an international tourism destination. For the local community, however, it is the rural lifestyle, social connections and recreational amenities and facilities that are valued. During the development of the District Vision and Wellbeing Framework, Central Otago District Council commissioned Angus and Associates to undertake research to understand community sentiment and aspirations for the region.

When asked what about the main reason for choosing to live in Central Otago, the top three reasons provided by the Community were:

- Opportunities for an active outdoor lifestyle (29%).
- The natural environment (scenery) (23%).
- Work/life balance (23%).

When the community was asked which of the four areas of wellbeing (Economic, Social, Environmental and Cultural) that Central Otago should focus on to achieve their vision for the future. Environment and Economic were considered the strongest areas for focus. Having a positive impact on the environment, this included building an understanding and appreciation of the natural environment and contributing funds for conservation received 31% of support. A positive economic impact in terms of providing jobs/employment, creating opportunities for entrepreneurship and development of tourism businesses and contributing to other sectors of the local economy through visitor expenditure received 30%. The research undertaken by Angus and Associates was used to inform the development of the *Central Otago Our Place in the World 2025 Vision and Wellbeing Framework* referenced in Section 5.4

6.3 Regional Community

The regional community has been defined as the area governed by the Otago Regional Council. This area extends across the lower South Island, as illustrated in Figure 12. Dunedin is the major city within the regional area, other towns include Oamaru, Balclutha and Alexandra. It also includes the Queenstown and Wanaka. This area has been considered because the environmental controls will be subject to the jurisdiction of Otago Regional Council. It is also anticipated that the economic benefits particularly regarding employment and resources to support the mine will come predominantly from communities within the Otago Regional Council area.

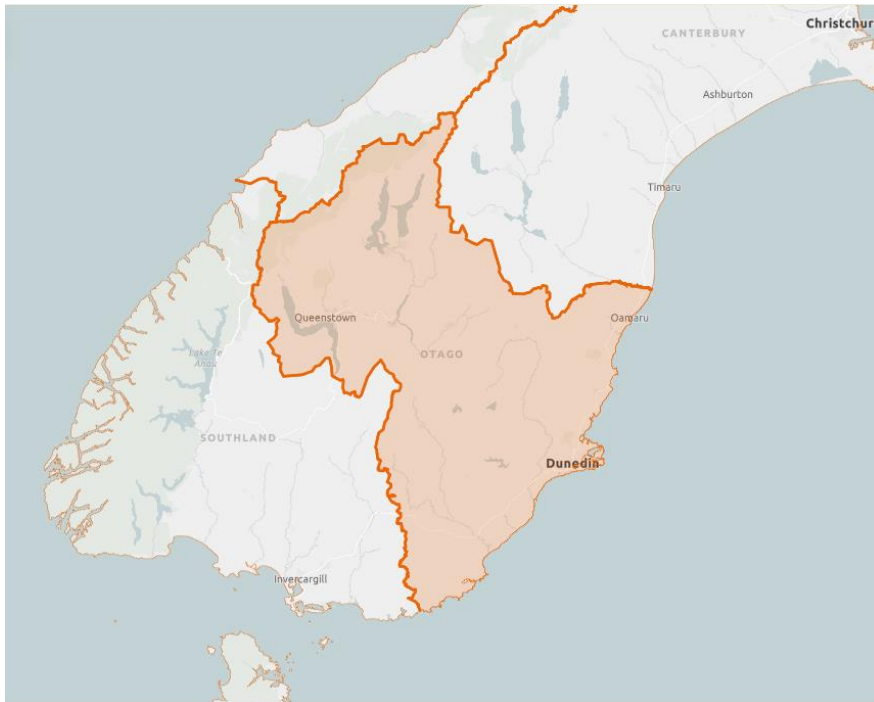


Figure 12 Central Otago Region (Stats NZ, 2025)

6.3.1 Demographics

The following presents an overview of demographics for the Otago region from the 2023 census:

- The population of the Otago region is 240,900 residents this is an increase of 7% since the 2018 census and comprises 4.8% of the New Zealand population.
- The median age is 38.4 years. Almost half the population is aged between 30 and 64 years (44.4%) with 17.7% over the age of 65 years and 15.7% under 15 years.
- For the population over the age of 15 years (84.3% of the regional population), almost half have a tertiary qualification (46.2%).
- 132,600 people are employed in either part time or fulltime work. Construction is the region with the highest level of employment (11.8%), followed by healthcare and social assistance (9.8%). Accommodation and food services, which would be related to tourism is the fifth most common industry with 8.6%. Of interest is that mining is the smallest industry employing only 0.6% in the region.
- The median income is \$39,100 this is an increase of 30.4% since 2018.

6.3.2 Community values

In October 2021, Central Otago Regional Council conducted a community values survey (Central Otago Regional Council, 2021a). The community were asked to describe the one thing they like about their place. Key themes about what the community value are consistent with the research undertaken by Angus and Associates (2025), they included:

- Community spirit and lifestyle – the community stated that they liked the friendly, caring communities and the quiet and peaceful lifestyle. The area is a great place to raise a family and a safe environment to live in.
- Natural environment – the community acknowledged how much they value the natural, unique, beautiful, clean and diverse environment. The views, surrounding landscape, wide open spaces and the rivers and lakes were highly valued.
- Outdoor recreational amenities and facilities – recreational facilities were not just considered a tourist activity. The local residents value the walking and cycling trails, parks and open spaces, hunting, lake and river recreation.
- Location – the community valued the central location of Central Otago in relation to having access to natural amenities but also being a gateway to other areas in the South Island.
- Good services, amenities and facilities – the community appreciate the facilities currently on offer within the town centres these include libraries, cafes and restaurants.
- Heritage – the gold mining heritage was considered a strong part of the area's identity. The community value the museum, historic precincts and the authentic historic character of the area.

When asked what they want the region to be known for, the community responded with the following themes:

- Great place to live
- Natural environment
- Food and wine
- Outdoor recreation
- Great place to visit
- History and heritage
- Community spirit.

7. Community Engagement

Section 4.3.3 provides an overview of engagement activities undertaken to inform the development of this SIA. It includes the engagement work undertaken by MGL that is outlined in a Pre-Application Engagement Report (MGL Engagement Report) as well as additional engagement undertaken by GHD to inform the SIA. Community sentiment has ranged from strong support to opposition.

The MGL Engagement Report summarises that in Cromwell the overall response to engagement has been positive, with high levels of interest in employment, business opportunities, and economic benefits. MGL have received over 900 expressions of interest in jobs and supplier opportunities. In Tarras, the MGL Engagement Report summarises that the response to engagement has included a mix of enthusiasm from some and caution from others. The MGL Engagement Report provides a comprehensive summary of the engagement they have undertaken, the feedback received and how the feedback has been responded to.

Table 10 provides a thematic analysis of the feedback obtained through the engagement activities. It incorporates engagement findings from the MGL Engagement Report as well as the engagement undertaken by GHD to inform this SIA.

Table 10 Summary of engagement findings that have informed the SIA

SIA Theme	Engagement findings
Access and Connectivity	- Concern from residents of Thomson Gorge Road regarding changes to the road required to accommodate vehicular movements from the mine during both construction and operation. Clarification was sought regarding what is proposed for the road regarding widening and sealing of the road. - The increase of vehicular traffic on Thomson Gorge Road will impact on local amenity particularly dust and safety of the road. - Concern that the proposed road upgrades or changes to the road will have on traffic movements and access to residential properties.
Amenity and character	- Acknowledgement that gold mining is part of the history of the area. - Concern that the mine will impact the character of the local area particularly its reputation for being 'clean and green' - Although the area does have a mining history, feedback was provided that the scale of the BOGP is incompatible with the character of the area. - Impact that the mine could have on visual amenity including light pollution. - Concern that changes to visual amenity will impact tourism particularly for tourists that fly over the mountain range or are driving along the highway. - Decrease in social cohesion creating a divide between those who support the project and those who oppose. This is impacting the friendly community that was described by residents as characteristic of the area. - Impact that transient workers will have on cohesion in the community.
Livelihood	- Strong support for the project because of the economic opportunities that it will bring to the region - Strong community interest in the opportunities the project presents for employment, training and development, local procurement, and increased economic activity across Central Otago. - Concerns that economic benefits would not be of sufficient magnitude compared to the potential environmental damage, loss of amenity and impact to tourism. - Concern that contaminated dust has the potential to impact soil and water quality affecting the organic status of locally grown produce and wines. - Some local businesses expressed concern that investors have been reluctant to invest in their business because of the risk the mine posed to the area, particularly with regards to image and amenity. - Concern regarding the power requirements of the BOGP and the impact on the local electricity network, including concern this could result in an increase to electricity prices. - Concerns were raised that mining workers in the area could place a strain on accommodation providers increasing rental costs and creating a deterrent to the seasonal workers who may be unable to find or afford accommodation. An increase in the cost of accommodation could then have flow on effects of preventing other key workers such as those in health care or aged care from moving into the region.

SIA Theme	Engagement findings
The environment	– Concern that noise and vibration from the construction and operation of the mine will impact the tranquil and peaceful setting of the area. – Thomson Gorge Residents expressed concern that noise from increased vehicular traffic along the road and the mining camp will impact residential amenity. – Decrease in air quality due to dust generation from the mine site and associated access roads. – Concern regarding health impacts of the dust with a fear that it will contain high levels of arsenic. – Water quality was a concern particularly if dust enters local water sources. – The Bendigo Pipeline provides drinking water to the surrounding population as well as other agricultural businesses in the region. Concern was raised that the bore could have insufficient water to provide for both BOGP and the surrounding region.
Social and recreation	– Schools have been able to expand to accommodate increases in population. Ideally schools require 2-3 years of planning time to make sure there are sufficient classrooms to cater to local demand. – Concerns that an increase in the population will impact the provision of health services that are already in high demand. It was suggested that to ease pressure on the public system MGL provide staff with health insurance so that they can access private health facilities such as after hour GPs. – Stakeholders consulted for the SIA did express concern about the impact the project could have on the amenity and enjoyment of recreation facilities, particularly hiking, mountain biking and horse-riding trails within the Conservation Areas. – Suggestions that MGL develop a social investment strategy that responds to community needs and addresses some of the community concern associated with the project. This could include social infrastructure, environmental offsets and vegetation restoration.
Fears and aspirations	– Aspirations that the project will have a positive impact on the community through job generation, economic stimulation and revitalisation of the local community. – The project has created a lot of fear and uncertainty across members of the community. This has been exacerbated by the Fast Track process. – Stakeholders expressed a high level of frustration that they had not been able to access the technical studies that could assist them in understanding the potential impacts of the mine. – Concern that the mine may operate for longer than 10 years, anticipating as long as 30 years. – One of the biggest fears relates to concerns about a catastrophic event such as an earthquake or weather event causing damage to the tailings dam resulting in arsenic or cyanide being released into the natural environment. – Fear that that the BOGP will be the first of other mines in the region. – Stakeholders that were consulted with for the SIA expressed a high level of fear and anxiety regarding the proposed mine. This was reported by some of the interviewees as resulting in health impacts due to the level of stress and sleeplessness over their uncertainty for the future.

8. Assessment of impacts

In undertaking an assessment of the potential social impacts, a comprehensive review of the technical studies listed in section 4.3.4 was undertaken. These reports were viewed through a social lens considering the identified potential social impacts and the concerns raised by the community and stakeholders through the various consultation activities listed in 4.3.3 and summarised in Chapter 7. The impacts have been determined by taking into consideration the current baseline as defined in the community profile set out in Chapter 6, which includes the demographic profile, audit of social infrastructure and values held by the community.

The following key themes have emerged regarding the potential social impacts of the construction, operation and closure of the BOGP:

- **Access and connectivity** - Changes to how people move about an area for personal (including recreational) or business purposes. Changes to access can impact people's way of life, their access to and use of community services, facilities and social networks.
- **Amenity and character** - Changes to amenity can impact what people value about their community, how they define their place and the characteristics they associate with where they live. This includes the impact to the culture of the place including community cohesion.
- **Livelihood** - Impacts on the local and regional economy, including business development and employment. This includes how business owners, employees and customers are affected by changes resulting from the Project. The impacts to the regional economy are also considered regarding the taxes and royalties paid to the Crown.
- **The environment** – The quality of the air, water and soil people use, the level of hazard or risk, dust and noise residents, the community and workers are exposed to.
- **Social and recreation impact** – Access and level of provision of social and recreation facilities. This includes if the potential increase in the population will impact the capacity of the facilities to accommodate the needs of the population.
- **Fears and Aspirations** - The perceptions from members of the community engaged as part of the SIA regarding their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

The following sections provide a summary of the impacts that have been identified for each project phase (construction, operation, closure) by theme. An Assessment of Effects Table is provided in Appendix D which provides further detail regarding the impact assessment taking into consideration the assessment criteria of magnitude, positive/negatives, duration, likelihood and consequence. The significance of the impact has been determined using the IAIA assessment framework outlined in section 4.3.5.

8.1 Access and Connectivity

The category of access and connectivity takes into consideration changes to how people will move about an area for personal, business or recreation purposes. This includes how changes in access to the BOGP will impact residents and those visiting open space and Conservation Areas for recreational purposes. Consideration has also been given to the impact on residents and businesses of traffic movement through the area, particularly given the remote nature of the BOGP.

Access to the BOGP will be gained from SH8, approximately 24 km from Cromwell, via Ardgour Road, and then onto Thomson Gorge Road to the project site in the Lower Shepherds Valley. Thomson Gorge Road provides access into the Bendigo Conservation and Ardgour Conservation Areas. Along Thomson Gorge Road between Ardgour Road and the proposed site access road there is a vineyard as well as five residential properties most of which have an agricultural business attached growing fruit, vegetables or flowers.

The existing unsealed and single carriageway formation of Thomson Gorge Road is unsuitable to accommodate the anticipated vehicle movement associated with the mine during construction and operation. It is proposed that road improvements such as carriageway widening, minor realignments, pavement strengthening, drainage, and safety features will be undertaken from the Ardgour Road / Thomson Gorge Road intersection to the BOGP. In

addition, the intersection of Ardgour Road and Thomson Gorge Road will be upgraded to a T-intersection (giving priority to Thomson Gorge Road).

