

John & Barbara Gausith

74 Ngahare Park Rd
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Barbara and I, like other home owners in the communities adjacent to the proposed wind farm, face the risk of lower property values if Mighty River Power's application succeeds. # 25

We recognise there are problems involved in quantifying this risk in dollar terms, but future buyers will be influenced by the proximity of the turbines with the result that our property will be in a less desirable locality than when we purchased in 1999. At the time, our main reason for choosing the property was the unspoiled view of the Tararua foot hills and the Ruahini range.

We, as home owners, have no way of managing the risk associated with the proximity of the wind farm. I'm sure Mighty River Power has calculated its own risk and has the opportunity to ensure it is well managed and compensated for.

Furthermore, Mighty River Power is prepared to compensate land owners who have turbines on their properties, thus managing their risk of lower property values.

However, Mighty River Power appears unwilling to consider the risks of lower values for property owners in the communities adjacent to the turbines.

During the consultation period we approached Mighty River Power with a proposal for managing the risk of lower property values. We suggested the company sponsor projects that would make the affected communities more desirable to live in, despite the proximity to the proposed wind farm.

The community would of course be involved in deciding what could be done. However, an example of risk management for property owners is that Mighty River Power could transplant the trees and shrubs removed from the roading and turbine sites into our community. They could sponsor construction of walkways and other amenities. These would increase the desirability of living in our community and thus reduce our risk of lower property values.

Unfortunately, our proposal to Mighty River Power was not considered and was in fact rejected without discussion. This surprised us as we saw advantages for the company in terms of its public profile with minimal impact on its profits from the windfarm.

We therefore ask you, the Commission, to refuse consent for those turbines likely to pose the greatest risk to our property value – these are turbines 78 and 82 to 88. + 74 to 77

Furthermore, we ask you to require Mighty River Power to fund projects in our community that will increase the desirability of living in the area, thus reducing my family's risk of a lower property value if the remaining turbines are built.