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I am adding further detail to my submission on all notices of requirement and applications for resource consent filed by Transpower:

Land Resources for Social, Economic and Cultural Well-being

The goal of the Matamata/Piako District Scheme is to sustain the land resource for the community's social and economic well-being and that of future generations. Sustainable activities revolve around conserving and enhancing land resources to enable activities that do not threaten the life supporting capacity of the soils, water and ecosystem. The social and economic well-being of that community relies on the economic viability and diverse activities of those farmers (with the support of Council through identification of appropriate land-use in the area.)

On any one farm, there is a significant group of people who are affected by the activities on that landholding. Farmholders and their families as well as their farm workers and their families, as well as farm contractors and short-term labour help make up the community along the proposed pylon line in the Piako. As farming is necessarily a 7 day a week job, the farmer and his family are exposed most of their life to the one environment, where time is invested not only working but enjoying their properties and enhancing and valuing their family time in the outdoors. This is a cultural perspective recognised and protected for many generations by rural people of all - Maori, European and other - ethnic backgrounds.

Access to the Pylons on this farm

Transpower opting out of responsibility for all safety issues

Limited access to this farm and its dwellings is via a narrow bridge over a swift stream, then a private driveway to the house, the sheds and beyond to the farm. It is a small intensive grazing block, with daily grazing, spraying, fertiliser and tractor routines constantly using the trackway under the pylon corridor.

The pylon path bisects the property - approx 20 acres including the dwelling and worksheds at the front and approx 130 acres farmland and haybard at the back.

Currently the bridge, driveway and shedding at the front is leased by Computerised Bulk Spreaders Ltd, who are responsible for ongoing safety and maintenance of that area.

In the matter of the pylon corridor - There is no guarantee that current safety assessments will not later be replaced by more up-to-date ones - requiring the easement to be much wider. There will be no guarantee as to the length of time to bring the organisation up to new standards, and once those pylons are built, how would new health guidelines be implemented immediately? there will be no recourse for the person nearby. Transpower is opting out of ongoing responsibility for safety issues. There is no provision for ongoing or future health issues to be resolved by them. There is no provision for Transpower taking responsibility for OSH, ACC and government regulations pertaining to safety issues, which come into force after any agreements put in place. There is no budget provision for having to later relocate the line to implement more stringent guidelines.

Farm owners are currently held accountable for any accidents or long-term health issues on the farm - a forced pylon corridor with automatic Transpower access necessitates that Transpower take all bottom line responsibility, especially if the farm owner is sued by any worker over any of these issues.

'Significant' forest and potential for future subdivision and sale

The Matamata-Piako District PPlan provides for subdivisional land diversification options for our farm. Because of its mixed contour and soil type there is provision in this Plan for the 60ha to be subdivided into 5000sqm small blocks. However, both valuers and land agents over the last two years have asserted the Transpower upgrade would severely affect land values and saleability. Hence a devastating loss to potential future earnings.

An initial Council report in 2005/6 identified our land as having 'significant' Hinuera forest and

they support preservation and enhancement of this by offering planting subsidies, etc.

- (1) Discussions with planners have supported our initiative to surround these areas with eco-lifestyle blocks however we have been unable to pursue this further because of:
- (a) adverse affect on saleability (on advice from valuers and land agents)
 - (b) adverse affect on value (as above)
 - (c) adverse affect on on-going health and safety issues (incomplete transpower data is unsatisfactory and out-of date)
 - (d) adverse affect with visual limitations (70 metre towers are impossible to hide from view)
 - (e) adverse affect with line noise for humans and animal and birdlife
 - (f) adverse affect on ability to plant further trees along easement line which would need to be protected by fencing (Transpower opposes parallel fencing because of power jumping from the main line) therefore subdivision and shelter fencing is impossible)
 - (g) adverse affect on being able to create new forest corridors as planned, to support the preservation and enhancement of existing forestlife and increase shelter areas
 - (h) the only road access to this area is directly beside the proposed pylon and under the line. Another route would be difficult, invasive and costly, also taking up even more good quality farming land
 - (i) adverse affect on lifestyle satisfaction - because of all of the above factors.
- (2) Any future sale on production capability is limited because of
- (a) farm-worker safety issues,
 - (b) limited ability to fertilise and complete tractor work, weed control and pasture renewal and operate stock-grazing routines correctly with power-fencing, wind-protection, etc.
 - (c) market value is well below (agents estimate at least 20%)
 - (d) future ability to sell well is weaker and therefore undesirable to purchaser
 - (e) There is no protection from health issues arising in the future
 - (f) There is no alternative road access to the farming operation
 - (g) There is no legal responsibility in place for future arising safety issues
 - (h) There is no adequate compensation for future sales of the property
 - (i) There is no adequate compensation annually for limitations on efficient unencumbered farming operations and land use
 - (j) There is no adequate compensation for lost land diversification and subdivisional opportunity (which has already been identified in the Council Plan as being of public interest)
 - (k) the lifestyle component is not attractive

Compensation

The compensation previously offered is extremely unattractive to farmers because a) the offer is only for the pylon corridor, and that does not encompass the greater problems that surround their erection and maintenance and living and working nearby. b) the offer does not include a yearly lease. c) the offer does not take into account that the land price rises annually and the price per hectare compensation as represented as a percentage of the full value of the land now, will not be the same further down the line when the land is on sold.

Transpower purchasing some land and not others

For those who do not want to be involved with the pylon issue, Transpower has been engaged in purchases of properties along the proposed pylon line, excluding others in the process. If they have seen fit to make these purchases along the corridor then all landowners should have the same right to sell to them, regardless of topography, position and farming viability, as most of the above issues are common, and as it has been established that all farms have lost value because of the impending pylon line.

Each sale has included a clause restraining the vendor from opposing the pylon line. This division and discrimination has caused the other landowners to endure the burden of the Transpower issues alone and effectively unscrupulously reduced opposition to the line.

Recommendation

I recommend that the application for resource consents should be turned down completely and Transpower directed to investigate other transmission alternatives that will avoid this line

being built under any circumstances.

Alison Anne Jones