The carriageway widening of Thomson Gorge Road will require a road realignment. The design for this road widening has not been confirmed and according to the Integrated Transport Assessment (Stantec, 2025) will most likely require landowner approval and a subsequent resource consent from Central Otago District Council. Therefore, this SIA has only assessed the changes to Thomson Gorge Road at a high level. It is anticipated that if a further consent application is required, a specific assessment of effects will be undertaken as part of that. At a high level, there is potential for a reduction in residential amenity if the road realignment results in the road being closer to the existing residential properties.

Once mining commences, the public will no longer be able to access parts of Thomson Gorge Road. An alternative route has been proposed through Ardgour Station. The alignment of the new road will have a length of approximately 12 km of new road through Ardgour Station and 1.3 km of road through Department of Conservation land. This 13.3 km new road compares with the existing route length (between the start and end points of the new road) via Thomson Gorge Road of approximately 12.1 km.

Following closure of the mine it is anticipated that Thomson Gorge Road will be reopened with the provision of a cycle, walking and equestrian track. The Ardgour Rise Road will be retained for vehicle access.

8.1.1 Safety due to increase in vehicle movements

Vehicle movements along Thompson Gorge Road will increase significantly particularly during construction. According to the Integrated Traffic Assessment prepared by Stantec (2025), Ardgour Road and Thomson Gorge Road have very low traffic volumes of 260 vehicles per day (vpd) and 100 vpd respectively. During construction it is anticipated that the mine will generate up to 400 vpd over a two-year period with a high proportion of these being heavy vehicles.

Safety of the roads leading into the BOGP was raised during consultation, particularly given the current condition of the local roads. The Integrated Traffic Assessment recommends that Thomson Gorge Road provide a minimum sealed carriageway width of 6.5 m as a key component of mitigating safety issues. In addition, the increase in traffic movements has the potential to create a safety issue at some of the key intersections leading into the mine, including the intersection between SH8 and Ardgour Road. The Integrated Traffic Assessment recommends safety improvements be undertaken at the intersection include:

1. Provide a right turn bay from SH8 into Ardgour Road to NZTA design requirements.
2. Ensure that two-way movement of trucks turning in and out of Ardgour Road can be accommodated.
3. Provide for consequential change to roadside infrastructure including the likes of roadside barrier changes, flag lighting, and signage as determined through detailed design processes.

These proposed roading improvements together with the preparation of a Project Transport Management Plan (PTMP) as recommended in the Integrated Traffic Assessment, are expected to provide appropriate mitigation for traffic safety impacts associated with the increase in vehicular traffic. The PTMP is a document that will provide stakeholders with an understanding of the construction program as well as road improvements and traffic management measures.

There are human factors that could also contribute to a safety risk. Fatigue from mining workers on long shifts as well as a lack of familiarity with local road conditions has the potential to increase the risks of a significant road incident. MGL has requested a reduced speed limit for Thomson Gorge Road and will enforce a company policy regulating vehicle speeds along the route. These measures, combined with road improvements and clear communication with affected residents, aim to ensure that traffic-related effects are well managed throughout the life of the project.

Thompson Gorge Road and Ardgour Road will be used as a recreation cycle route to access the new Ardgour Rise Road through the Conservation Area, as identified in the Recreation Impact Assessment. Consideration should be given to minimising the potential conflict between vehicle and cyclist road users. The Recreation Impact Assessment recommends that the Construction Traffic Management Plan consider recreational use of Ardgour Road. The SIA supports this recommendation, however it recommends that recreation users such as cyclists be

considered within the PTMP as well which should include measures to mitigate traffic safety risk during construction and operation of the mine.

The SIA supports recommendations made in the Integrated Traffic Assessment. In addition, the SIA recommends that the PTMP and/or Mining Operation Plan include a policy that regulates that speeds of company vehicles along the route to and from the mine. The predicted increase in vehicles on the road from 260 vpd to 400 vpd is the main contributing factor impacting safety on the road. Although safety measures are proposed to mitigate some of the safety concerns, there will be an overall negative impact due to the increased number of vehicles on the road. The volume of traffic will create other amenity impacts such as noise, vibration and dust. Consequently overall, with the proposed mitigation measures implemented, it is anticipated that the overall social impact will be **Low Negative**.

8.1.2 Change in road connections

Once mining commences, the public will no longer be able to access parts of Thomson Gorge Road. An alternative route has been proposed through Ardgour Station. The area of Thomson Gorge Road impacted by the diversion is predominantly used to access the various recreational activities within the Conservation Areas, this includes walking, tramping, mountain biking and 4WD driving.

To minimise impacts to recreation users, the Recreation Impact Assessment recommends that access to both the Ardgour and Bendigo Conservation Areas be maintained. The alternative route developed on Ardgour Rise should be developed to a standard suitable for public access including appropriate road surfacing and width, design speed, gradient, road reserve, signage, safety features, and future maintenance requirements, and vesting in the Central Otago District Council (CODC).

The road closure will impact access to the Come in Time Battery, which is used by visitors to the area, particularly those interested in the area's gold heritage. It is proposed that access to the Come In Time Battery be made available through the creation of an approximately 4 km (one way) track from the nearest car park in the Bendigo Historic Reserve. The new track would be an approximately two hour return trip by foot or less than one hour by bike, compared with the current five minute walk from Thomson Gorge Road. According to the Recreation Assessment, this will result in a different experience but not necessarily an inferior one, considering the new experience of traversing the reserve landscape. The Battery will appear as a component of a visit to the Bendigo Historic Reserve rather than an adjunct to the Thomson Gorge Road experience. Proposed mitigation to manage the impacts of this change to access aligns with recommendations in the Recreation Impact Assessment and includes communication with recreation user groups about the proposed changes to access. The track should be well sign posted and suitable for local walkers.

The local community and recreation users will need to be informed of the changes in access, particularly as this will change their experience and impact journey times. The Integrated Traffic Assessment acknowledges that communication of the PTMP, discussed in 8.1.1 is fundamental. It recommends that a copy of the PTMP be provided on the project website and that there is a list of people and organisations that are notified electronically of updates to the PTMP. The Integrated Traffic Assessment anticipates that the stakeholders notified will be community groups in Bendigo and Tarras, NZTA and Central Otago District Council. The SIA supports this recommendation. In addition, the SIA recommends that recreation groups be included as a stakeholder group, this could include Alexandra and Cromwell Mountain Bike Club, Dunstan Adult Riding Group and Riders of Central Otago, Herenga a Nuku Aotearoa (NZ Outdoor Access Commission).

Following closure of the mine, rehabilitation of the site provides an opportunity to improve access and recreation facilities that support activities within the Conservation Areas. The Landscape Closure Plan has allowed for the following:

- Access for walking, cycling and horses (with access to the Come In Time Battery) reestablished along – as near as possible – approximately 3.8 km of the original Thomson Gorge Road alignment, providing views of the modern mining remains (pits) and access to the Come In Time Battery.
- Vehicle access retained between Thomson Saddle and Ardgour Road via Ardgour Rise.
- Vehicle access available to the Come In Time Battery via a dead-end road from Ardgour Rise to a nearby carpark along part of the existing Thomson Gorge Road alignment.

- The separation of motorised and non-motorised activity within much of the Rise and Shine catchment, offering a superior experience for walkers, cyclists and horse riders.
- Interpretation of remaining mine features, in the same manner as is currently provided for the Come In Time Battery.
- Carparking provision in the upper Rise and Shine catchment providing access to the public walking, cycle and equestrian track through the valley.
- Retention of the route through the Bendigo Historic Reserve with the retired mine landscape via the Come In Time Battery. This will form part of a wider complex of walking and cycling trails. For the latter, especially, this will be part of a significant cycling destination.

If the Landscape Closure Plan is implemented, then upon mine closure the recreation experience through the Conservation Areas will be significantly improved. This SIA recommends that the Landscape Closure Plan be a condition of consent so that the land is rehabilitated and recreation facilities enhanced.

Overall, the impact of the change in access to the area through Thomson Gorge Road can be mitigated through recommendations made in the Integrated Traffic Assessment and Recreation Impact Assessment. This SIA also recommends that recreation groups be included as a stakeholder group within the PTMP so that they are aware of the Plan and any proposed changes. During construction and operation of the BOGP impacts will be **Low Negative**. Upon closure of the BOGP it is anticipated that impacts will change to be **Extreme Positive** provided that the Land Closure Plan is implemented as currently proposed and recommendations made for closure within the Recreation Impact Assessment are adhered to.

8.1.3 Overview of access and connectivity impacts

Overall, it is considered that the project during construction and operation will have a **low negative** impact due to the impacts from the increase in vehicle movement and changes in access to Thomson Gorge Road. During mine closure it is anticipated that the BOGP will have a **Moderate Positive** impact due to improved access to the Conservation Areas for recreational use as well as an improvement in recreation facilities. Table 11 provides a summary of social impacts within the theme of access and connectivity including recommended mitigation and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 11 Summary of social impacts within the theme of access and connectivity

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Safety due to Increase in vehicle movements			
Increased traffic movements create a safety issue at key intersections this includes the SH8 and Ardour Road intersection	Construction and operation	Implementation of recommendations in the Integrated Traffic Assessment	Low negative
Increased vehicle traffic creates conflicts between vehicles and recreational cyclists	Construction and operation	Project Transport Management Plan recommended in the Integrated Transport Assessment considers and mitigates adverse impacts on recreation users during construction and operation	Low negative
Change in access			
Loss of access to existing tracks and trails along Thomson Gorge Road will impact recreation activities such as walking, tramping, mountain biking and 4WD	Construction and operation	Compliance with recommendations in the Recreation Impact Assessment.	Low negative
Change in access to the Come in Time Battery impacts recreation activities	Construction and operation	Compliance with recommendations in the Recreation Impact Assessment including communication with recreation groups about the proposed changes to access. The track should be well signposted and suitable for local walkers.	Low negative

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Increased journey times to access conservation areas due to changes in access to the site	Construction and operation	Compliance with recommendations in the Integrated Transport Assessment. Recreation Groups be included as a stakeholder group within the PTMP so that they are aware of the plan and any proposed changes.	Low negative
Enhancing access to Conservation Areas and Recreation Facilities	Closure	This SIA recommends that the Landscape Closure Plan be a condition of consent so that the land is rehabilitated and recreation facilities enhanced.	Moderate positive

8.2 Amenity and character

The category of amenity and character investigates how the BOGP impacts on what people value about their community, how they define their place and the characteristics they associate with where they live. Consideration has been given to the potential impact that the BOGP could have on the culture of the place including community cohesion.

The natural landscape is a defining feature of the Central Otago region and is highly valued by the community; it enables an outdoor lifestyle connected to nature and catering for a variety of recreation activities. More recently it has been established as a wine growing region providing large areas of orchards as well as restaurants and function centres. Together with its recreation facilities and stunning scenery, the Otago Region is a tourist attraction particularly for travellers between Queenstown and Wānaka. Concerns were raised during engagement about the impact of the project on visual amenity in the area, particularly regarding how it could change the visitor experience.

The natural landscape and scenery contribute to how the community define their sense of place and often a reason for why they live in Central Otago. Protecting the natural environment while enabling economic growth is a challenge and this is apparent in the fifty year vision *Central Otago – Our Place in the World*. The vision states that living well in Central Otago means being “grounded in respect for the environment, advanced by increased economic prosperity”. This vision acknowledges the productive capacity of the natural environment and that this is a core driver for economic prosperity. However, this needs to be balanced against the recreational and aesthetic value of a healthy natural environment which is considered fundamental to wellbeing and the way of life in Central Otago.

Gold mining has always been a part of the area’s history. this is evident in the history of the towns and acknowledged through the gold mining relics that are located throughout the area. Within the Central Otago Destination Management Plan gold mining is acknowledged as a significant part of Central Otago’s history and heritage. The Plan highlights the importance of the historical sites and tourism development. The plan also acknowledges the economic role that gold mining has played within the area’s development.

Although BOGP will contribute to Central Otago’s gold mining identity, it is a significant operation with potential to result in environmental impacts. The region is known for its wide-open spaces and Conservation Areas. Consideration needs to be given to how the BOGP impacts on the natural environment, which is also an important tourist feature.

The Dunstan Mountains are known by mana whenua as Matakanui. The mountain range is a significant physical and cultural marker and the peak is known as Haehaeata. Matakanui is known to be used by Māori as a trail across the ranges. The area is recorded as a Mahika kai site along with the Mata-au (Clutha River) where weka and tikumu were gathered.

8.2.1 Loss of natural character

The natural landscape is a defining feature of the Central Otago region and has contributed to its reputation as being clean and green. This is something highly valued by the community and an area of concern that the mine will be detrimental to the natural environment.

The Landscape, Natural and Visual Assessment prepared by Boffa Miskell has undertaken a comprehensive assessment on the impact that the BOGP will have on the landscape's physical attributes and implications of changes on the landscape's values. The mining activity particularly during construction and operation will have substantial changes to the physical landform, these are assessed as being moderate adverse by the Landscape Assessment.

The mine design and schedule will enable progressive rehabilitation and this will keep disturbed areas to the minimum. According to the Landscape Assessment a mix of plant species will be used and tailored to the different ecosystems within the site accommodating grazed areas, native vegetation, ephemeral streams and potentially wetlands and seepages. The rehabilitation activities proposed during mine closure will enable the final slopes to be in keeping with the surrounding mountainous environment. Over time, as mine closure progresses it is anticipated that impacts of the mine will be reduced as they are incorporated into the broader Conservation Area this will reduce the impacts to low-moderate adverse.

This SIA supports the recommendations made in the Landscape, Natural and Visual Assessment that will mitigate the impacts of the mine progressively and upon mine closure.

From a social perspective, during construction and operation, and with progressive rehabilitation as recommended in the Landscape Assessment, the impact of loss of natural character on people's sense of place is assessed as **moderate negative**. With the adoption of the Landscape Closure Plan it is anticipated that the landscape and natural areas will be substantially returned to their current form. In addition, the recommended inclusion of interpretive signage is expected to further mitigate some of the impact that the BOGP has on the natural landscape and people's sense of place, post-closure. Consequently, from a social perspective, the BOGP is assessed as having a **low negative** impact in relation to changes to natural character post-closure.

