

[REDACTED]

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**From:** Peter Rogers [REDACTED]  
**Sent:** Monday, 25 August 2025 4:01 pm  
**To:** FastTrack Substantive  
**Cc:** [REDACTED]  
**Subject:** Fast Track Approval Oceana Gold ( New Zealand) Limited FTAA-2504-1046

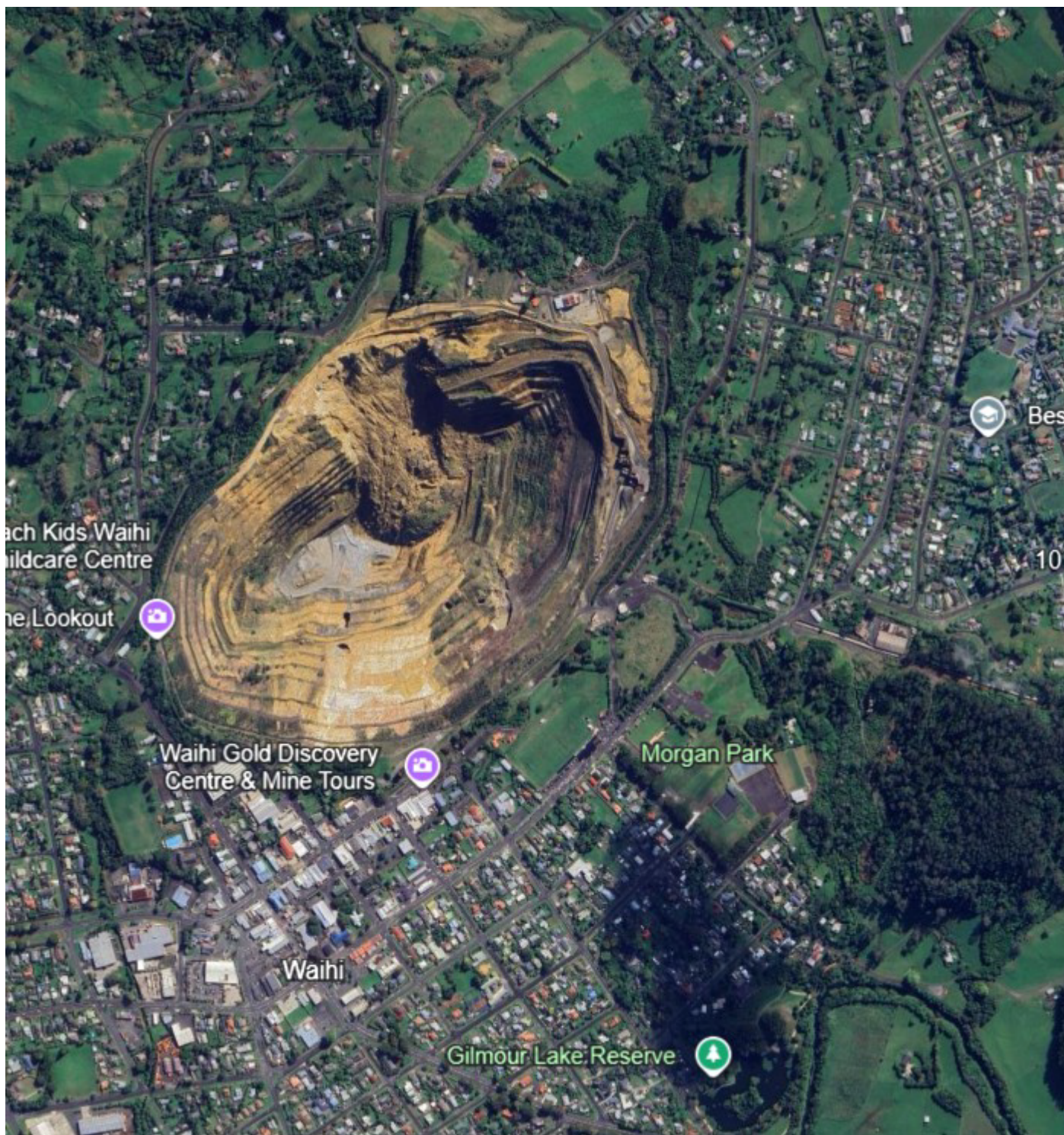
To Whom It May Concern,

This is my application for comment on the fast track approval Oceana Gold.

