

From: Peter
Sent: Friday, 23 June 2006 4:54 p.m.
To: Info Electricity Commission
Subject: Concerns regarding the Transpower Proposal
To the Electricity Commission

Firstly I would like to thank you for striving to achieve a fair analysis of the current proposals in front of you. It is not an enviable job that you have.

My concerns are as follows:

1. The ability of Transpower to change proposals 95% the way through the review process is not equitable - this should have resulted in the Electricity Commission having another 12 months to analyse the proposal and the people affected by it should have been given a chance to review it.
2. Transpowers lack of looking at alternatives is a concern.
3. What is the value of the land now versus 10 years time? If Transpower is buying property now, can this information be made publicly available so we can analyse some of the potential costs and extrapolate these so we can see the true costs of doing this.
4. The risk that the corridors are not wide enough - in the UK they are making the the corridors three times as wide therefore this would affect the cost of the project.
5. How can we give an easement with out knowing exactly what is going through - it could be multiple Pylon lines or extra lines on existing structures that may not be tall enough or far enough away from inhabited areas?
6. How do you equate the loss in value for land that has pylons on it or next to it?
7. No opportunity cost put in to this cost structure. Loss of valuable land for Farming and land for housing - this should also be factored in to the cost structure.
8. As voltage increases through the line does that mean the corridor widens?
9. How about leasing the land of the owners therefore market rates could be paid?
10. How can we encourage generation in Auckland. The Todd Energy group had some very good points - is there an open market place so other generators can get benefit of power being produced closer to where it is needed? Should we put up some of this transmission money into creating new generation in Auckland.
11. Lack of security for power - note Auckland power cut - power is still coming from South of Auckland and the fact that there would be two substations in Otahuhu, may be it should come from a completely different direction to guarantee security.
12. Is it environmentally friendly utilising Thermal energy that is marginal and the loss of power due to transmission from greater distances.
13. Is there any new generation for this line yet?
14. We need a more combined approach between generators and the transmission of power.
15. What are the benefits of HVDC?
16. We need to look at controlling load growth and more energy efficient heating systems i.e. solar power and gas.
17. It will make it hard to manage our small lifestyle block if this easement did take place with these pylons.
18. Concerns for neighbours that will not be compensated but will still have all the same issues as the land owner who has the pylon on his property.

Personally I am directly affected by it and for the above reasons I will not be selling my land to Transpower because I believe it is not the right alternative for New Zealand and that includes Auckland. Auckland does need more power but it should be encouraged to create generation locally. The easements being discussed are not wide enough and there is no guarantee that once they have an easement that they will not stop increasing the number of structures on it and the amount of power being carried by the pylons.

I look forward to your findings and I hope that you will be able to make the right choice with the correct information to verify it.

Yours faithfully

Peter & Tamella Hexter/Adsea Trust