8.2.2 Decrease in visual amenity

The project is located within an area identified in the Central Otago District Plan (CDDP) as an Outstanding Natural Landscape (ONL). This acknowledges the region's distinctive landforms, natural character, and aesthetic value, and places a high threshold on the management of visual change and landscape integrity. Concerns were raised in the engagement activities regarding the view of the proposed mine from private, public and recreational outlooks. These included local roads, as well as recreational trails, elevated lookouts, and aerial perspectives from small aircraft used by tourism operators. For this reason, the assessment of the impact on visual amenity, has been assessed from the different perspectives of the resident, recreation user of the Conservation Areas and visitors travelling along the State Highways, local roads and by air.

The assessment of visual effects identified dwellings within the surrounding landscape from which views of the proposed mining activity may be possible. The locations of these dwellings, primarily within 5 km of the site, were used as points to assess the visual impacts. These sites were primarily on areas of the project where earthworks and associated activities would be visible. The Landscape Assessment has determined dwellings on The Bend Terrace and Bendigo Terrace will experience the highest level of impact due to disruption to the backdrop and coherence of the Dunstan Mountains. According to the assessment, these dwellings will have moderate-high adverse during mining activity, reducing to no greater than low moderate adverse on completion of remediation.

SH8 is a major travel connection between the Lindis Valley and Cromwell for local commuters, and tourists. It includes views of aspects of the proposed mine over distances beyond approximately 8 km. The visual assessment concluded that visual effects from local roads, and State Highways are moderate adverse due to the transient views of the various aspects of the mining projects that will be visible. During mine closure these impacts will be reduced to low adverse.

For users of public conservation and recreational areas the visual impacts are considered no greater than low moderate adverse during mining activity and reducing to low adverse at closure. The greatest visual effect will be experienced by users of the Ardgour/North Dunstan hunting block, with views from other conservation and recreational areas being mostly shielded from intervening landform and vegetation.

For some recreation users, views of the mine will be part of the visitor experience, particularly if they have a strong interest in the area's gold mining heritage. Consultation was undertaken with the Otago Goldfields Trust and Tourism Central Otago to inform the preparation of the Recreation Impact Assessment. The suggestion was made that a viewing area of the operating goldmine be established off Ardgour Rise. This was supported as a recommendation in the Recreation Impact Assessment. The viewing area should include carparking space and interpretive material that is similar to (and replacing) the current interpretation and signage associated with the Come In Time Battery. This facility would acknowledge the important role that gold mining has played and continues to play in the history of the area. It would also mitigate, to a small degree, the loss of the Battery visitor experience currently available off Thomson Gorge Road that will be unavailable for public access during construction and operation. The SIA supports the inclusion of such a facility as part of the proposal.

Mitigation for visual impact is predominantly through design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment. The layout of the mine has where possible used natural features to restrict views of the mine from the public. Overall, and consistent with the Landscape Assessment, this SIA has assessed the impact on visual amenity which relates to the scenic views of the surrounding distinctive landforms and natural character to be **moderate negative** during construction and operation. Mine closure provides an opportunity to reduce the adverse impacts of the mining activity. The Landscape and Ecological Rehabilitation plan will include ecological planting and adherence to this plan as part of the condition of consent is expected to rehabilitate the site and reduce the level of impact to **low negative**.

8.2.3 Impact to the historical and cultural values

The area surrounding the BOGP is rich in history. For Iwi, the Dunstan Ranges was used by Māori as a trail with the area particularly along the Mata-au (Clutha River) recorded as a site for Mahika Kai. The Cultural Impact Assessment by Aukaha is still to be finalised. Research undertaken as part of the Heritage Assessment prepared by NZHP identified that mana whenua used the land as an ara tawhito from the east coast into the central lakes for a long time before being transformed initially by early pastoralists in the 1850s and then again by goldminers from the 1860s.

No previously recorded archaeological sites relating to mana whenua activity are present within the project area, and none were identified during any of the surveys undertaken by NZHP. It is anticipated that the area has a high level of cultural significance however this will be confirmed by the Cultural Impact Assessment.

Gold mining has had a significant influence on the development of New Zealand, particularly its impact on the landscape. Development history within the area as outlined in 3.2 was predominantly related to gold mining. The Bendigo Area is rich with historical artifacts including alluvial workings, sluicing areas, quartz mines, and remnants of mining townships. These remnants show technological and social changes in mining over time. Feedback received from the community regarding concerns about the impact that the project could have on archaeological sites are indicative of the value that is placed on ensuring their preservation.

Part of the BOGP is located within the Bendigo Historic Reserve. The Heritage Assessment confirmed that the areas of highest heritage value within the Historic Reserve will not be impacted by the BOGP. There are heritage sites within the BOGP and recommendations are made in the Heritage Assessment to reduce the impact to these sites. During mine closure, it is recommended that the heritage site recordings should be used to inform interpretive signage within publicly accessible areas of the project. This recommendation aligns to that outlined in section 8.2.2 which supports the provision of a facility around the Come In Time Battery that provides information about the gold mining heritage within the site.

Gold mining is part of the history of the area. Some members of the community support the project, because of its connection to the area's history. However, others in the community expressed concern regarding the scale of the mine and that it is incompatible with the natural character of the area. Managing the impacts of the mine in accordance with the recommendations in the Landscape, Natural and Visual Assessment will assist in mitigating the impacts of the scale of the mine. Further, the BOGP is another chapter in the evolution of mining within the area. There is an opportunity to provide information about the mine and the processes used through interpretive signage in the publicly accessible areas, contributing to the visitor experience who have an interest in gold mining. It is recommended by this SIA that interpretive signage be included as part of the Landscape Closure Plan that should be adopted as condition of consent.

The impact of the BOGP on Mana Whenua values is yet to be determined and has not been assessed by this SIA. The social impact in terms of heritage values is assessed as **low negative**. During mine closure the interpretive signage will assist with preservation of the relics and heritage values and has the potential to move to a **neutral** impact.

8.2.4 Impacts to the Dark Sky Sanctuary

During consultation with the community there were concerns raised that the proposed mine would impact on the area's status as Dark Sky Sanctuary. According to the Central Otago District Plan *"A dark sky reserve is public or private land where the quality of starry nights and the nocturnal environment are exceptional, and those qualities are specifically protected for cultural, natural, educational, scientific or public purposes."* There are provisions within the District Plan to provide adequate lighting to support activities and provide a safe environment, while protecting the values of the dark sky.

The District Plan confirms that the Dark Sky Precinct includes the Town of Naseby and immediate surrounds and is located approximately 60km from the project study area. This means that the requirements for lighting in a Dark Sky Precinct as required by the District Plan are not applicable to the BOGP, however requirements for lighting should be considered in the design of exterior lighting to address the concerns raised by the community.

The Exterior Lighting report prepared by Cosgroves, has assessed the BOGP against the lighting standards within the District Plan including requirements relating to the Dark Sky Precinct. Further testing by Cosgroves will then need to be undertaken to confirm compliance. It is recommended by Cosgroves that the team responsible for on-site installation and setting up of lighting (including mobile lighting plant) should be informed that all fixed exterior lighting shall be directed away from any adjacent roads, residential properties and lakes. This SIA supports the recommendations in the Exterior Lighting Report and these should be a condition of consent. With these recommendations in place the impact is assessed as **neutral**.

8.2.5 Social cohesion

A strong value within the Otago region was the sense of community described as 'friendly and caring communities'. A significant concern raised during engagement with members of the community, particularly for residents in proximity to the subject site was the impact that the project is having and could continue to have on social cohesion. The concerns relate to the loss of social cohesion between those supportive of the project and those opposed. The establishment of a Community Liaison Group is recommended by this SIA, discussed in 8.6.1. The Community Liaison Group should provide a channel for residents to raise concerns and share information. It is intended that this will foster cooperative relationships that will support community wellbeing.

Another concern raised by members of the community relates to the transient nature of the workers at the BOGP. The concern was that workers at the mine would not be invested in the future of the local area. As discussed in section 8.3.1, it is anticipated that the BOGP workers will predominantly be employed from the surrounding area or will relocate to live in the surrounding region.

8.2.6 Overview of impacts to amenity and character

Overall, it is considered that during construction and operation the mine will have a **moderate negative** impact in terms of amenity and character. This is due to impacts to the natural landscape that will affect the natural character, visual amenity and heritage and cultural values. Rehabilitation activities as part of the mine closure plan have the potential to mitigate these impacts so that the impact is assessed to be **low negative** at mine closure. The rehabilitation landscape plan will be a critical document that should form part of the conditions of consent, this will enable appropriate landscape planting, access to viewing areas and acknowledgement of heritage items. Table 12 provides a summary of social impacts within the theme of amenity and character including recommended mitigation and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 12 Summary of social impacts within the theme of amenity and character

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Loss of natural character			
Mining operations detract from the natural beauty of the area associated with the Conservation Areas that surround the site and contribute to sense of place.	Construction and operation	Compliance with recommendations made in the Landscape, Natural and Visual Assessment particularly regarding progressive rehabilitation of the site during mine closure activities.	Moderate negative
Mining operations detract from the natural beauty of the area associated with the Conservation Areas that surround the site and contribute to sense of place.	Closure	Adoption of Landscape Closure Plan with the recommended inclusion of interpretive signage would mitigate some of the impact that the BOGP has on the natural landscape	Low negative
Decrease in visual amenity			
Visual amenity impacts to local residential properties particularly those within 5 km of the site	Construction and operation	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment.	Moderate negative
Visual amenity effects on visitors to the surrounding conservation and recreation areas	Construction and operation	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment. Establishment of a viewing area of the operating goldmine established off Ardour Rise. This should include car parking and interpretive material and signage.	Low negative
Visual amenity effects for road users on the local roads and state highways including SH8, SH8A and SH6	Construction and operation	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment.	Moderate negative
Loss or damage to heritage items			
Construction and operation of the mine could impact mana whenua values and sites of cultural significance	All phases	Extent of impact and mitigation to be confirmed by the Cultural Values Assessment current under preparation by Aukaha.	To be confirmed

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Construction may impact mining artefacts that are a valued part of the area's history	Construction and operation	Compliance with the recommendations in the heritage assessment regarding the protection and recording of heritage artifacts.	Low negative
Construction may impact mining artefacts that are a valued part of the area's history	Closure	Post closure the site should have interpretive signage highlighting heritage features within publicly accessible area of the project.	Neutral
Scale of the mining activity is incompatible with the character of the area	All phases	Compliance with recommendations made in the Landscape, Natural and Visual Assessment. Provision of interpretive signage about mining techniques in publicly accessible areas of the project area.	Low negative
Impacts on the Dark Sky Sanctuary			
Impact on Otago's reputation as being a 'dark sky'	Construction and operation	The Detailed Design of the Lighting should be developed in accordance with the requirements outlined in the Exterior Lighting Report.	Neutral
Loss of social cohesion			
Loss of social cohesion between those supportive of the project and those opposes	Construction and operation	Establishment of a Community Liaison Group comprising of residents, key community stakeholders and MGL employees. This group should meet on a regular basis (monthly or bimonthly) to provide an avenue for concerns regarding construction and operation of the mine to be discussed and addressed.	Low negative
Impact of transient population on the fabric of the community	Construction and operation	Recruitment policies to prioritise workers from the Otago Region.	Low negative

8.3 Livelihood

One of the benefits of the BOGP is the potential impact that it will have on the economy this includes the employment that it will generate, the contribution that it will make to GDP as well as the revenue generated from mining royalties and taxes.

The Economic Impact Assessment Report prepared by Benje Patterson has quantified the potential economic impacts that the BOGP will have on the region. This SIA has investigated how these economic impacts will affect the livelihood of the surrounding communities. It has taken into consideration the employment opportunities generated by the BOGP, impacts on local businesses, cost of living and the royalties generated.

8.3.1 Employment opportunities for local workers

One of the benefits of the BOGP is the employment opportunities that will be generated. According to the Economic Impact Assessment it is anticipated that the mine will support an average of 354 staff a year with a peak of 485 jobs.

According to Rationale (2024) 78% of the population of the district community over the age of 15 is currently employed. In the local community it is slightly lower at 76%. Both are higher than the New Zealand level of 68%, as discussed in 6.3.1. The existing high level of employment may be a challenge to employ the required number of workers locally. This is acknowledged in the Economic Impact Assessment which states a complex recruitment exercise will need to be undertaken. However, the 900 expressions of interest received for jobs and supplier opportunities, as reported in the MGL Engagement Report, demonstrates there is capacity in the region to service some of the needs of the Project.

MGL will need a targeted strategy to encourage workers to move into the Central Otago Region and this could include workers from across New Zealand and overseas. The strategy should encourage workers to move into the region, this could include Alexandra, Queenstown, Wanaka, Clyde and Omakau. The shuttle bus referenced previously could assist in making this an attractive proposition.

MGL should also consider providing formal training programs and apprenticeships that would attract younger workers from the larger centres of Wanaka and Queenstown. This would increase the potential number of workers within the region.

Overall, it is considered that given the number of jobs created that the BOGP will have a **high-extreme positive impact** on the district and regional community. To achieve this benefit MGL will need a targeted recruitment strategy that will encourage workers to move into the area. In addition, it is recommended that MGL provide formal training programs and apprenticeships that would attract younger workers from the larger centres of Wanaka and Queenstown. This would increase the potential number of workers within the region.

8.3.2 Impacts on local businesses

The Economic Impact Assessment estimates that for every direct job, there is the potential for a further 1.4 jobs to be created through multiple channels. This includes jobs created among suppliers from BOGP procurement (indirect employment), while the other effect is jobs created from providing goods and services (e.g. supermarkets, health, education, etc) to meet the needs of mine workers (induced employment).

The economic benefits have been acknowledged by local businesses. MGL conducted a survey of local businesses regarding the BOGP project. Over 150 businesses responded with 57% stating that the project would be good for business. 12% of respondents however stated that they did not support the proposed mine.

There are concerns that local businesses will not have the capacity to maximise the opportunities presented by the BOGP. This was acknowledged in the Economic Impact Report stating that *'achievement of the indirect outcomes will rely on downstream investment and recruitment by suppliers to lift their own capacity.'* To maximise the economic benefit MGL should work with the local business chambers to assist with the projection of goods and service requirements so that local businesses can plan appropriately.