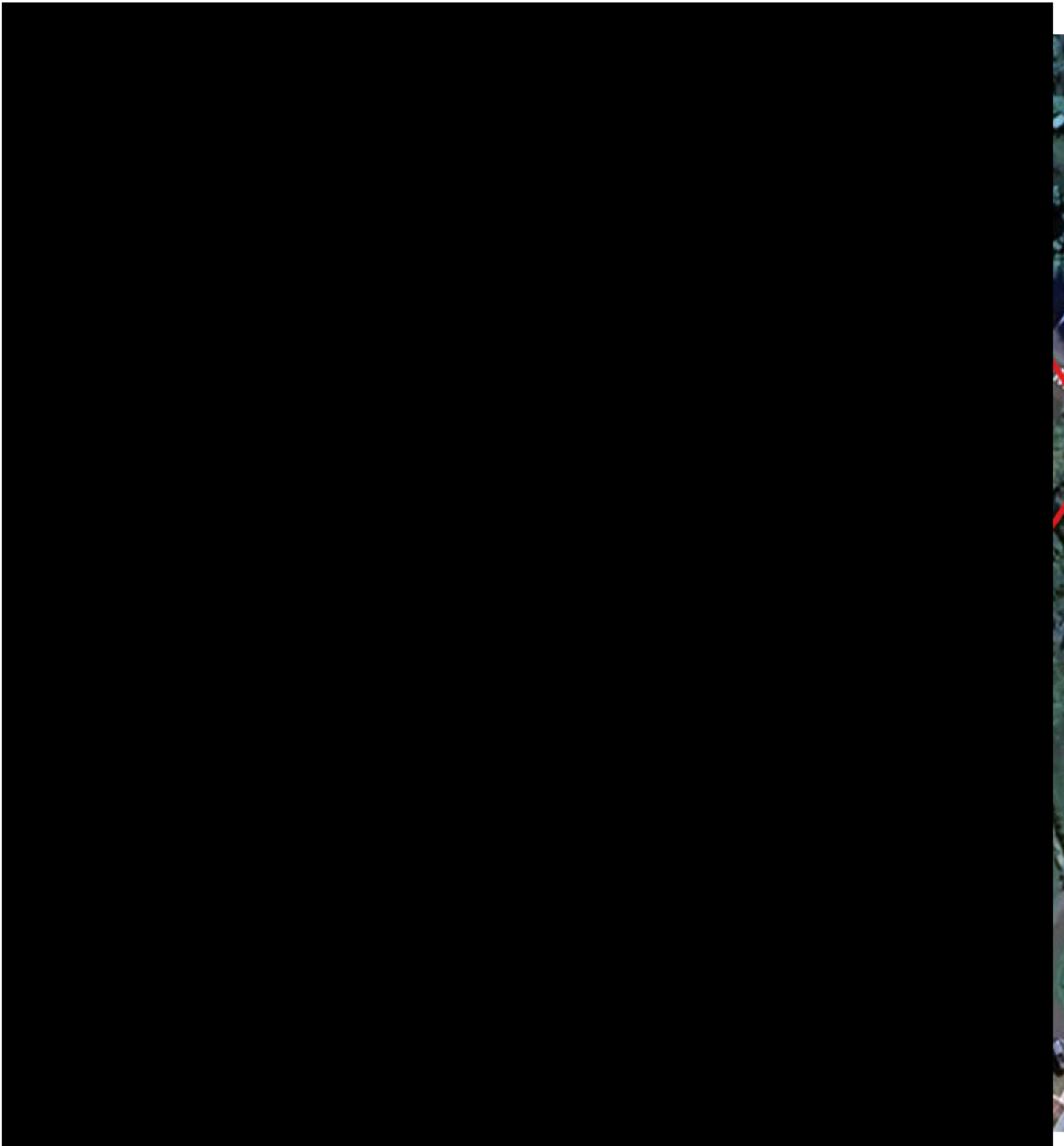
Reasons for my comments under Section 53 & 54 of the Act are as follows:

Regard was not given to the direct impact of residents living in this close proximity to the Mine extension areas.

