

Jo Daly

From: Barry McAlley [bmcalley@xtra.co.nz]
Sent: Monday, 25 February 2008 8:51 p.m.
To: TPCallin
Cc: ian.mcalley@mcalleygroup.co.nz
Subject: Upper North Island Grid Upgrade Proposal

25.02.08

Board of Inquiry
PO Box 4405
Hamilton East
Hamilton 3247

Re Upper North Island Grid Upgrade Proposal.

Please find attached a submission made on behalf of;

Barry & Barbara McAlley
423 Monument Rd.
Clevedon
RD 2
Papakura.

The following is a submission made in opposition to the proposed erection of a 400kva power line across our property.

As this line crosses mostly developed land, ie farms & houses, it is the impact on this type of environment that must be considered, including the human occupants of these properties.

As we are approaching retirement & are contemplating moving to be closer to transport & medical facilities we are concerned about the affect the new line will have upon the market value of our property.

Local landagents have advised us we could suffer a loss of up to 40% in value while the compensation

Transpower is offering for an easement amounts to approximately 10%.

Yet, Transpower says "the land owner will not be disadvantaged".

We consider the only fair way to treat the human inhabitants of the affected environment is for Transpower to offer to buy all directly affected properties at a fair & agreed valuation.

There are other negative factors affecting the human inhabitants of this environment. ie

a. The divisive affect on communities as Transpower buys properties at fair & agreed valuations & refuses to purchase the property next door leaving it with a potential 40% drop in market valuation.

b. The total disruption of the local real estate market as Transpower subsequently unloads the properties it has purchased.

c. The total disruption of normal life that has occurred since this proposal was mooted.

We consider the proposal should not be approved in its current form & wish to be herd in respect of this submission.

Please also refer to a supporting submission from the McAlley Consulting Group.

Yours Sincerely
Barry & Barbara McAlley

28/02/2008