Local agricultural and viticulture businesses have capitalised on the area's reputation for being clean, green and organic. Consultation undertaken with these businesses as well as the Central Otago Winegrowers Association and Sustainable Tarras, expressed the concern that the Project will impact the perception of the area as a tourism

and wine destination. Their concern was that this could impact visitor numbers, brand reputation, the experience for tourists and their organic certification. It is important that MGL continue to meet with these businesses to understand their concerns. Information should be provided to these businesses with the results of the environmental assessments such as dust, discussed in further detail in 8.4, to confirm that there are no impacts and to support their continued organic certification applications if required. Ongoing consultation with local businesses should occur through the Community Liaison Group.

8.3.3 Cost of living

Although the mine will have many economic benefits, there are concerns raised by the community that it will increase the cost of living within the region. According to the Economic Impact Assessment, the average wage for workers associated with the BOGP will be \$127,900 a year, which is 96% higher than the average wage in the District Community of \$65,136 in 2023 and 91% above the Regional Community average per year. The Rationale Report (2024) supports this data noting that average earnings in the region are low because it is currently within industries associated with tourism such as accommodation and food services that have a lower labour productivity.

The workforce for the mine will require accommodation. Finding accommodation for these workers without displacing others in the local economy, is acknowledged within the Economic Impact Assessment as being required to maximise the economic benefits that have been identified for the BOGP. The Economic Impact Assessment estimates that 225 homes will be required within the surrounding region and from their assessment concludes that this number of dwellings can be accommodated.

Engagement with the community, raised concern regarding the availability to accommodate local workers. The concern is that the lack of accommodation will increase prices which will make it harder for existing industries such as horticulture and viticulture that are reliant on seasonal workers. Part of the BOGP proposal, as outlined in 2.2 is for a construction camp on the Ardgour Terrace that has the capacity to accommodate 80 persons. Currently it is proposed that the camp will be in place for the duration of the construction phase. This SIA recommends that to address the potential impact on local accommodation, MGL should consider extending the use of the camp during the operation phase if there is a demand from BOGP workers.

One concern related to the cost of living raised by the community is the potential impact that the mine will have on the electricity grid. Aurora Energy, the local electricity distribution provider, confirmed that they have no reason to believe that the connection of the proposed mine will cause any issues related to the reliability or performance of the electricity system. The BOGP will have supply from its own substation connected directly to Aurora Energy's 66kV sub transmission network, Aurora Energy do not believe this will have any adverse effect on the supply voltage (or earthing) for customers connected to the Lindis Crossing substation. Furthermore, the project has the potential to create benefit by addressing existing resilience challenges in the local network by providing the momentum and investment needed to support upgrades that benefit the wider region.

Although BOGP will bring many economic benefits to the region there is the potential to impact on the cost of living particularly regarding accommodation. According to the Economic Impact Assessment this can be managed. The concern raised about the impact that the BOGP will have on electricity prices has been confirmed by Aurora Energy as having no impact. For this reason, this SIA has assessed the overall impact on cost of living as **neutral**.

8.3.4 Financial benefits to the community

In addition to the corporate taxes that will need to be paid by MGL, the project is also subject to the Crown Minerals Act 1991 and therefore is required to pay royalties to the Crown, as outlined in 5.1. According to the Economic Impact Assessment it is estimated that of the \$4.5 billion of GDP directly generated by the Project, the government will receive approximately \$1.4 billion of revenue in the form of mining royalties, corporate taxes, PAYE, and ACC payments. This money will ultimately be used by the NZ Government to fund public services and infrastructure, benefiting the broader New Zealand Community.

There is an expectation from the community that given the profits generated by the mine, that there will be local benefits provided by MGL. MGL as outlined in section 2.3 has made a commitment to support the social and education wellbeing of the Otago region by investing in the local community through sponsorships, scholarships, and other initiatives. Table 1 provides a summary of community education initiatives, sporting groups and fundraising initiatives that have been supported by MGL. There is an expectation that these initiatives will continue, although it is suggested as outlined in 8.5.3 that MGL develop a Social Investment Strategy that would incorporate the needs of the community and provide a higher level of transparency regarding initiatives supported by MGL and how they are selected.

The SIA assesses this impact as **high positive**, and implementation of a Social Investment Strategy would enable this to have a targeted local benefit.

8.3.5 Mine closure

The Economic Impact Assessment has provided an assessment of the various economic benefits that the mine will have to the local area and surrounding region. Consideration will have to be given to the impact that closure of the mine at the end of the lifespan will have particularly on the towns surrounding the site. The estimated 354 staff (per year) as well as the potential 288 indirect jobs created through the suppliers to the mine and local businesses will be impacted when the mine is closed.

A Mine Closure Strategy that focusses on mitigating the impact to livelihood should be prepared to assist the community to transition from operation through to closure. This strategy should consider education programs for mine workers who want to retrain into another sector, an employment centre to assist in BOGP workers finding other jobs in the surrounding region, which could include other mines as well as support to local businesses to diversify their clientele in preparation for BOGP closure.

8.3.6 Overview of impacts to livelihood

Out of all the categories relating to social impact, livelihood is expected to have the largest benefits and is assessed as a **high positive impact**. The revenue generated by the BOGP is expected to benefit the local community as well as the broader New Zealand community through the taxes and royalties that will be paid to the Crown. The money generated by the BOGP will then be used by the New Zealand Government on services and infrastructure. The project will generate a significant number of jobs in the region, in addition to those generated directly by the project there will be the creation of additional jobs with companies that supply to the mine as well as other businesses that provide goods and services. Consideration however will need to be given to mitigate the impact of mine closure for when the mine ceases operation and these employees will need to transition to other roles.

Table 13 provides a summary of social impacts within the theme of livelihood including recommended mitigation and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 13 Summary of social impacts within the theme livelihood

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Employment opportunities			
Provision of local employment opportunities	Construction and operation	MGL create a targeted recruitment strategy that would encourage workers to move into the district community.	Extreme positive
The ability to attract local workers to the mine	Construction and operation	Formal training programs and apprenticeships offered by MGL to attract young workers within the Otago Region	High positive
Cost of living			
The increase in worker population could impact the availability of housing supply	Construction and operation	MGL should assess the demand for accommodation at the proposed workers camp. Use of the camp accommodation facilities could be extended during the operation phase to provide additional	Neutral

Impacts	Timing	Mitigation	Impact rating (post mitigation)
increasing the costs of rent		accommodation reducing demand on local accommodation (if required).	
Increase in electricity pricing due to demand on electricity supply	Construction and operation	N/A	Neutral
Financial benefits to the community			
The mine will contribute significantly to government revenue through the payment of royalties. This can be invested by the government into infrastructure that will benefit the community and increase quality of life for all residents.	Construction and operation	N/A	Extreme positive
Local and district community to receive benefits as part of MGL's social license to operate	Construction and operation	MGL to establish a Social Investment Strategy in consultation with the Community Liaison Group regarding investment in the local community that will increase social benefit. This should incorporate the needs of the community and provide a higher level of transparency regarding initiatives supported by MGL and how they are selected.	High positive
Impacts on local businesses			
Impact on the organic certification status of nearby agricultural and viticultural businesses	Construction and operation	MGL to meet with local businesses to understand the organic certification requirements. Provision of documentation (if possible) by MGL to confirm that environmental impacts are low and support their continued application of organic certification	Neutral
Local businesses benefiting from mining workers purchasing supplies in the surrounding towns.	Construction and operation	To maximise the economic benefit MGL should work with the local business chambers to assist with the projections of goods and service requirements so that local businesses can plan appropriately. There should be a requirement as part of the conditions of consent that MGL give priority to local businesses within their supply chain.	Extreme positive
Mine closure planning			
Loss of employment following mine closure and subsequent impact on local businesses and the local economy	Closure	MGL to prepare a Mine Closure Strategy that focusses on mitigating the impacts to livelihood. This strategy should consider education programs for mine workers who want to retrain into another sector, an employment centre to assist in BOGP workers finding other jobs in the surrounding region, which could include other mines as well as support to local businesses to diversify their clientele in preparation for BOGP closure.	Moderate negative

8.4 The environment

The potential impact of the mine on the surrounding environment was a concern across all the stakeholders interviewed. The community value of the natural environment and has been a constant theme throughout this SIA. In undertaking analysis of the impact to the environment, there has been a significant overlap with the theme of amenity and character, particularly regarding the natural character and impacts to visual amenity, as discussed in Section 8.2. The theme of environment has therefore focused on concerns raised by the community regarding potential impacts that the project could have on dust, noise impacts and potential impacts to water supply.

8.4.1 Dust and other discharges to air

The impact of dust has been assessed within the Assessment of Environmental Effects from the Discharge of Contaminants into Air prepared by PDP. Dust from the BOGP has the potential to create two social impacts. The first is an impact on amenity. The second is the potential health impacts from dust being inhaled by people. Air quality, particularly in relation to dust generation from the mine site and associated access roads, was identified as a key concern by stakeholders, including residents along the proposed access route and in the communities of Tarras and Ōmakau. Concerns were raised regarding the potential for dust to contain contaminants that could settle on crops, potentially affecting agricultural production and associated businesses.

The amenity impact occurs when dust is deposited on a surface soiling a property. For horticultural properties dust has the potential to impact crops and is considered highly sensitive to the discharge of dust. Residential properties are also highly sensitive with dust creating a layer of dirt over property such as houses, cars and washing hung out to dry.

The PDP report investigated the impact that dust generating activities would have on land uses surrounding the BOGP site. The assessment divided the site into two geographical areas, the northern and the southern zone. The northern zone includes the residential properties and vineyards outlined in section 3.4 as well as some pastoral uses. These properties are located outside the 250 m buffer zone defined by the assessment. This means they are greater than 250m from the potential dust sources. According to the PDP report a distance between 100m and 250m from a dust source employing good practice dust suppression measures is unlikely to experience a detrimental effect on amenity values. Within the southern zone most of the land is pastoral uses, although does include the Conservation Areas which have recreational uses. The PDP report concluded that with mitigation the amenity effects resulting from the discharge of dust found for both the northern and southern zones would likely be less than minor.

Concerns were raised by residents regarding the potential dust and noise impacts generated by vehicles moving through the local area to access the site. The PDP report makes recommendations to reduce the dust generated from vehicles along the haulage routes which includes transport along Thomson Gorge Road. These recommendations, listed below, are also included in the Air Quality Assessment and Management Plan prepared by PDP:

- Engineered surface which minimises free fine material which material can generate dust.
- Maintain haul road surfaces to avoid excess fines and potholes.
- Reduction of speed limit to 20kph when dust can be seen blowing over the site boundary.
- Dampen surface of haul roads.

Within the engagement undertaken with the community, the health impacts of the dust were of significant concern and a number expressed the fear that the dust would contain high levels of arsenic. The PDP report assessed the potential discharge of hydrogen cyanide and ammonia gaseous contaminant. The assessment considered the separation distance to the nearest location where the public may be exposed for any duration of more than one hour, and the implementation of the proposed management measures. The assessment concluded that the potential for any adverse health effects to occur from the discharge of gaseous contaminant from the processing plant is negligible.

It is recommended by this SIA that implementation of the Air Quality Management Plan be included as a condition of consent. In addition, information should be provided to the community through the Community Liaison Group regarding the findings of the technical studies particularly relating to Air Quality to assist in addressing the fear regarding dust impacts. The Air Quality Management Plan should also be made available to the community through the Community Liaison Group. Based on the information provided by the Assessment of Environmental Effects from the Discharge of Contaminants into Air the impact of dust is considered by this SIA to have a **low negative** impact.

8.4.2 Noise

Noise from the construction and operation of the mine has the potential to impact on the amenity and enjoyment of the surrounding natural environment. This was raised during consultation, particularly by residents in proximity to the Project. The vast landscape is a significant attractor to the area, during consultation residents acknowledge it as a reason for moving into the area. Recreational users of the Conservation Areas use the area to take advantage of its remoteness.

Residents, particularly those along Thomson Gorge Road purchased their properties because of their remoteness and the accompanying peace and quiet. The increase in vehicle movements accessing the site will impact their enjoyment of the natural environment because of the noise generated. The assessment of noise and vibration effects prepared by Marshall Day Acoustics acknowledges that vehicle noise from public roads is exempt from compliance with the District Plan permitted activity limits. However, the assessment has found that the dwelling at 213 Ardgour Road will experience a temporary (2 to 3 months) adverse noise effect from increased construction phase truck movements along Ardgour Road - noise levels will be in the order of 60 dB LAeq at this dwelling.

Other dwellings are sufficiently set back from Ardgour and Thomson Gorge Roads such that according to the Acoustic Assessment, truck noise levels will be less than 54 dB LAeq which is below World Health Organisation and NZS 6802:2008 environmental noise guideline values. The Acoustic Assessment concludes; "Given the relatively short duration of the construction phase and peak truck movements, we consider that truck noise effects will be reasonable" (pg 3). Although the impacts might be considered "reasonable" by the Noise Assessment, there will be amenity impacts to local residents, particularly at 213 Ardgour Road. In addition to recommendations made in the Noise Assessment, it is recommended that there be early engagement with the owners/occupiers of this property to facilitate mutually agreed mitigation measures.

During operation of the mine the volume of heavy vehicle movements will be reduced to approximately 250 vpd. This will primarily comprise of mining staff traveling to and from site and is anticipated to be a mix of bus and private vehicles. According to the Noise Assessment, traffic noise levels are anticipated to be in the order of 50 dB LAeq(1hr) for most dwellings along the route. In addition to complying with the recommendations made in the noise assessment, one other method of mitigating the adverse impacts to local amenity is to reduce traffic movement as much as possible. One method to do this is to provide transportation to the site. MGL has committed to providing a shuttle bus service for workers from the main regional centres Alexandra, Omakau, Cromwell, Wanaka and Queenstown this will reduce the amount of traffic on the local road.

