

Your Comment on the Waihi North draft conditions

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to Substantive@fasttrack.govt.nz.

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
Organisation name (if relevant)	Waihi Community Forum	
First name		
Last name		
Postal address		
Home phone / Mobile phone	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	wcfinformation@gmail.com	

Please provide your comments below, include additional pages as needed.

Comments from the Waihi Community Forum

To the members of the Waihi North Expert Panel

Thank you for inviting the Waihi Community Forum (the Forum) to comment on the Waihi Draft Conditions.

The Forum comments are as follows:

Helicopter Usage and Noise:

The Forum thanks the Panel for updating the conditions around helicopter flights and noise compliance. The Forum requests that this activity is closely monitored and that a summary report on compliance is provided to Hauraki District Council every three months.

The Forum also requests that helicopter noise conditions (20, 21, 22, 23A) are grouped together under Operational Noise (to aid understanding) and that 'Helicopter Noise' is included in the Contents page.

The Forum requests that:

- The minimum altitude for Helicopters above any dwelling outside the Waihi township is no less than 300m, which is the recognised international standard,
- Flight paths are separated by 500m from other sensitive uses such as cowsheds & animal handling facilities
- Flights should have a maximum number per week/month, not a rolling average - ie: Max 50 per month
- Flights must not occur between 6pm to 7.30am daily, with no flights from 6pm Saturday to 7.30am Monday & Public Holidays.
- No flights shut-down respite periods: 14 days over Christmas/New Year and min 5 days at Easter

The Forum requests that, to avoid any doubt, all helicopter noise, including that associated with construction, is included in the Helicopter Noise Conditions and Management Plan.

The Forum also requests that the 'Helicopter Noise Management Plan' be included in the list of plans to be certified.

Conditions:

Condition 25 da refers to Condition 16B – however, we cannot locate condition 16B – should this perhaps be 16.2?

Management Plans:

The Forum understands that all Management Plans will need to be certified by the relevant consent authority. The Forum requests that, during this process, the following additional matters be considered:

1. An opt-in SMS system during the 10am–3pm Monday to Friday, and 10am–12pm Saturday windows, is included in the Blasting Management Plan, as another way of residents being notified before a blast takes place.
2. That the Lighting Management Plan include night-time compliance checks to be carried out at sensitive receivers with the first 3 months of operations/installation.
3. That with regards to Dust, real-time fine air quality monitoring of dust takes place and that all data is published on the Consent Holder's website.

Peer Review Panel:

The Forum understands that the purpose of this Panel is to provide independent advice as to whether or not the conditions of consent relating to the design, construction, operation, maintenance, rehabilitation and closure of the facilities authorised by this consent are being satisfied and that such work is being undertaken by appropriately qualified personnel in accordance with industry best practice.

The Forum also requests there is provision for the Consent Authority to seek advice from the Peer Review Panel for specified management plans or technical documents, including:

- Construction Noise Management Plans
- Operational Noise Management Plans
- Helicopter Noise Management Plan
- Blasting and Vibration Management Plan
- Ground Control Management Plan (GOP)
- Dust Management Plan

This seems to be the intention, but we can't see how this will be enabled under the conditions as they are currently written.

The Forum also requests that there is an independent peer review before certification of the Management Plan for noise, blasting, vibration and air quality plans to give the community greater confidence on these important requirements.

Water Supply:

We support the condition that, where a water supply is adversely affected, the Consent Holder must, at its own cost, provide an alternative equivalent water supply, to the satisfaction of Waikato Regional Council and the affected property owner/s, within 12 hours of being directed to do so by the Waikato Regional Council.

The 12-hour replacement requirement implies the operator should maintain a standing emergency water-supply contract, and this should be confirmed with Council.

We are concerned that a disruption of water supply could cause serious distress to livestock in much less time than 12 hours during hot summer period. We think there needs to be scope in this condition for consideration of the specific impact of disruption, and that a shorter period than 12 hours could be imposed if the circumstances require this.

Planting/Screening:

Residents have again requested that all planting and screening be required to start as soon as consent is granted, to mitigate any disruptions to views, lighting, dust and noise etc.

Streets Ahead:

OGNZL has confirmed it supports the 'Streets Ahead' scheme operated by the Waihi Community Forum. In its previous comments, the Forum had suggested an annual contribution to the Streets Ahead fund as seed funding for projects enhancing the area where mining takes place. The Forum feels that 'supporting' this scheme is not enough and, noting Waihi receives no Mining Royalties, would like to see an annual contribution of \$200,000 as a condition, to be increased annually in line with inflation.

Property and Property Values:

That the area defined for a Top Up consideration includes the Willow's Road area and 368 Waihi/Whangamata Road area.

The consent conditions should require the company to make top up payments to properties where values are adversely affected, and this should not be left as a voluntary company scheme.

If the environmental protections put in place through the Fast Track consents and implemented by the company prove to cause no more than minor effects (as the company asserts), then the market difference in property prices should be negligible and the company will not need to make any significant top-up payments. Having a mandatory top up scheme over a wider area will create a strong incentive for the company to optimise its environmental management.

A suggested Top Area map is included as an Attachment to these comments. This is indicative only but includes the areas members in the community believe will be influenced by the mining activities associated with GOP, Transport Tunnel and Willow Road. The Top up area could be refined through the advice from an independent valuation expert.

BHO Farms:

Black Hill Orchard (BHO) Limited, situated at 9477 State Highway 2, is a 40 year old kiwifruit business that has operated with organic certification for several years. Given their long-standing presence in the area, the export nature of their business, and the proximity to the Gladstone Open Pit project, the directors and shareholders were extremely surprised and disappointed not to have been invited to comment on the application, and now the draft conditions.

There is a considerable premium attached to the business due to the organic status, not just in value of fruit sales but in perceived value of the orchard and land. The proximity of the Gladstone Open pit may impact on both. BHO should be included in the TOP up area for future compensation/value protection. Considerable expense has been incurred to future proof the business with the construction of a deep bore and to obtain WRC consent for ground water take and use, both for frost protection and irrigation. BHO seeks recognition as part of the consent that the orchard may potentially be affected by the Waihi North Project,

specifically the Gladstone Open Pit project, including but not limited to adverse water quality, potential de-watering, and adverse mineralisation.

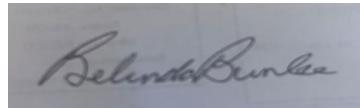
The levels in BHO bore are already monitored by OG and we seek assurance that BHO is kept informed on any adverse results in ground water levels and water quality. Ground water quality does not appear to have been addressed in any of the conditions that we have seen.

BHO notes that if mine activities adversely affect water supplies, the company must provide and pay for an alternative equivalent water supply within 12 hours of being directed to do so by the Waikato Regional Council. The 12-hour replacement requirement implies the company will need to maintain a standing emergency water-supply contract. The conditions should require evidence of this to be provided.

Consistent good air quality, and specifically no adverse effects from dust, is an additional requirement for our organic business. BHO seek assurance that rigorous air quality monitoring and reporting to the community occurs as part of the consent conditions.

Thank you for taking the time to read the Forum's comments.

Kind regards

A handwritten signature in black ink, appearing to read "Belinda Burke".

Belinda Burke
Chair, Waihi Community Forum

Suggested Top Up Areas

