

Steve Rice

From: TPCallin [TPCallin@mfe.govt.nz]
Sent: Friday, 5 October 2007 12:44 p.m.
To: rice-resources-ltd@clear.net.nz
Subject: FW: Submission to "call in of line construction"

RECEIVED ON
- 5 OCT 2007
1056

From: davidwells@clear.net.nz [SMTP:DAVIDWELLS@CLEAR.NET.NZ]
Sent: Friday, October 05, 2007 12:40:41 PM
To: submissions transpower; TPCallin
Subject: Submission to "call in of line construction"
Auto forwarded by a Rule

Minister for the Environment

Freepost Grid Upgrade Submissions

PO Box 4405

Hamilton East

HAMILTON 3247

Email: <mailto:tpcallin@mfe.govt.nz> tpcallin@mfe.govt.nz

Fax: 04 439 7700

And Transpower

Freepost 182915

PO Box 1021

WELLINGTON

Email: submissions@transpower.co.nz

Fax: 04 819 7624

Please note: you must forward a copy of this submission to BOTH Ministry for the Environment AND Transpower, by any means you wish (post, fax, email)

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 below.

CLOSING DATE FOR SUBMISSIONS: 5 OCTOBER 2007

My/Our Full Name(s): David Seales Wells

Postal Address: 328 Hangawera Road

Wk Ph: 07 889 7460

Hm Ph:

Cell:

Wk Fax: 07 889 7460

Hm Fax:

Email:

davidwells@clear.net.nz

I am Pastor David Wells, BMin, Dip Agr.

I minister to the Spiritual and emotional needs of people in this part of the rural Waikato. I am painfully aware of the human cost of such endeavours and therefore I seek to bring some equity to this imbalance between a Government backed transmission company and the individual land owner.

My concern is for those whom I minister to in the rural context.

The world of fifty years ago when the first transmissions lines were erected in great number, is different to the world of today. The world of tomorrow will be very different from what it is today. We are now reside in a market driven economy which is intended among other things to be a fairer and more just economy. Security is also an increasing to the fore of those called to positions of leadership. Such an understandings demand a new paradigm as the erection of new transmission lines is undertaken.

There is an emotional cost

There is a very real rural urban tension in our country as well as an awareness that such a large city as Auckland has a very real drain on resources of the wider country with minimal returns to the wider country. Such occasion as the World Cup or Americas

Cup are cited as offering real benefits to the city and country as a whole, but we note that they are easily proclaimed, but difficult to prove or verify or disprove therefore they are readily employed by proponents seeking to justify their case.

There is a financial cost.

We are supposed to live in a time of level playing fields, free market economy, user pays and a host of other notions which suggest that we live in a more equitable society. At times they are very difficult to find or see. The erecting of this transmission line will impact negatively on the farming practices of those upon whose land this traverse. This opportunity cost of the land in question is real and on going. Transpower is demanding from the landowner with no recompense save that compensation for the duration of the towers and only to those upon whose land a tower is situated. While this may be legal it is defies natural justice.

Therefore I submit ...

• That there must be suitable full recompense to the existing land owners of today for the initial construction erection and access provision in the establishment stage.

• I submit that the full cost of construction and running of such lines must be accounted for and allowed to fall upon those who derive benefit and use from them.

• Further that there must be an ongoing rental paid to the land owner who ...

1. Incurs the on going opportunity cost of the limitations set on them. I note that under existing legislation this is not allowed for however ...

a. We live in a different era now.

b. The efficiencies of and loading upon sustainable farming practice is much higher today that in the past when existing lines were established.

c. That the on going cost of incursion of all high tension transmission lines must be put on a similar basis.

2. That as land owner's change over time, the original land owner must not be the only one who benefits from what little compensation is paid for the existence of the line.

3. That government policy changes over time also. Should there ever be an intention to on sell the established corridor to a third party or to an over seas Utility Corporation, the inherent costs of such a corridor as well as the expected income from such much be accounted for.

4. That those charged with transmitting power through the land must also be concerned for the security of those lines. To alginate the land owner who is being used is to remove the one sure and reliable source of security for those very lines. A line of this magnitude must surely attract some dependence by the transmission company. In time to come when disgruntled groups seek to hold the country to ransom, the country can ill afford to not have those landowners on side. In short there needs to be a unity between the landowner and the transmission company and this will only happen if the transmission company has met the land owner both in a spirit of unity that is backed up in real terms with on going recompense. I acknowledge that under current law there is no facility for this, but I submit that this commission must ensure that Government 'steps up to the plate' or relinquishes any concern for national security.

Failure to recognise the issues I have outlined, will impact negatively, further down the time line of history.

David Wells.

I/we wish to be heard in support of my/our submission at the public hearing, and expect I will need between one and two hours to present my evidence. I would like the location of the portion of the hearing which will receive my evidence to be held in a local venue near to where I live.

I/we make my/our submission concerning all notices of requirements and applications for resource consents relating Transpower's applications that will be heard by this Board of Inquiry. The references are NORs 27619, L07089, DES0011/07, RMR200621, DN/0006/07, 240/021, RM070209, and resource consents 34102, 34370, 34372, 34373, 34711, 34712, 116902, 116903, 116904, 116905, and any other NORs or resource consent applications that may subsequently be filed or altered. We oppose all of these NORs and applications for resource consent.

ü

I/we have served a copy of my/our submission on the applicant by copy to Transpower as above.

ü

Names(s): David Wells

Date: 5/10/07

(Signature is not required for electronic (email) submissions.

If this is a joint submission by two or more individuals, each individual's name is required.)