

# Port Hedland (West End) Voluntary Buy-back Scheme

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SECOND PUBLIC CONSULTATION MEETING – PORT HEDLAND, 18 NOV 2019

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# Objectives for today

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Update you on key developments since our first meeting, including answers where we can

- Health assessment
- Environmental regulations
- Planning implications
- Buy-back scheme design, including valuation approach and timing
- Redevelopment of the West End

Invite your comments and further questions

- Nothing out of bounds

Review next steps

- Next meeting Monday, 9 December (12 December in Perth)
- Updates on the PDC website in the meantime ([pdc.gov.wa.au](http://pdc.gov.wa.au))
- Consultants advice to Government due 20 December

# Health Assessment

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Living and working in environments with dust levels up to  $70 \mu\text{g}/\text{m}^3$  (average over 24 hours) presents no materially higher risk of negative health outcomes than dust levels up to  $50 \mu\text{g}/\text{m}^3$

- the NEPM standard is a trigger for a health review, not a maximum
- the current assessment is based on the best available health science
- and is valid for a Port Hedland population of up to 30,000

Living in areas where dust levels exceed  $70 \mu\text{g}/\text{m}^3$  from time to time does represent a higher risk for “sensitive receptors”, especially on a prolonged basis

- younger and older people
- those with a susceptibility to respiratory illnesses
- regardless of cause of the exceedance (environment or industry)

Health advice in these circumstances is

- Avoid such areas/conditions if susceptible, especially on a prolonged basis
- Monitor your own health, including seeking medical advice if concerned

# Environmental regulatory regime

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Iron ore exporters are required to limit exceedances above 70  $\mu\text{g}/\text{m}^3$  caused by their operations, during the current 5 year period (ends 2022)

- to zero throughout Port Hedland, up to Taplin St
- to current levels, or lower, west of Taplin St – even as volumes increase
- each recorded exceedance to be identified, tracked to source and ameliorated by “best practice” measures

Environmental regulations beyond 2022 will take account of

- performance of industry in managing number of exceedances (flat or down)
- any material changes in health science, and therefore assessment of community health risks

Senior Department of Water and Environmental Regulation officers are in Port Hedland this Thursday (21 Nov)

- 3.30-6.30pm at Colin Matheson Pavillion
- Register if possible at [www.dwer.wa.gov.au/consultation](http://www.dwer.wa.gov.au/consultation) (20 minute small group discussions)
- Online survey available at the same address

# Planning implications

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Improvement Plan 50 being developed by Department of Planning, Lands and Heritage

- inconsistency between the area covered IP50 and the Buy-back Scheme is recognized and being considered (ie area between Taplin and McGregor Sts)
- Sensitive uses (young, elderly, certain medical activities) will be regulated in West End
- Conditions under which ongoing residential uses will be regulated are still being considered
  - To implement Cabinet decision ensuring the ability to rebuild, and insure
  - To define allowable improvements
  - To anticipate potential changes in health assessments and environmental regulation in the future (ie post 2022)

Draft Plan likely to be available for comment by the end of this year

- DPLH collaborating closely with Buy-back Scheme design
- You can contact them or follow developments at [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)

# Buy-back Scheme Design – likely approach

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Base value (unaffected by planning and Buy-back Scheme announcements)

- significant development costs considered
- plus a premium
- plus allowance for transaction costs
- two independent valuers, one chosen by owner from a panel, paid for by scheme

Exercisable any time over the life of the scheme (likely to end 2022)

Indexed to appreciation in comparable unaffected areas

Equivalent value property swap may be offered

Special conditions for recent sales being considered (ie since Buy-back Scheme announced)

- buyers may have their offers capped to purchase price
- sellers (particularly if distressed) position will be considered

# Redevelopment of the West End

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May be renamed Port Hedland Maritime District?

- Commercial, particularly office, developments and related activities
- Industrial and cultural tourism
- Marina and associated activities
- Short stay accommodation (up to 3 months)
- Maritime activities including education and training
- Light industry requiring port access

Longer term residential likely to be part of the Maritime District for some time to come

- An option for current property owners who choose not to participate
- Buy-back scheme will own and operate long term residential properties it acquires
- Likely to be reviewed by end of 2022 if health assessments or regulatory regime changes

Comments?  
Questions?  
Suggestions?

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