In addition to the impacts of the vehicle movements, there is the potential that nearby residential properties will experience noise and vibration impacts from operations at BOGP. The closest residential property to site infrastructure and mining operations is located at 218 Thomson Gorge Road (approximately 2.8 km from the proposed processing area). The noise and vibration assessment concluded that the natural screening provided by the surrounding terrain, means that activity noise levels during operation will comply with the Central Otago District Plan (CDDP) permitted activity noise limits of 55 dB LA10 (daytime) and 40 dB LA10 (night-time) at the closest residential receivers. On site construction noise and blasting activities are also expected to comply with the CDDP permitted activity standards. This SIA supports the recommendations in the Noise and Vibration Assessment for the preparation of Noise and Vibration Management to control day-to-day emissions from the site during construction, operational and blasting activities.

Recreational users such as four wheel drive enthusiasts and cyclists using the re-aligned Thomson Gorge Road will experience a higher level of noise impact, in the order of 50 dB LAeq, because they will be travelling closer to the mine site. For most of the time, mining noise levels are likely to be lower than the noise generated by both the vehicles and cyclists which, in addition to the relatively short exposure to the noise, means that noise effects will be negligible for these recreational users.

Based on the information provided by the noise and vibration assessment the impact of noise is considered by this SIA to have a **low negative** impact overall.

8.4.3 Water supply

Within the theme of water supply the community were concerned that the BOGP could impact water supply from the Bendigo Aquifer reducing the availability of drinking water to the surrounding population as well as other agricultural businesses.

According to the Groundwater Existing Environment and Effects Assessment, a water supply option study was undertaken to investigate opportunities for obtaining water supply from surface water that would meet the requirements for mining operations and ancillary services. The study confirmed that taking surface water from the Clutha River/ Mata Au was not an option because the allocation would be insufficient given the needs of other irrigators in the Bendigo-Tarras District. It was determined that a bore field should be established to access the Bendigo Aquifer near State Highway 6.

A Ground Water Bore Take Effects Assessment was undertaken to investigate the suitability of the proposed future borefield, particularly given its impact on the Bendigo Aquifer. The assessment concluded that the water taken from the borefield would have less than a minor impact on the Bendigo Aquifer particularly reading ground water levels and surface water depletion. The assessment makes some recommendations regarding water conservation and water source substitution that would decrease the groundwater takes and this would lessen the impact of the borefield. This SIA supports the recommendations made in the Ground Water Bore Take Effects Assessment.

Based on the information provided by the Ground Water Bore Take Effects Assessment the impact on local water supply is considered by this SIA to have a **low negative** impact.

8.4.4 Overview of impacts to the environment

The technical reports cited in this chapter have each made a series of recommendations that will mitigate the adverse impacts of the project on the surrounding environment. These recommendations should be implemented as part of the project which may include the imposition of conditions of consent, if appropriate. Implementation of the mitigation recommended in the technical studies will enable the BOGP to have a **low negative** social impact with respect to relevant environmental factors. In addition, this SIA recommends that information should be made available to the community to address concerns that they have for the project, such as the fear that the dust will adversely impact health. Providing information, particularly through the Community Liaison Group will assist in managing concerns about the project.

Table 14 provides a summary of social impacts within the theme of environment including recommended mitigations and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 14 Summary of social impacts within the theme of environment

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Dust and other discharges to air			
Dust created during construction and operation of the mine impacts amenity of surrounding property this includes horticultural,	Construction and operation	Implementation of the Air Quality Management Plan	Low negative

Impacts	Timing	Mitigation	Impact rating (post mitigation)
residential, pastoral and recreational land uses			
Increase in traffic including truck movements accessing the site during construction and operation of the mine create dust impacting amenity of properties along Ardgour and Thompson Gorge Road	Construction and operation	Compliance with recommendations in the Assessment of Environmental Effects from the Discharge of Contaminants into Air	Low negative
Dust particles create health impacts to residents and recreational users	Construction and operation	Implementation of the Air Quality Management Plan Information should be provided to the community through the Community Liaison Group including the findings of the technical studies particularly relating to air quality and the Air Quality Management Plan to assist in addressing the fear regarding dust impacts.	Low negative
Noise			
Increased number of truck movements will create adverse environmental impacts such as noise and amenity	Construction and operation	Compliance with recommendations in the Noise Assessment Early engagement with the owners/occupiers of 218 Thomson Gorge Road to facilitate mutually agreed mitigation measures.	Low negative
Noise from construction and operation of the mine impacts on amenity and enjoyment of the surrounding natural environment, particularly for recreation users	Construction and operation	Preparation and implementation of a Noise and Vibration Management Plan (NVMP) to control day-to-day emissions from the site during construction, operational and blasting activities.	Low negative
Noise from construction and operation of the mine impacts on amenity residential properties	Construction and operation	Preparation and implementation of a Noise and Vibration Management Plan (NVMP) to control day-to-day emissions from the site during construction, operational and blasting activities.	Low negative
Impacts on water supply			
Impacts that the BOGP could have on the water supply including taking water	Construction and operation	Implementation of recommendations made in the Ground Water Bore Takes Effects Assessment	Low negative

8.5 Social and recreation infrastructure

The category of social and recreation infrastructure takes into consideration of the access and level of provision of social and recreation facilities. It has considered whether the proposal will impact access to facilities and if the potential increase in the population will impact the capacity of the facilities to accommodate the needs of the population. A Recreation Impact Assessment has been prepared and provides a detailed assessment of the impact on recreation in the area. This SIA has incorporated the high-level findings from this report.

8.5.1 Capacity within childcare and education facilities

The BOGP will encourage some migration into the region with workers expected to come from the townships of Cromwell, Tarras, Alexandra, Queenstown, Wanaka, Clyde and Omakau. For this reason, engagement was undertaken with social infrastructure providers for childcare and education to understand their capacity to accommodate the potential population growth generated by the BOGP.

Letters were sent to 12 childcare centres in Cromwell and Alexandra, the two population centres closest to the study area. Only one centre responded confirming their capacity.

Tarras School is the school located closest to the project site. The school currently has one teacher and 20 students, the school will be able to operate a second classroom when the roll reaches 26 students. A third classroom could be created when the roll reaches 50. Mt Aspiring is the regional secondary school. This school does have capacity although it already has eight relocatable classrooms on site. Other high schools servicing the region include Cromwell College, Dunstan High and Wakatipu High.

There has already been significant population growth in the region and schools have been able to expand to accommodate. Interviews with some of the school principals suggested that local schools would be able to cater for an increase in population, particularly given the geographic region that the workers are expected to be travelling from. According to the interviewees, schools require 2-3 years of planning time to make sure there are sufficient classrooms to cater to local demand.

Overall, it is considered that there will be a **neutral** impact on childcare and education. The Ministry of Education should be informed about the BOGP and this could be through a letter once planning consent has been approved, this letter should include information about the projected worker numbers. This would assist the Ministry in appropriate resource planning.

8.5.2 Capacity within health services

Given the number of workers projected to support the BOGP and the physical activities that would be undertaken on site, it was important to investigate the provision of health services. This included the ability of the health services in the region to accommodate an increase in population. The SIA also investigated capacity of emergency services to be able to respond to any onsite emergencies at the BOGP site.

Alexandra and Cromwell are the closest centres that have a General Practitioner or Medical Centre with a greater number of services available in Queenstown and Wanaka. Within the region there are currently waitlists for appointments with the local General Practitioners, these are expected to be further exacerbated as the population increases. Other allied health services such as dentists, psychologists are expected to have similar challenges in meeting demand.

Dunstan Hospital is the largest medical facility in the region. Its services include after hours GP services, cardiology, oncology, chemotherapy, physiotherapy, x-rays, ultrasound and CTs. The hospital does not have an Accident and Emergency service. Lakes Hospital in Queenstown is the closest emergency department and provides the only free after-hours medical service. Facilities at the hospital are limited and any serious injury or illness requires transfer by air to Dunedin Hospital.

Given the limited capacity within the public system, it was suggested by one stakeholder that MGL provide staff with health insurance. This would enable BOGP staff to access private health facilities including the after hour GP clinics. This recommendation is supported by the SIA. Implementation of these recommendations would enable an assessment of **low negative** on the health facilities.

8.5.3 Investment in social infrastructure

During the consultation undertaken to inform the development of the SIA, members of the community acknowledged that the Project did provide opportunities for the improvement of social infrastructure within the region. They identified opportunities for MGL to invest in the region as part of their social licence to operate. Currently, as outlined in 2.3, MGL does provide sponsorship opportunities to various sporting teams and initiatives. Although this is appreciated by the community, the investment was discussed with some cynicism. One suggestion was that MGL develop an investment strategy that responds to community needs and addresses some of the community concern associated with the project this could include environmental offsets and vegetation restoration. A Social Investment Strategy could be used to invest in social infrastructure such as a community centre, or recreation facility. There was also a suggestion of opportunities in the long term to develop partnerships with the local school students to visit the mine as well as employment opportunities and training.

This SIA recommends that MGL prepare a Social Investment Strategy. This Strategy should be developed in consultation with the community and respond to the community's needs. The Strategy should outline what MGL will invest in over the lifespan of the BOGP project. The document should provide a level of transparency regarding initiatives supported by MGL and how they are selected.

8.5.4 Impact on recreation facilities

The Recreation Impact Assessment has conducted a detailed assessment on the effects of the proposed Bendigo-Ophir Gold Project on the recreation values and opportunities in the Rise and Shine and Shepherds Creek catchments, and the recreation setting accessed via Thomson Gorge Road.

During establishment and operation of the BOGP there will be minor adverse impacts to recreation activities in the region due to the loss of access along Thomson Gorge Road, and access to the Come In Time Battery from this road.

The mine rehabilitation plan aims to reinstate the recreation opportunities which are currently provided for, with provision of a cycle, walking and equestrian track as near as possible to the current Thomson Gorge Road alignment, linking Thomson Saddle with Ardgour Road, including providing a link to the Come In Time Battery. Ardgour Rise will be retained for vehicle access. Vehicle access to a carpark at the Come In Time Battery and in the upper Rise and Shine catchment will provide access to the public track through the valley.

According to the Recreation Impact Assessment the implementation of the proposed mine rehabilitation plan will result in a superior outcome to the current suite of recreation values with the separation of motorised and non-motorised activities in a section of the Rise and Shine catchment (3.8 km approximately). Overall during the mine closure phase, it is assessed as having a **moderate positive** impact to the region.

8.5.5 Overview of impacts to social and recreation infrastructure

The BOGP has the potential to increase the population in the region by attracting workers to the mine. Social infrastructure including health and education facilities should be able to accommodate this growth due to the large geographic region that workers are expected to come from. In any case to support the public health system it is recommended that MGL provide private health insurance or at the very least subsidise its costs. The impact is assessed as **low negative**.

There is an opportunity for MGL to have a positive impact on the provision of social and recreation infrastructure in the region through investments that it can support that would support the local community. MGL has already made commitments to the social and educational wellbeing of the Otago region by investing in the local community through sponsorships, scholarships, and other initiatives. This SIA recommends that this be formalised through the development of a Social Investment Strategy that should be developed and implemented in consultation with the community.

Table 15 provides a summary of social impacts within the theme of social and recreation infrastructure including recommended mitigation and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 15 Summary of social impacts within the theme of social and recreation infrastructure

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Capacity within childcare and education facilities			
Ability for childcare and education providers social infrastructure to accommodate population growth generated by BOGP	Construction and operation	The Ministry of Education should be informed about the BOGP and this could be through a letter once planning consent has been approved, this letter should include information about the projected worker numbers.	Neutral
Capacity within health services			
Capacity of health and emergency services to accommodate needs of workers and their families.	Construction and operation	MGL to provide staff with private health insurance as part of their employment contract	Low negative
Investment in social infrastructure			
Opportunities for MGL to invest in social infrastructure within the region	All phases	Preparation of a Social Investment Strategy developed in consultation with the community and responds to the community's needs. The Strategy should outline what MGL will invest in over the lifespan of the BOGP project. The document should provide a level of transparency regarding initiatives supported by MGL and how they are selected. The Community Liaison Group could play a role in the development and implementation of this strategy	High positive
Impact on recreation facilities			
Impact on recreation facilities within the Conservation Areas affecting access to and enjoyment of activities in the area	Construction and operation	Implementation of recommendations made in the Recreation Impact Assessment	Low negative
Improved recreation facilities within the Conservation Areas	Closure	Implementation of the Mine Rehabilitation Plan	High positive

8.6 Fears and aspirations

MGL has undertaken engagement in Tarras and Cromwell and surrounding communities. GHD also undertook separate engagement as part of preparing this SIA. Community sentiment for the project across the engagement activities has ranged from strong support to opposition.

The following section investigates the fears and aspirations expressed by the community, through the engagement activities, about the project. In particular, the impacts that the BOGP will have on the community, their future and the future of their children.

8.6.1 Aspirations for the community

According to the MGL Engagement Report, members of the Cromwell community have expressed a high level of support for the project, in particular in relation to the potential benefits to employment, business and the economy. There are aspirations from members of this community that the project will bring jobs to the local area and that this will have flow on effects to the local economy as well as revitalizing local communities by bringing more residents to the area.

8.6.2 Lack of trust with MGL

Findings from the SIA engagement undertaken to inform this report, include that the project has created fear and uncertainty for those surveyed, about their community. This has been exacerbated by the Fast Track process. There is concern that the Fast Track process will not provide a sufficient level of assessment given the scale of the project and what these members of the community perceive to be an intergenerational risk.

During the SIA consultation, stakeholders expressed their frustration regarding their ability to access the technical studies that could assist them in understanding the potential impacts of the mine. Consequently, in the absence of the technical studies, these members of the community expressed a high level of distrust with MGL. There were concerns expressed that if the site was sold and it would not be rehabilitated to the level that MGL have committed to.

MGL have commenced engagement with the community and stakeholders and this will need to continue after lodgement of the Fast Track Application. Post-lodgement, MGL should work to share with interested stakeholders the findings of the technical reports. This could include meetings with MGL representatives to understand the content of the technical reports.

This SIA strongly recommends that MGL make a commitment to establishing a Community Liaison Group (CLG) that will promote communication and cooperation between the community and stakeholders. It will be an avenue to address concerns, share information, and foster relationships for community and project success. A Terms of Reference document should be established that defines the role of the CLG, its structure and responsibilities of the members. The CLG should have representatives including local community members, representatives from relevant community organisations and businesses, council as well a project representative. The purpose of the CLG and its members should be clearly defined to manage expectations. CLG meetings should be held on a regular basis and outcomes from the meetings should be disseminated to the broader community. This SIA supports a condition of consent that requires the establishment and management of a CLG.