We have owned [REDACTED] since 2011. We always had the intention to subdivide this land into 4 lots and then our 3 daughters can build a dwelling and reside on this land. This was all planned years ago and completed last year prior to the Mines Zone change.



The 3 new dwellings are on the property. The 3 daughters have occupied them since February 2024. Some of the assessments in the 'application' do not assess these extra 3 houses. They are [REDACTED] Moore Street.



This report contains many disturbing comments and announcements that no 'normal' human beings living in this country would consider appropriate living conditions. These persons are expected to put up with 'exceeded' noise levels for the next two years. This is totally unacceptable.



## Gladstone

For identified construction activities, predicted noise levels will be around 45 dB  $L_{Aeq}$  at the closest dwellings. This is well below the construction noise limits proposed in the conditions.

Unmitigated operational noise levels from the Gladstone Pit are calculated to be below 50 dB  $L_{Aeq}$  at all receivers except for 27 dwellings located on Moore Street, Barry Road and George Street. For these residents, model results show there would be a small exceedance of 50 dB  $L_{Aeq}$  in the first two years which would equate to a small adverse impact on the level of amenity these properties experience.

However, the proposed conditions require that a noise management plan (NMP) be prepared to outline the methods to be used to ensure noise levels do not exceed 50 dB at any residence not owned by OGNZL or subject to or with an agreement with OGNZL. The NMP will prescribe a noise mitigation development process that will occur prior to operations commencing, that will set out the options considered, and provide certification that noise levels comply at those residences with which OGNZL does not have an agreement. These options would include (but not be limited to);

- The use of quieter machinery (determined by a noise source characterisation procedure)
- Restrictions on operating hours
- Bespoke screening of individual sources
- Screening of noise sensitive receivers
- Noise monitoring programmes (including noise modelling and measurement regimes)

On this basis and with the above measures in place, we consider the Gladstone noise emissions would be able to comply with the noise limits in the proposed conditions, and therefore would be reasonable from a noise effects perspective.

Myself and my 3 daughters have never been approached directly and asked if we would agree to the proposed noise levels and vibration levels exceeding these limits.

The excerpt below proposes that they can mitigate the noise, and that they have investigated this. The project is not operational and this report is based on expected averages and 'here-say', not direct evidence based, as this is not possible. What is meant by the statement "a small exceedance" and can this be guaranteed? So many assumptions and complete disregard, labelling it as minor. This is not minor for the occupants who will have to deal with this all the time, especially when they start having their own babies.

- Proposed noise levels: 20% of respondents stated they anticipate noise will have a major negative effect, and 44% indicated a minor negative effect.

Whilst noise was not identified as the most significant concern by those participating in the Maptionnaire survey, it does appear that there is a perception that the proposed project will result in an increase in noise effects.

Marshall Day Acoustics (2025) have investigated and assessed the proposed noise emissions from the project and identified mitigation that can be implemented, with consideration of the existing noise environment and the recommended noise standards.

#### **Impact Description**

Construction and operational related noise effects assessed within the Noise Assessment (Marshall Day, 2025) are summarised for each of the WNP project components below:

##### GOP:

- Construction noise levels will be well below the proposed construction noise limits.
- Unmitigated operational noise levels from the GOP are below 50 dB at all receivers except for the first two years where there will be a small exceedance experienced at 27 dwellings on Moore Street, Barry Road and George Street. This is anticipated to have a small adverse impact on amenity for the residents of these properties. With the application of a Noise Management Plan (NMP) noise emissions will be able to comply with the noise limits and would therefore be considered reasonable.

