

SUBMISSION ON TRANSPOWER'S NOTICES OF REQUIREMENT AND APPLICATIONS FOR RESOURCE CONSENTS

Section 145 of the Resource Management Act 1991

RECEIVED ON

- 4 OCT 2007
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To: Minister for the Environment
Freeport Grid Upgrade Submissions
PO Box 4405
Hamilton East
HAMILTON 3247

OR Email: tpcallin@mfe.govt.nz
Fax: 04 439 7700

[If you are emailing or faxing your submission, please make it for the attention of "Grid Upgrade Submissions"]

This submission relates to the notices of requirement and/or applications for resource consent, lodged by Transpower New Zealand Ltd for the North Island Grid Upgrade Project, and identified on the next page.

CLOSING DATE FOR SUBMISSIONS: 5 OCTOBER 2007

Title: *Ma*

My/our Full Name(s): *IMOTHY JAMES MEREDITH JOHNSTON*

Postal Address: *45 WILLIAMS AVENUE, MORRINSVILLE 3300*

Wk Ph: Hm Ph: *07 8897693* Cell:

Wk Fax: Hm Fax: Email: *twj@tekeextra.co.nz*

Please tick the relevant boxes on the next page to identify whether you are making a submission on all notices of requirement and applications for resource consents or just some of them (please identify).

Please also indicate on the back of this form (✓) whether you support, oppose, or are neutral in relation to the notice(s) of requirement and applications for resource consents. If you are making a submission only on parts of a notice of requirement or application for resource consents, please note this when specifying the reasons for your submission.

The reasons for my/our submission are:

*lack of robustness in the planning process
Height of towers
Effect on Morrinsville township
Payments
Compensation*

Please see attached submission for details

If you are attaching further information tick (✓) for yes

Please use more pages if you need to.

I/we seek the following decision from the Board of Inquiry (provide precise details including the nature of any conditions sought):

That unless the application is significantly modified to mitigate the effects identified that the Requirement be withdrawn

Please use more pages if you need to.

Use a clear tick in the appropriate box below (✓)

I/we wish to be heard in support of my/our submission (to speak at the public hearing).

I/we DO NOT wish to be heard and hereby make my/our submission in writing only.

Signature(s): *[Signature]*

Date: *1-10-07*

(Signature of submitter, or person authorised to sign on their behalf is required. Note signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.)

Use the tick boxes below to indicate the called-in notices of requirement and applications for resource consents that your submission concerns. Use a clear tick in the appropriate box or boxes (✓).

I/we make my/our submission concerning all notices of requirements and applications for resource consents below. Oppose

OR
My/our submission only concerns the notices of requirement and applications for resource consents that I/we have ticked below.

	Support	Oppose	Neutral
Manukau City Council			
Pakuranga Substation Notice of Requirement. Reference No. 27619			
Otahuhu Substation Notice of Requirement. Reference No. 27619			
Brownhill Substation Notice of Requirement. Reference No. 27619			
Underground Cable – Pakuranga to Brownhill Notice of Requirement. Reference No. 27619			
Underground Cable – Otahuhu to Brownhill Notice of Requirement. Reference No. 27619			
Overhead Line Notice of Requirement. Reference No. 27619			
Franklin District Council			
Overhead Line Notice of Requirement. Reference No. L07089			
Waikato District Council			
Overhead Line Notice of Requirement. Reference No. DES0011/07			
Matamata-Piako District Council			
Overhead Line Notice of Requirement. Reference No. RMR200621		✓	
Waipa District Council			
Overhead Line Notice of Requirement. Reference No. DN/0006/07			
South Waikato District Council			
Overhead Line Notice of Requirement. Reference No. 240/021			
Taupo District Council			
Overhead Line Notice of Requirement. Reference No. RM070209			
Whakamaru and Whakamaru North Substation Notice of Requirement. Reference No. RM070209			
Auckland Regional Council – Resource Consents			
<i>Pakuranga to Brownhill Underground Cable Resource Consents</i>			
Application 34102: Land Use Consent for earthworks			
Application 34370: Discharge of Contaminants to land from ancillary activities that produce wastewater or washwater			
Application 34372: Works in the Bed of a Watercourse			
Application 34373: Diversion of Surface Water			
<i>Overhead Line and Brownhill Substation Resource Consents</i>			
Application 34711: Land Use Consent for earthworks			
Application 34712: Discharge of Contaminants to land			
Environment Waikato – Resource Consents			
<i>Overhead Line and Whakamaru North Substation Resource Consents</i>			
Application 116902: Land Use Consent for vegetation clearance and earthworks			
Application 116903: Discharge Permit for the composting of vegetation			
Application 116904: Land Use Consent for the drilling of tower foundation below the water table			
Application 116905: Discharge Permit for the discharge of site water and drilling fluids from drilling activities into surface water.			

NOTE: A copy of this submission form must be sent as soon as possible at:

North Island Grid Upgrade Project, Transpower Freeport 182915, PO Box 1021, Wellington
or email submissions@transpower.co.nz or fax 04 819 7624.

I/we make my/our submission concerning all notices of requirements and applications for resource consents below.

Transpower Submission

I am a resident of Morrinsville and have an interest in rural activities as well. I am opposed to the Transpower proposals to build 75m towers in their present form. My main objections are:

Power Planning Process: As I understand the process Transpower is required to move the power from A to B or vice versa and is not involved in power generation. In a relatively small market, as is the case in NZ, Power Generators may not be in a position to develop generation plants close to the market and at the time required to link into Transpower plans. This means that transmission lines may be over designed to cater for the existing situation and not for the best or future situations. My contention is that supply close to the source of market demand has not been considered sufficiently in conjunction with upgrading existing lines. It is difficult to contemplate how this may be achieved other than for the government to step into the process and link with generators and Transpower.

Height: at 75m they are three times the existing pylon height. In a country which prides itself of its natural scenic beauty these towers will have serious amenity effects. This applies when it passes close to Morrinsville and when the line passes through open rural areas. If the full loading of the lines is not required initially could the towers be limited in height, sufficient to carry the required lines and height added to at a later date, if the loading is required, to the maximum 400kv.

Morrinsville: The towers will be located immediately adjacent to the western entrance to the town and with Morrinsville celebrating 100 years in 2008 this is not a good memorial to mark this milestone. The town is becoming more and more a dormitory suburb of Hamilton and this will result in growth to the west. The establishment of very visible towers, on already elevated ground, will create a visible barrier, limiting development in this direction, affecting the town's future prosperity. I would contend that Transpower need to consider under grounding of the line immediately to the west of Morrinsville to minimize this effect.

Easement: As it is difficult to assess all future effects at the beginning it would seem appropriate that consideration be given to annual easement payments. The basis could be like a rental for a commercial building, for a term with provision for rent reviews.

Consideration should be given to widen the easement strip from 65 meters as this does not cover the height of the tower. In the advent of a tower collapsing this may fall outside the easement line resulting in issues related to third parties.

Compensation: It would appear that some farmers will be treated unfairly relative to others. Where the line occupies a relatively small back corner site on a large farm has far less significance than where it is a more prominent and larger site on a small block. In some cases the property is virtually unsaleable and future alternative uses are restricted. In these situations Transpower needs to consider continuing with total farm purchases to ensure fairness.