8.6.3 Cumulative impact of other mining projects

Some members of the community engaged with through the SIA engagement expressed concern that the Bendigo Ophir Gold Mine will be the first of other large scale industrial mines in the region, these members of the community provided examples of other mines that have also been exploring the local area including Carrick Mine by KO Gold. The concern is that although gold mining has been part of the history area, the scale of the Bendigo Ophir Mine and other mines within the region is significantly larger than the mining work that was undertaken historically. According to these members of the community it will change the culture of the region and is incompatible with the natural character of the area.

Currently there is limited information regarding other mining projects within region particularly as these projects are in the exploratory phase and could potentially not be viable. Given the lack of information, this SIA has not been able to consider the cumulative impact of these other projects.

8.6.4 Safety of the construction camp

During consultation, the mining camp was raised as a concern by local residents, particularly those living along Thomson Gorge Road and members of the Sustainable Tarras group. Key concerns included:

- The potential for drug and alcohol misuse by camp residents
- The possibility of anti-social behaviour, including the use of sex workers
- An anticipated increase in traffic volumes and vehicle speeds on Thomson Gorge Road.

To manage these concerns, MGL have confirmed that they will incorporate measures into the planning of the construction camp. These include:

- A robust Drug and Alcohol Policy that applies to all employees, contractors, and site visitors. This includes regular testing protocols to ensure compliance and a safe working environment.
- The implementation of company-imposed speed restrictions on designated access routes, including Thomson Gorge Road, to mitigate the risk of speeding and improve safety for local road users.
- The development of a Construction Camp Management Policy, which will clearly outline rules around alcohol consumption, visitor access, and acceptable behaviour within the camp.

Implementation of these measures is expected to enable the construction camp to be well managed and respectful of the surrounding environment. This SIA supports these measures and suggests that they be incorporated into a formal document that is part of a condition of employment.

8.6.5 Catastrophic event

For most of the stakeholders spoken to, one of the biggest fears related to concerns about a catastrophic event such as an earthquake or weather event causing damage to the tailings dam resulting in arsenic or cyanide being released into the natural environment. They were also concerned about seepage from the facility and the impact on their water supply, particularly long term environmental damage to the Clutha River.

The Tailings Storage Facility Technical Report has confirmed that the TSF will be designed and constructed in accordance with the New Zealand Dam Safety Guidelines (NZDSG). The facility will be engineered to safely contain tailings under extreme seismic conditions, including the capacity to withstand a 1 in 10,000-year earthquake scenario. This is significantly more conservative than the Alpine Fault magnitude 8 (AF8) scenario, which represents a 1 in 300-year event. The TSF will also be reinforced by an engineered landform (ELF) made of large volumes of rockfill, providing further structural resilience.

The Technical Report provides extensive detail regarding the potential risks associated with the proposed dam and how these will be addressed so that the dam is operation in accordance with the NZDSP. The document includes recommendations regarding the materials and design. It also makes recommendation regarding documentation that should be prepared these include erosion and sediment control plans, emergency actions plans and an operation maintenance and design manual. This SIA supports the recommendations in this report.

8.6.6 Overview of impacts regarding fear and aspirations

Community sentiment for the project, as gathered through the engagement activities, has ranged from strong support to opposition. There are aspirations for the benefits the project could bring to employment, business and the economy. There are also fears and some anxiety regarding the impacts of the proposed mine, which was reported through the SIA engagement as resulting in health impacts due to the level of stress and sleeplessness over their uncertainty for the future.

Taking into account that there are many people who are excited and have aspirations for positive impacts resulting from the project, while acknowledging there are a number of others who remain anxious and uncertain about negative impacts resulting from the project, this category has an overall assessment of **low negative**. Fear and anxiety are challenging to mitigate. However, it is recommended that MGL continue with its commitment for ongoing engagement with the community. Providing information from the technical reports to the community may assist in alleviating some of the fears raised by community members and stakeholders through the engagement process. The establishment of a Community Liaison Group is also recommended as an avenue for the community to voice their concerns about the project and work with MGL to address where possible.

Table 16 provides a summary of social impacts within the theme of fears and aspirations including recommended mitigations and the impact rating post mitigation. Further detail regarding this table is provided in Appendix D.

Table 16 Summary of social impacts within the theme of fears and aspiration

Impacts	Timing	Mitigation	Impact rating (post mitigation)
Aspirations for the community			
Economic benefits (employment, business opportunities, economic growth) and revitalisation of the community	All phases	N/A	High positive
Lack of trust with MGL			
Some members of the community expressed a lack of trust in MGL	All phases	Establishment of a Community Liaison Group. The CLG should be governed by Terms of Reference. The group should comprise of residents, key community stakeholders and MGL employees. It should meet on a regular basis (monthly or bimonthly) to provide an avenue for concerns regarding construction and operation.	Moderate negative
Cumulative impact of other mining projects			
Concern that this will result in further mining developments creating a cumulative impact	All phases	When other mining applications are prepared information from this SIA can be used to assess the cumulative impact of additional mines	Not assessed
Safety of the construction camp			
Social issues due to workers staying temporarily at the mining camp	Construction and operation	Establishment of the following policies that are also part of a condition of employment. – A robust Drug and Alcohol Policy that applies to all employees, contractors, and site visitors. This includes regular testing protocols to ensure compliance and a safe working environment. – The implementation of company-imposed speed restrictions on designated access routes, including Thomson Gorge Road, to mitigate the risk of speeding and improve safety for local road users. – The development of a Construction Camp Management Policy, which will clearly outline rules around alcohol consumption, visitor access, and acceptable behaviour within the camp.	Low negative
Catastrophic event			
Concerns that a catastrophic event will create an environmental disaster	All phases	Recommendations made in the Tailings Storage Facility Technical Report incorporated as part of the conditions of consent	Low negative

9. Recommendations

This SIA has made recommendations that would reduce the negative social impacts or strengthen the benefits that have been identified. Many of the recommendations involve the endorsement of mitigation proposed by other technical reports. Most specifically these include recommendations in the following:

- Integrated Transport Assessment
- Air Quality Assessment and Air Quality Management Plan
- Recreation Impact Assessment
- Landscape, Natural and Visual Assessment
- Assessment of Noise and Vibration Effects
- External Lighting Assessment
- Assessment of Environmental Effects from the Discharge of Contaminants into Air
- Tailings Storage Facility Technical Report
- Heritage Assessment

This SIA has also made its own recommendations, including:

Communication

- Establishment of a Community Liaison Group to promote communication and cooperation between the community and stakeholders. It will be an avenue to address concerns, share information, and foster relationships for community and project success. A Terms of Reference document should be established that defines the role of the CLG, its structure and responsibilities of the members. The CLG should have representatives including local community members, representatives from relevant community organisations and businesses, council as well a project representative. The purpose of the CLG and its members should be clearly defined to manage expectations. CLG meetings should be held on a regular basis and outcomes from the meetings should be disseminated to the broader community. This SIA supports a condition of consent that requires the establishment and management of a CLG.
- The PTMP to include recreation user groups as part of its communication protocols

Mining operation and policies

- Provision of a shuttle bus service for workers from the main regional centres Alexandra, Omakau, Cromwell, Wanaka and Queenstown.
- MGL provide formal training programs and apprenticeships that would attract younger workers from the larger centres of Wanaka and Queenstown.

Establishment of the following policies, that may be part of conditions of employment, as appropriate:

- A robust Drug and Alcohol Policy that applies to all employees, contractors, and site visitors. This includes regular testing protocols to ensure compliance and a safe working environment.
- The implementation of company-imposed speed restrictions on designated access routes, including Thomson Gorge Road, to mitigate the risk of speeding and improve safety for local road users.
- The development of a Construction Camp Management Policy, which will clearly outline rules around alcohol consumption, visitor access, and acceptable behaviour within the camp.
- MGL to provide staff with private health insurance

Local economy

- MGL create a targeted recruitment strategy to encourage workers to move into the district community.
- MGL to assess the demand for accommodation at the proposed workers camp. Use of the camp accommodation facilities could be extended during the operation phase to provide additional accommodation and reduce demand for local accommodation.
- MGL to meet with local businesses to confirm their organic certification requirements. Documentation could be provided by MGL to confirm that environmental impacts are low and support their continued application of organic certification.
- MGL should prepare a Social Investment Strategy outlining investment in the local community to increase social benefit. This Strategy should be developed in consultation with the community and respond to the community's needs. The Strategy should outline MGL social investments over the lifespan of the BOGP project. The document should provide a level of transparency regarding initiatives supported by MGL and how they are selected. The Community Liaison Group should play a role in the development and implementation of this strategy.

Mine closure

- MGL to prepare a Mine Closure Strategy that focusses on mitigating the impacts to livelihood. This strategy should consider education programs for mine workers who want to retrain into another sector, an employment centre to assist in BOGP workers finding other jobs in the surrounding region, which could include other mines as well as support to local businesses to diversify their clientele in preparation for BOGP closure.
- Establishment of a viewing area off Ardgour Rise. The viewing area should include carparking space and interpretive material that is similar to (and replacing) the current interpretation and signage associated with the Come In Time Battery.
- Adoption of Landscape Closure Plan with the recommended inclusion of interpretive signage would mitigate some of the impact that the BOGP has on the natural landscape.

10. Conclusions

This SIA forms part of the suite of technical assessments that has been prepared to support the resource consent application for the BOGP. The purpose of an SIA is to assess the potential social impacts from the establishment and operation of the Project as well as rehabilitation post mine closure.

More specifically this report has been prepared to meet the following objectives:

- Prepare a community profile of the communities within the Project's area of social influence.
- Describe the SIA methodology.
- Provide an overview of engagement undertaken regarding concerns raised by the community regarding the BOGP.
- Assess social impacts incorporating findings from the technical studies to identify changes (positive and negative) to peoples fear and aspirations; the local economy, business and employment; amenity and character; social and recreational infrastructure; and health and wellbeing.
- Develop measures that can be undertaken to avoid, remedy or mitigate adverse effects, in with the RMA effects management hierarchy (where relevant).

This SIA has been prepared in accordance with the industry accepted guidelines including the Environmental and Social Impact Assessment Good Practice Statements prepared by Environment Institute of Australian and New Zealand (2013) and Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects prepared by the International Association for Impact Assessment (2015).

An analysis of the Project, community profile, engagement with the community and review of the technical studies identified the following key themes regarding potential social impacts.

Access and Connectivity - changes to how people will move about an area for personal, business or recreation purposes. It is considered that the Project during construction and operation will have a **low negative** impact due to the impacts from the safety impacts from the increase in vehicle movement and change in road connections. During mine closure it is anticipated that the Project will have a **high positive** impact due to improved access to the site for recreational use as well as an improvement in recreation facilities.

Amenity and character - investigated how the BOGP impacts on what people value about their community, how they define their place and the characteristics they associate with where they live. Overall, it is considered that during construction and operation the mine will have a **moderate negative** impact on the areas amenity and character. This is due to impacts to the natural landscape that will affect the natural character, visual amenity and heritage items. Rehabilitation activities as part of the mine closure works have the potential to mitigate these impacts so that during this phase the impact is assessed to be **low negative**.

Livelihood - investigated how economic impacts will affect the livelihood of the surrounding communities. It has taken into consideration the employment opportunities generated by the BOGP, impacts on local businesses, cost of living and the royalties generated. Livelihood is expected to have a **high positive benefit**. The revenue generated by the BOGP will benefit the local community as well as the broader New Zealand community through the taxes and royalties that will be paid to the Crown. The project will generate a significant number of jobs in the region. Consideration will need to be given to mitigate the impact of mine closure for when the mine ceases operation and these employees transition to other roles.

Environment - The theme of environment has focused on concerns raised by the community regarding potential impacts that the project could have on dust, noise impacts and potential impacts to water supply. The technical reports cited made a series of recommendations that will mitigate the adverse impacts of the project on the surrounding environment. Implementation of these recommendations will enable the BOGP to have a **low negative** impact on the environment.

Social and recreation infrastructure - access to facilities and if the potential increase in the population will impact the capacity of the facilities to accommodate the needs of the population. Social infrastructure including health and education facilities should be able to accommodate this growth due to the large geographic region that workers will come from. The impact is assessed as **low negative**. There is an opportunity for MGL to have a positive impact on the provision of social and recreation infrastructure in the region through the development of a Social Investment Strategy.

Fears and aspirations – Community sentiment for the project across the engagement activities undertaken has ranged from strong support to opposition. The findings of the MGL Engagement Report indicate a correlation between location and level of support or concern for the project. Members of the community in Cromwell have provided a stronger sentiment of support for the project including aspirational feedback about the project's potential benefits for employment, business and the economy. Members of the community in Tarras more likely to express concerns about the environmental impact of the project. Concerns and uncertainty about the impacts associated with the project were also found through the specific SIA engagement undertaken. Taking into account that there are many people who are excited and have aspirations for positive impacts resulting from the project, while acknowledging there are a number of others who remain anxious and uncertain about negative impacts resulting from the project – and considering fears are challenging to mitigate – this category has an overall assessment of **low negative**.

Overall, taking into account the positive and negative impacts across the key themes, it is determined that during construction and operation the BOGP will have **low negative** social impacts, on the local and regional area. The only social category which will experience a net benefit is that of livelihood. This level of impact has been made on the assumption that recommendations outlined in Chapter 9 are adopted. These recommendations include those outlined in the technical reports referenced within this SIA. In addition, the SIA has made its own recommendations that include:

- Establishment of a Community Liaison Group comprising of local community members, representatives from relevant community organisations and businesses, council as well as a project representative. This group should meet on a regular basis.
- Policies established as part of conditions of employment including drug and alcohol, vehicle speed limits and a Construction Camp Management Policy as well as private health insurance.
- Establishment of a targeted recruitment strategy that would encourage workers to move into the district community.
- Development of a Social Investment Strategy outlining investment in the local community to increase social benefit.
- Development of a Mine Closure Strategy that focusses on mitigating the impacts to livelihood.
- Priority to support local businesses including establishing relationships with the viticulture and agriculture businesses to alleviate their concerns.
- Provision of a shuttle bus service for workers from the main regional centres Alexandra, Omakau, Cromwell, Wanaka and Queenstown.