##### Processing Plant:

- Noise emissions for the processing plant are compliant during the day.
- It is possible that noise levels at night may just exceed the night-time noise limit of 40 dB. With the implementation of a NMP, the processing plant noise emissions will comply with the noise limits in the proposed conditions and would therefore be considered reasonable.

##### NBS:

- The calculated noise levels associated with the construction of the earth bunds will be compliant at the closest dwelling, and operational noise is also compliant.

##### TSF3:

- Given the construction of the TSF3 occurs over a long period and is similar in character to normal mining activity, it is considered an operational activity. Operational noise levels are below the proposed compliance limit and are therefore considered reasonable.

To extend the Martha Mineral Zone Area will detract people from coming into the town of Waihi and purchasing homes in this area (other than new employees).

It is expected that this will cause a significant devaluation to our new builds, my kids new 3 homes, and existing dwellings located in this vicinity.

The existing mining in Waihi is all underground, with No conveyor running, it doesn't greatly affect the township and has been this way for SEVEN years now. The town is humming along.

Seven years ago, the blasting affected people's nervousness, causing people to sell their houses; that's one reason why the mine brought so many properties close to the open pit rim. As people couldn't cope with the constant noise and vibrations. None of the reports "remember this" or they chose to not report this, as they are only promoting the mines zone change. The report does give 'bias' to the Zoning. No objective reporting has been undertaken.

No extension for the open mining is wanted as this will create more noise, and vibrations, especially heavy vehicle usage along Moore Street which appears to not be up to standard and wide enough to accommodate this.

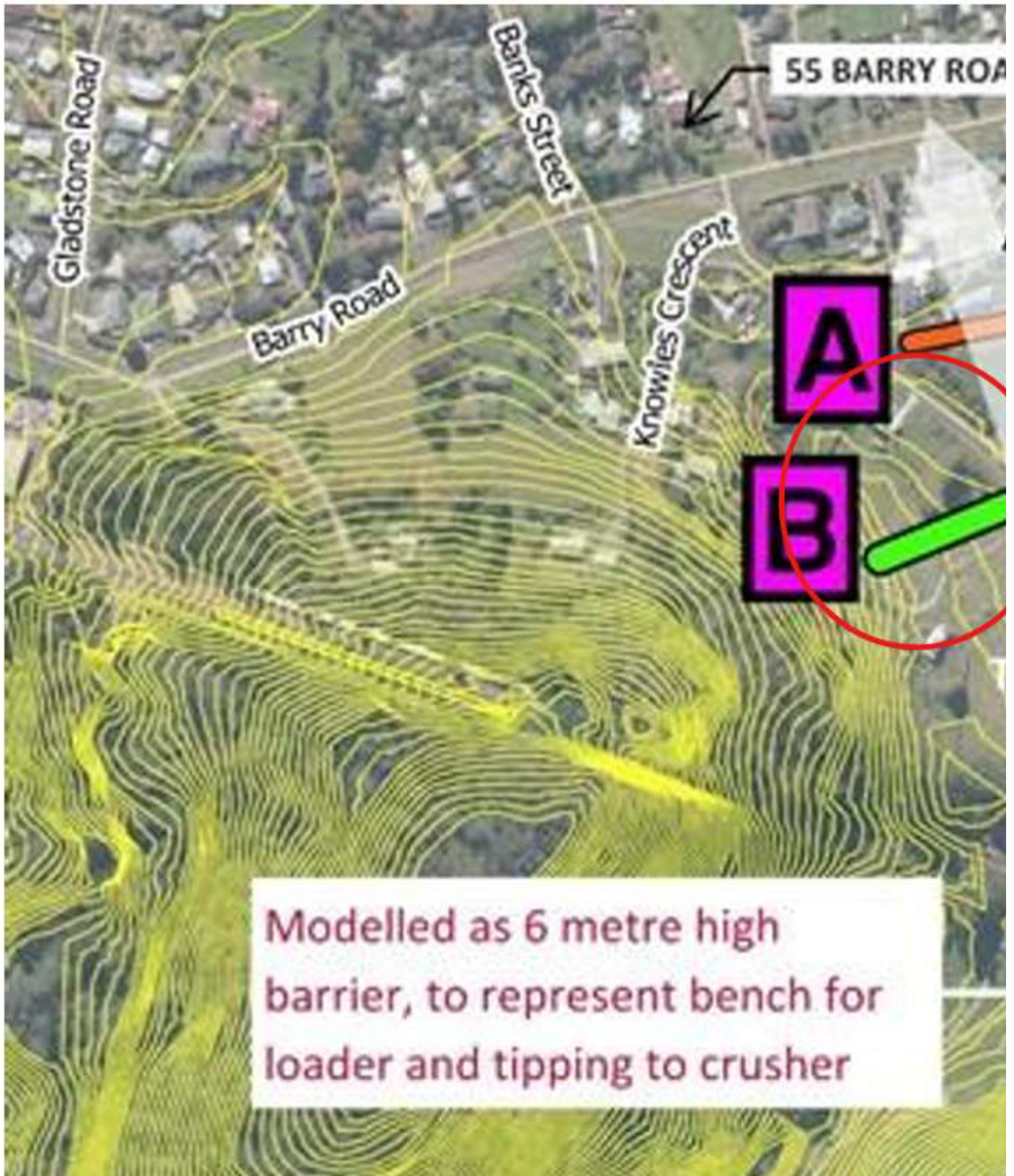
Under NO circumstances do I agree with or give consent to that conveyor belt to start running again, as our tenants that were living in the older [REDACTED] dwelling a few years ago when this was running were given 'pay-out' money annually due to the unwanted vibrations and noise created by this conveyor belt. When we purchased the property back in 2011, the mine had a vibration monitor on our property, this was only removed last year due to the new house builds. We have asked where this has been relocated to and what the readings are, as this is the base-line for no noise and vibration effects from the open-cast mining. There is no report covering this or details in the reports provided.

