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11 March 2008

Project Manager
Board of Inquiry

Upper North Island
Grid Upgrade Proposal
PO Box 4405
Hamilton East
Hamilton 3247

Attention: Nicholas Zaman

Dear Nicholas

Re Submissions made on behalf of Camperdown Holdings Ltd.

Please find enclosed herewith, an outline brief of evidence on behalf of the above submitter. It is understood that a date for presentation of evidence is unlikely to be before perhaps the end of May 2008, and since negotiations with Transpower are on-going, we simply advise that the Board will be further notified as soon as the situation is clarified.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jon Maplesden".

Jon Maplesden
Director

enc

cc Camperdown
Attn: Niksha Farac

07161-Camperdown-Board of Inquiry-Upper North Island-Hamilton-Re Submissions-110308

**TRANSPOWER NEW ZEALAND LIMITED
UPPER NORTH ISLAND
GRID UPGRADE PROPOSAL**

A. Introduction

1. My name is Jonathan Maplesden. I am a Land Surveying and Town Planning Consultant, with some 40 years experience, principally in the Manukau City and surrounding area. I am currently the owner of my own consultancy, Land Solutions Limited, after some 35 years with Harrison Grierson Consultants, one of the major land development consultancies, some 20 years of which were as a director.
2. Camperdown Holdings Limited own a substantial landholding, with frontage to the northern side of Ormiston Road/Sandstone Road. This is a continuous route which changes name in the middle, and links Flat Bush/East Tamaki with the rural settlement of Whitford.
The Camperdown Holdings property is bisected by an unformed street named Caldwell's Road.

B. Current and Future Situation

1. Zoning

The subject property is zoned Rural 4 in the Manukau City Council Operative District Plan 2002. This makes provision for rural residential lots, subject to a number of provisions and would lead to future subdivision of the land into some 30 titles. However, the property lies close to the fringe of the existing urban area, and it is not inconceivable that part of the land could be considered for more intensive zoning in the future.

In any event the Transpower proposals are an opportunity to give consideration to the best location for the position of internal roading, and the access of that onto Sandstone Road.

2. Transpower Proposals.

Put simply, these are that an underground section of the high voltage link to Pakuranga, must pass through the property. This is to be beneath the route of future public road, or protected by an access easement. Transpower representatives and Camperdown advisers, have been mutually exploring both route alternatives and the associated costs of these for some while.

There is a need for an equitable solution to the situation such that:-

- Transpower accept that they would have had significant costs of construction, irrespective of route selection, and that it is reasonable that their outlay be to at least this level.
- Camperdown accept that if there is a level of increased construction cost, associated with an alternative route to suit their preferred layout, then their costs will increase.
- Both parties need to consider equitable solutions, and to be able to view the situation from the others perspective, in order to achieve a win-win outcome.

3. Present Circumstances

There is on-going dialogue between the parties, with consultants to Transpower having undertaken significant investigation into costs. This has not yet been made available to Camperdown for review, but this is expected in the very near future.

Ideally this will lead to a Heads of Agreement between the parties, and the current submission on behalf of Camperdown Holdings can be withdrawn.

However, in the event that negotiation is protracted, or the parties have on-going differences, then Camperdown would wish to present detailed evidence to the Board of Inquiry.

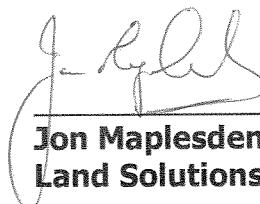
The Board will be further advised as soon as possible in the matter, and it is understood that final evidence is required for full preparation of all parties, and that witnesses may be subject to cross examination.

However, to date discussions have been amicable and the length of time taken has generally been a result of the work being undertaken on behalf of Transpower.

For and on behalf of Camperdown Holdings Limited

11-3-08

Date



**Jon Maplesden
Land Solutions Limited (Director)**