Upon closure, with the area rehabilitated, it is anticipated that the negative impacts will be mitigated or will no longer exist. The area will experience some benefits through the new access road and improvements to recreation facilities, giving it an assessment of **Low Positive**. This is provided that the recommendations made in the Recreation Impact Assessment and the Landscape, Natural Character and Visual Effects Assessment are adhered to including:

- Establishment of a viewing area off Ardgour Rise. The viewing area should include carparking space and interpretive material that is similar to (and replacing) the current interpretation and signage associated with the Come In Time Battery.
- Adoption of Landscape Closure Plan with the recommended inclusion of interpretive signage would mitigate some of the impact that the BOGP has on the natural landscape.

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Appendices

Appendix A

Letter regarding SIA Consultation

27 Napier Street, GHD Centre Level 3
Freemans Bay, Auckland 1010
New Zealand
ghd.com <http://www.ghd.com/http://www.ghd.com/>

Our ref: 12641507

04 November 2024

Opportunity to participate in the Social Impact Assessment for Bendigo-Ophir Gold Project

Kia ora,

GHD have been engaged by Santana Minerals Limited to prepare an independent Social Impact Assessment for the Bendigo-Ophir Gold Project.

The purpose of a Social Impact Assessment (SIA) is to identify and assess the potential positive and negative social impacts of the project and identify how these impacts can be managed or monitored effectively. Social impacts include any change that is experienced by people as a result of the project it investigates social elements such as impacts to way of life, culture, health and wellbeing, livelihood and fears and aspiration.

The Bendigo-Ophir Gold Project is located in the Dunstan Mountains. It is believed to be the most significant single gold discovery in New Zealand in over 40 years. The mine is expected to be an open pit mine with a life span of around 8 years and an underground section with a life span of around 4 years. Santana Minerals has commissioned a number of environmental studies including this SIA as part of the consent process which will be assessed through. Details about the Bendigo -Ophir Gold Project is available on their website - <https://www.santanaminerals.com/bendigo-ophir-gold-project>.

To inform the Social Impact Assessment, we are undertaking engagement with local businesses. We are keen to understand the potential impacts or opportunities that the mining construction or operation could have on your business. If you would like to be involved in an interview or to provide any feedback on the Project please contact myself; [REDACTED] or [REDACTED]

We look forward to hearing from you.

Regards

Michala Lander
Executive Advisor

[REDACTED]
[REDACTED]

Appendix B

Vineyards within the Bendigo Region

The following provides a list of vineyards within the Bendigo Region. Consultation will need to be undertaken with these vineyards to understand their concerns about the BOGP. These vineyards may have concerns with how the construction and operation of the BOGP will impact the amenity within the local area in terms of noise, truck movements and visual impact. In addition, the impact that the BOGP will have on their fears and aspirations for the future of Bendigo will need to be considered.

Table 17 Vineyards in the Bendigo region

Vineyard name	Town	Address
Bill Foley Mt Difficulty	Cromwell	73 Felton Road, Bannockburn 9384
Prophet's Rock - Not sure on owner, Winemaker Paul Pujol	Bendigo	138C Bendigo Loop Road, Cromwell 9383
Peregrine	Bendigo	335 Bendigo Loop Road, Bendigo 9383
Quartz Reef	Bendigo	Bendigo Loop Road, Bendigo 9383
The Canyon at Tarras Vineyards - Hayden Johnston	Bendigo	150 Bendigo Loop Road, Bendigo 9383
Mondillo Vineyards - Domenic and Ally Mondillo	Bendigo	370 Bendigo Loop Road, Bendigo 9383
Someone's Darling - Loveblock Wine - Erica and Kim Crawford (Auckland)	Bendigo	
Folding Hill - Tim and Nikki Kerruish	Bendigo	445 Bendigo Loop Road Bendigo, Cromwell 9383
Gibbston Valley East and West Bendigo - Christopher Keys Winemaker	Bendigo	Bendigo Loop Road, Bendigo 9383
The Canyon at Tarras (Ngāi Tahu vintner Hayden Johnston) also a wedding function	Bendigo	150 Bendigo Loop Road, Bendigo 9383
Cherri Global	Bendigo	Bendigo 9383
Robert van der Mark - Arosia Wines	Bendigo	140A Bendigo Loop Road, Bendigo 9383
Lapis Lazuli	Bendigo	168 Blue Mines Road, Bendigo 9383
Zola Vineyard - Lamont	Bendigo	Bendigo 9383
Mud House	Bendigo	601 Bendigo Loop Road, Bendigo 9383
Zebra Nz Vineyards	Bendigo	Bendigo 9383
Charcoal Gully	Bendigo	140 Bendigo Loop Rd Tarras, Cromwell 9383
Lindis River Wines	Bendigo	6 Thomson Gorge Road, Tarras 9383
Moko Hills Vineyard	Bendigo	205 Lakefront Terrace, Bendigo 9383
Misha's Vineyard	Bendigo	Lakefront Terrace, Tarras-Cromwell Road, Bendigo 9383
River Rock Estate	Cromwell	1 Shortcut Road, Cromwell 9310

Appendix C

**Social infrastructure within the Local
Community**

Social infrastructure incorporates the facilities and services that are used for the physical, social, cultural or intellectual development or welfare of the community. It includes physical infrastructure such as libraries, community centres and cultural facilities that facilitate the delivery of social services and activities, as well as open spaces, parks, recreation areas and sport fields that support sport, recreational and leisure uses. Social infrastructure also includes health facilities and access to food that promotes physical and mental wellbeing.

In undertaking the development of the community profile, a review was conducted of social infrastructure within the local community that would provide services to workers at the BOGP. The SIA will need to investigate the capacity of these services to accommodate the growth in population that could be generated from development of the mine. Table 18 presents a list of social infrastructure within the local community, as defined in section 6.1.

Table 18 Social infrastructure facilities within the local community

Social infrastructure type	Facility type	Name of facility	Town
Community facility	Library	Alexandra Public Library	Alexandra
Community facility	Library	Clyde Library	Clyde
Community facility	Library	Cromwell Public Library	Cromwell
Community facility	Community Hall	Tarras Community Hall	Tarras
Community facility	emergency services	Tarras Fire Station	Tarras
Community facility	Church	Tarras Church	Tarras
Cultural or tourism	Vineyard	Prophet's Rock - Not sure on owner, Winemaker Paul Pujol	Bendigo
Cultural or tourism	Vineyard	Peregrine	Bendigo
Cultural or tourism	Vineyard	Quartz Reef	Bendigo
Cultural or tourism	Vineyard	The Canyon at Tarras Vineyards - Hayden Johnston	Bendigo
Cultural or tourism	Vineyard	Mondillo Vineyards - Domenic and Ally Mondillo	Bendigo
Cultural or tourism	Vineyard	Someone's Darling - Loveblock Wine - Erica and Kim Crawford (Auckland)	Bendigo
Cultural or tourism	Vineyard	Folding Hill - Tim and Nikki Kerruish	Bendigo
Cultural or tourism	Vineyard	Gibbston Valley East and West Bendigo - Christopher Keys Winemaker	Bendigo
Cultural or tourism	Vineyard	The Canyon at Tarras (Ngāi Tahu vintner Hayden Johnston) also a wedding function	Bendigo
Cultural or tourism	Vineyard	Cherri Global	Bendigo
Cultural or tourism	Vineyard	Arosia Wines	Bendigo
Cultural or tourism	Vineyard	Lapis Lazuli	Bendigo

Social infrastructure type	Facility type	Name of facility	Town
Cultural or tourism	Vineyard	Zola Vineyard - Lamont	Bendigo
Cultural or tourism	Vineyard	Mud House	Bendigo
Cultural or tourism	Vineyard	Zebra Nz Vineyards	Bendigo
Cultural or tourism	Vineyard	Charcoal Gully	Bendigo
Cultural or tourism	Vineyard	Lindis River Wines	Bendigo
Cultural or tourism	Vineyard	Moko Hills Vineyard	Bendigo
Cultural or tourism	Vineyard	Misha's Vineyard	Bendigo
Cultural or tourism	Tourist activity	Trail Journeys - Central Otago	Clyde
Cultural or tourism	Vineyard	Bill Foley Mt Difficulty	Cromwell
Cultural or tourism	Vineyard	River Rock Estate	Cromwell
Cultural or tourism	Tourist activity	Highlands - Experience the Exceptional	Cromwell
Cultural or tourism	Tourist activity	Goldfields Jet	Cromwell
Cultural or tourism	Vineyard	Rickard Vineyards	Northburn
Cultural or tourism	Vineyard	Scapegrace Distillery	Northburn
Cultural or tourism	Vineyard	The Cloudy Bay Shed	Northburn
Cultural or tourism	Vineyard	Te Kano - Northburn Estate	Northburn
Education	School	St Gerard's School	Alexandra
Education	School	Dunstan High School: Secondary education years 9-13.	Alexandra
Education	School	Alexandra Primary School: Primary education years 1-8.	Alexandra
Education	School	Central Otago Regional Training Centre: Tertiary education across Trades and services	Alexandra
Education	School	The Terrace School: Primary education years 1-8.	Alexandra
Education	School	Clyde Primary School	Clyde
Education	School	Cromwell College: Secondary education years 7-13.	Cromwell
Education	School	Cromwell Primary School: Primary education years 1-6.	Cromwell
Education	School	Goldfields Primary School: Primary education years 1-8.	Cromwell
Education	School	Otago Polytechnic Central Campus: Tertiary education across Horticulture, Viticulture, and Stonemasonry	Cromwell
Education	School	Queenstown Primary School: Primary education years 1-8.	Queenstown
Education	School	Wakatipu High School: Secondary education years 9-13.	Queenstown

Social infrastructure type	Facility type	Name of facility	Town
Education	School	Southern Institute of Technology (SIT) Queenstown Campus: Tertiary education and vocational training	Queenstown
Education	School	Tarras School	Tarras
Education	School	Mount Aspiring College: Secondary education years 7-13.	Wanaka
Education	school	Wānaka Primary School: Primary education years 1-8.	Wanaka
Education	school	Te Kura O Take Kārara: Primary education years 1-8.	Wanaka
Education	Childcare centre	Cromwell Early Learning Centre Inc	Cromwell
Education	Childcare centre	Barnardos Early Learning Centre Cromwell	Cromwell
Education	Childcare centre	Little Wonders Cromwell	Cromwell
Education	Childcare centre	Willows Early Learning Centre	Cromwell
Education	Childcare centre	Molyneux Educare, Inc	Cromwell
Education	Childcare centre	Kidsfirst Kindergartens Cromwell	Cromwell
Education	Childcare centre	Little Oaks Early Learning Centre	Alexandra
Education	Childcare centre	Kopuwai Early Learning Centre	Alexandra
Education	Childcare centre	BestStart Alexandra	Alexandra
Education	Childcare centre	Kelly Club Alexandra	Alexandra
Education	Childcare centre	Kidsfirst Kindergartens Alexandra	Alexandra
Education	Childcare centre	Otago Child Care Centre Inc	Alexandra
Health	Healthcare	Dunstan Hospital:	Clyde
Health	Healthcare	Alexandra Family Medical:	Alexandra
Health	Healthcare	HealthCentral:	Alexandra
Health	Healthcare	Cromwell Medical Centre:	Cromwell
Health	Healthcare	Cromwell Family Practice:	Cromwell
Health	Healthcare	Junction Health:	Cromwell
Health	Healthcare	Lakes District Hospital:	Queenstown
Health	Healthcare	Southern Cross Central Lakes Hospital	Queenstown
Health	Healthcare	Queenstown Medical Centre:	Queenstown
Health	Healthcare	The Doctors Whakatipu Medical Centre:	Queenstown
Health	Healthcare	Mountain Lake Medical	Queenstown
Health	Healthcare	The Village Medical Centre	Queenstown
Health	Healthcare	Aspiring Medical Centre:	Wanaka
Heritage	Heritage buildings	Cromwell Heritage Precinct	Cromwell

Social infrastructure type	Facility type	Name of facility	Town
Heritage	Historical landmark	Cluden Hill Summit	Tarras
Open space	Park	Pioneer Park Playground	Alexandra
Open space	Garden	Eden Garden, Salvation Army Community Garden	Alexandra
Open space	Park	Molyneux Park	Alexandra
Open space	Park	Lanes Dam	Alexandra
Open space	Park	CLYDE DOG PARK	Clyde
Open space	Park	Anderson Park	Cromwell
Open space	Park	Donegal Street Reserve	Cromwell
Open space	Park	Down Street Greenway	Cromwell
Open space	Park	Cromwell Chafer Beetle Nature Reserve	Cromwell
Open space	Park	Bruce Street Greenway	Cromwell
Open space	Park	Alpha Street Reserve Playground	Cromwell
Open space	Park	Seaton Square	
Recreation and open space	Pool	Central Otago Swimming Pool	Alexandra
Recreation and open space	Community centre	Alexandra Community Centre and Memorial Theatre	Alexandra
Recreation and open space	Sports club	Central Otago Netball Centre	Alexandra
Recreation and open space	Sports club	Alexandra Golf Club	Alexandra
Recreation and open space	Sports club	Alexandra Petanque Club	Alexandra
Recreation and open space	Sports club	Alexandra BMX Club	Alexandra
Recreation and open space	Sports club	Alexandra Squash Club	Alexandra
Recreation and open space	Sports club	Alexandra Bowling Club	Alexandra
Recreation and open space	Sports club	Alexandra Indoor Curling Rink	Alexandra
Recreation and open space	Sports club	Dunstan Arm Rowing Club	Clyde
Recreation and open space	Sports club	Clyde Tennis Club	Clyde
Recreation and open space	Sports club	Clyde Bowling Club	Clyde
Recreation and open space	Sports club	Clyde Playground & Barbecue Area	Clyde
Recreation and open space	Pool	Cromwell Pool	Cromwell
Recreation and open space	Hall	Cromwell Memorial Hall	Cromwell
Recreation and open space	Sports club	Cromwell Bowling Club	Cromwell