I have personally completed this 4 lot subdivision under the RMA rules. This is in the Residential Zone of Waihi, where this type of residential activity is permitted. The Mine extension will be a direct negative effect on this development.

Also I note to-date that the \$50K concrete Right of way was required to be built as part of this subdivision is in excellent condition. Also is the concrete bricks and mortar on one of the houses, I am deeply concerned that once the mining operations were to start that new cracks would appear.

Gladstone hill is visible from our properties; there is only a thin line of pines between us, which are very old and see-through, our properties have increased noise, ground settlement and vibration effects stated within the application reports, therefore, we are considered to be adversely affected parties. The mitigation measures proposed are also considered to be insufficient regarding noise, visual amenity, potential dust and vibration. We expect significant planting to screen the hill deconstruction and any lighting/noise from machinery, blasting and dust. There has recently been a very bright light turned on at the end of Moore Street which shines all the way down the road which is having an adverse effect on the amenity values when coming home and being outside. We also have no idea how the conveyor starting up will directly affect our properties - whether it be noise or vibration. Additional taller noise bunds should be provided to significantly reduce noise and dust with tall plantings along the crest and sides. The bunds proposed shown below at 3m do not appear to be tall enough for the two new dwellings at [REDACTED] these dwellings are significantly elevated from street level. We are also deeply concerned that our 4 properties are considered to be directly affected by this mining proposal and are not on the Gladstone Pit Top Up area map for property values for when my daughters have to sell in the future.





In summary, we request full recognition of all our four properties as directly affected within all of the reporting including but not limited to vibration, noise, dust, visual effects, inclusion on the Gladstone Pit Top Up area map for future compensation/value protection, adequate/additional mitigation and consultation for the strong objection to conveyor reactivation and mine expansion, especially the Gladstone project and adjacent activities.

I have copied one of my daughters into this email, who is a new owner of one of the properties [REDACTED] who also agrees with this email and is an affected party.

Kind Regards,

**Peter & Jessie Rogers**

Please send a copy of the draft conditions to the email below

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]