Social infrastructure type	Facility type	Name of facility	Town
Recreation and open space	Sports club	Cromwell Junior Football Club	Cromwell
Recreation and open space	Sports club	Cromwell Golf Club	Cromwell
Recreation and open space	Sports club	Lake Dunstan Boat Club	Cromwell
Recreation and open space	sports club	Tarras Golf Club	Tarras
Shopping centre	Supermarket	New World Alexandra	Alexandra
Shopping centre	Supermarket	Woolworths Alexandra	Alexandra
Shopping centre	Supermarket	Four Square Alexandra	Alexandra
Shopping centre	Supermarket	Four Square Clyde	Clyde
Shopping centre	Grocery	Springvale Hill	Clyde
Shopping centre	Supermarket	FreshChoice Cromwell	Cromwell
Shopping centre	Supermarket	New World Cromwell	Cromwell
Shopping centre	Dairy	Night 'n Day Cromwell	Cromwell

Appendix D

Assessment of Effects Table

Theme	Sub category	Impacts	Magnitude	Positive/negative	Timing and duration	Consequence	Likelihood	Mitigation	Impact rating (post mitigation)
Access and connectivity	Change in access	Change access to existing tracks and trails along Thomson Gorge Road including access to the Come In Time Battery - will impact recreation activities such as walking, tramping, mountain biking and 4WD	District	Negative	Construction and Operation	Minor	Likely	Compliance with recommendations in the Recreation Impact Assessment including communication with recreation user groups about the proposed changes to access. The track should be well sign posted and suitable for local walkers.	Low negative
Access and connectivity	Change in access	Increased journey times to access conservation areas due to changes in access to the site	District	Negative	Construction and Operation	Minor	Almost certain	Compliance with recommendations in the Integrated Transport Assessment. Recreation Groups be included as a stakeholder group within the PMTP so that they are aware of the plan and any proposed changes.	Low negative
Access and connectivity	Change in access	Enhancing access to, and recreational facilities within, Conservation Areas	District	Positive	Closure	Moderate	Likely	The SIA supports the development and implementation of a Landscape Closure Plan so that the land is rehabilitated and recreation facilities reinstated, retained and/or enhanced	Moderate positive
Access and connectivity	Increase in vehicle movements	Increased in traffic movements create a safety issue at key intersections this includes the SH8 and Ardgour Road intersection	District	Negative	Construction and Operation	Moderate	Almost certain	Implementation of recommendations in the Integrated Traffic Assessment	Low negative
Access and connectivity	Increase in vehicle movements	Increased vehicle traffic creates conflicts between vehicles and recreational cyclists	Local	Negative	Construction and Operation	Moderate	Likely	Project Transport Management Plan recommended in the Integrated Transport Assessment considers and mitigates adverse impacts on recreation users during construction and operation	Low negative
Amenity and character	Dark Sky	Impact to Otago's reputation as being a 'dark sky'	Local	Negative	Construction and Operation	Moderate	Possible	The Detailed Design of the Lighting should be developed in accordance with the requirements outlined in the Exterior Lighting Report. Further testing should then be undertaken by Cosgroves to confirm compliance.	Neutral
Amenity and character	Heritage	Construction may impact mining artefacts that are a valued part of the areas history	Regional	Negative	Construction and Operation	Minor	Likely	Compliance with the recommendations in the Heritage Assessment regarding the protection and recording of heritage artifacts.	Low negative
Amenity and character	Heritage	Construction may impact mining artefacts that are a valued part of the areas history	Regional	Negative	Closure	Insignificant	Unlikely	Post closure the site should have interpretive signage highlighting heritage features within publicly accessible area of the project.	Neutral
Amenity and character	Heritage	Construction and operation of the mine could impact mana whenua values and sites of cultural significance	Regional	Negative	All phases	TBD	Likely	Extent of impact and mitigation to be determined by the Cultural Values Assessment by Aukaha	Not assessed / To be confirmed
Amenity and character	Heritage	Scale of the mining activity is incompatible with the character of the area	Local	Negative	All phases	Moderate	Likely	Compliance with recommendations made in the Landscape, Natural and Visual Assessment Provision of interpretive signage about mining techniques in publicly accessible areas of the project area	Low negative
Amenity and character	Natural character	Mining operations detract from the natural beauty of the area associated with the conservation areas that surround the site - impacting people's sense of place	District	Negative	Construction and Operation	Moderate	Likely	Compliance with recommendations made in the Landscape, Natural and Visual Assessment particularly with regard to progressive rehabilitation of the site during mine operation and upon closure	Moderate negative
Amenity and character	Natural character	Mining operations detract from the natural beauty of the area associated with the conservation areas that surround the site - impacting people's sense of place	District	Negative	Closure	Moderate	Likely	Adoption of Landscape Closure Plan with the recommended inclusion of interpretive signage would mitigate some of the impact that the BOGP has on the natural landscape	Low negative

Amenity and character	Social cohesion	Loss of social cohesion between those supportive of the project and those opposes	Local	Negative	Construction and Operation	Moderate	Likely	Establishment of a Community Liaison Group comprising of local residents, key community stakeholders and MGL employees. This group should meet on a regular basis (monthly or bimonthly) to provide an avenue for concerns regarding construction and operation of the mine to be discussed and addressed.	Low negative
Amenity and character	Social cohesion	Impact of transient population on the fabric of the community	Local	Negative	Construction and Operation	Moderate	Possible	Recruitment policies to prioritise workers from the Otago Region.	Low negative
Amenity and character	Visual amenity	Visual amenity impacts to local residential properties particularly those within 5km of the site including those on The Bend Terrace, Bendigo Terrace and Thomson Gorge Road	Local	Negative	Construction and Operation	Moderate	Almost certain	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment.	Moderate negative
Amenity and character	Visual amenity	Visual amenity effects on visitors to the surrounding conservation and recreation areas	Local	Negative	Construction and Operation	Moderate	Almost certain	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment. As recommended by the Recreation Impact Assessment, establishment of a viewing area of the operating goldmine established off Ardgour Rise. This should include carparking space and intepretive material and signage.	Low negative
Amenity and character	Visual amenity	Visual amenity effects experienced by road users on the local roads and state highways including SH8, SH8A and SH6	Local	Negative	Construction and Operation	Moderate	Almost certain	Compliance with design considerations as outlined in the Landscape, Natural Character and Visual Effects Assessment.	Moderate negative
Environment	Dust	Dust created during construction and operation of the mine impacts amenity of surrounding property this includes horiticultural, residential, pastoral and recreational land uses	Local	Negative	Construction and Operation	Moderate	Possible	Implementation of the Air Quality Management Plan	Low negative
Environment	Dust	Dust particles create health impacts to local residents	Local	Negative	Construction and Operation	Moderate	Unlikely	Implementation of the the Air Quality Management Plan Information provided to the community through the Community Liaison Group regarding the findings of the technical studies particularly relating to Air Quality to assist in addressing the fear regarding dust impacts. The Air Quality Management Plan should also be made available	Low negative
Environment	Dust	Increase in traffic including truck movements accessing the site during construction and operation of the mine create dust impacting amenity of properties along Ardgour and Thompson Gorge Road	Local	Negative	Construction and Operation	Moderate	Likely	Compliance with recommendations in the Assessment of Environmental Effects from the Discharge of Contaminants into Air	Low negative
Environment	Noise	Noise from construction and operation of the mine impacts on amenity and enjoyment of the surrounding natural environment, particularly for recreation users	Local	Negative	Construction and Operation	Minor	Likely	Preparation and implementation of a Noise and Vibration Management Plan (NVMP) to control day-to-day emissions from the site during construction, operational and blasting activities.	Low negative
Environment	Noise	Noise from construction and operation of the mine impacts on amenity residential properties	Local	Negative	Construction and Operation	Minor	Likely	Preparation and implementation of a Noise and Vibration Management Plan (NVMP) to control day-to-day emissions from the site during construction, operational and blasting activities.	Low negative

Environment	Noise	Increased number of truck movements will create adverse environmental impacts such as noise and amenity	Local	Negative	Construction and Operation	Minor	Almost certain	Compliance with recommendations in the Noise Assessment A Communication Plan to be prepared prior to the commencement of construction that includes liaison with owners/occupiers of the properties that have been identified as having adverse impacts. The communication plan should allow for early engagement with impacted residents to facilitate mutually agreed mitigation measures.	Low negative
Environment	Water	Impacts that the mine could have to the water supply due to taking water	Local community	Negative	Construction and Operation	Moderate	Unlikely	Implementation of recommendations made in the Ground Water Bore Takes Effects Assessment	Low negative
Fears and aspirations	Aspirations	Economic benefits (employment, business opportunities, economic growth) and revitalisation of the community	District	Positive	All phases	Moderate	Likely	N.A	High positive
Fears and aspirations	Catastrophic event	Concerns that a catastrophic event will result in an environmental disaster	Local	Negative	All phases	Catastrophic	Very unlikely	Recommendations made in the Tailings Storage Facility Technical Report be incorporated as part of the conditions of consent	Low negative
Fears and aspirations	Other developments	Concern that this Project will result in further mining developments creating a cumulative impact	Local	Negative	All phases	Moderate	Possible	When other mining applications are prepared information from this SIA can be used to assess the cumulative impact of additional mines	Not assessed
Fears and aspirations	Social issues	Social issues associated with construction camp and transient workers	Local	Negative	Construction and Operation	Moderate	Possible	Establishment of the following policies that are also part of a condition of employment. •A robust Drug and Alcohol Policy that applies to all employees, contractors, and site visitors. This includes regular testing protocols to ensure compliance and a safe working environment. •The implementation of company-imposed speed restrictions on designated access routes, including Thomson Gorge Road, to mitigate the risk of speeding and improve safety for local road users. •The development of a Construction Camp Management Policy, which will clearly outline rules around alcohol consumption, visitor access, and acceptable behaviour within the camp.	Low negative
Fears and aspirations	Some members of the community expressed a lack of trust in MGL	Lack of trust in MGL resulting in fear and uncertainty about impacts of the project	Local	Negative	All phases	Moderate	Almost certain	Establishment of a Community Liaison Group. The CLG should be governed by a Terms of Reference. The group should comprise of local residents, key community stakeholders and MGL employees. It should meet on a regular basis (monthly or bimonthly) to provide an avenue for concerns regarding construction and operatio	Moderate negative
Livelihood	Cost of living	The increase in worker population could impact the availability of housing supply increasing the costs of rent	District	Negative	Construction and Operation	Moderate	Unlikely	MGL should assess the demand for accomodation at the proposed workers camp. Use of the camp accomodation facilities could be extended during the operation phase if necessary to provide additional accomodation and reduce demand on local facilities.	Neutral
Livelihood	Cost of living	Increase in electricity pricing due to demand on electricity supply	Local	Negative	Construction and Operation	Moderate	Very unlikely	N/A	Neutral
Livelihood	Employment opportunities	Provision of local employment opportunities	District	Positive	Construction and Operation	Major	Almost certain	MGL create a targeted recruitment strategy that would encourage workers to move into the district community	Extreme positive
Livelihood	Employment opportunities	The ability to attract local workers to the mine	Regional	Positive	Construction and Operation	Major	Possible	Formal training programs and apprenticeships offered by MGL to attract young workers within the Otago Region	High positive

Livelihood	Financial benefits to the community	The mine will contribute significantly to government revenue through the payment of royalties. This can be invested by the government into infrastructure that could benefit the community and increase quality of life for all residents.	Regional	Positive	Construction and Operation	Moderate	Almost certain	N/A	Extreme positive
Livelihood	Financial benefits to the community	Local and District community to receive benefits as part of Matakanui's social license to operate	District	Positive	Construction and Operation	Moderate	Possible	MGL to establish a social investment strategy in consultation with the Community Liaison Group regarding investment in the local community that will increase social benefit. This should outline sponsorship commitments, opportunities for the community to benefit from education initiatives and	High positive
Livelihood	Local business	Impact on the organic certification status of nearby agricultural and viticultural businesses	Local	Negative	Construction and Operation	Moderate	Possible	MGL to meet with local businesses to confirm the organic certification requirements. Documentation could be provided by MGL to confirm that environmental impacts are low and support their continued application of organic certification	Neutral
Livelihood	Local business	Local businesses benefiting from mining workers purchasing supplies in the surrounding towns.	Local	Positive	Construction and Operation	Moderate	Almost certain	To maximise the economic benefit MGL should work with the local business chambers to assist with the projections of goods and service requirements so that local businesses can plan appropriately. There should be a requirement as part of the conditions of consent that MGL give priority to local businesses within their supply chain.	Extreme positive
Livelihood	Mine closure planning	Loss of employment following mine closure and subsequent impact on local businesses and the local economy	Local	Negative	Closure	Moderate	Likely	MGL to prepare a Mine Closure Strategy that focusses on mitigating the impacts to livelihood.	Moderate negative
Social and recreation	Education	Ability for childcare and education providers to accommodate population growth generated by BOGP	Local	Negative	Construction and Operation	Moderate	Possible	Ministry of Education should be informed about the BOGP and this could be through a letter once planning consent has been approved, this letter should include information about the projected worker numbers.	Neutral
Social and recreation	Health care	Limited capacity of health and emergency services to accommodate needs of workers and their families.	Local	Negative	Construction and Operation	Moderate	Likely	MGL to provide staff with private health insurance as part of their employment contract	Low negative
Social and recreation	Recreation	Impact to recreation facilities within the conservation areas including loss/changes in access to and enjoyment of activities in the area	Local	Negative	Construction and Operation	Moderate	Almost certain	Implementation of recommendations made in the Recreation Impact Assessment	Low negative
Social and recreation	Recreation	Improved recreation opportunities within the conservation area	District	Positive	Closure	Moderate	Likely	Implementation of the Mine Rehabilitation Plan	High positive
Social and recreation	Social investment	Opportunities for MGL to provide social infrastructure as part of SROI	Local	Positive	All phases	Moderate	Likely	Preparation of a Social Investment Strategy developed in consultation with the community and responds to the community's needs. The Strategy should outline what MGL will invest in over the lifespan of the BOGP project. The document should provide a level of transparency regarding initiatives supported by MGL and how they are selected. The Community Liaison Group could play a significant role in the development and implementation of this strategy	High positive



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