

# Events

## Landowner Meeting - Turners & Growers and Transpower

Turners & Growers and Transpower meeting to discuss current design and impacts on T&G property and Transpower.

Location 1 Clemow Drive, Mount Wellington

Date 30/08/2016

Outcome Transpower:

- EWL requires work to raise transmission lines. This impacts on two towers near the T&G site. there are essentially two design proposals they are considering:
  1. They will raise the pole at the north of the T&G head office site with 2 mono-poles with increased height. This will require some temporary works (e.g. a pole likely required in or near the T&G site to enable the lines to be temporarily shifted until the new poles are constructed and the lines operational from this pole). Transpower indicated that they would liaise with T&G to confirm temporary easement requirements / construction management requirements to enable this work.
  2. If the buildings on the T&G site to remain, they would make Tower 13 'off-set' pole to maintain the current lines alignment. The benefit of this approach is that it retains the current lines and therefore does not trigger a requirement for the building to be removed (e.g. new lines alignment would require the alignment to be clear of buildings as per NSET). HOWEVER, if the buildings are removed in any case (see discussion below) then likely to use monopoles (more conventional). Noted the lines would require height clearance of 9 to 10m but it was generally acknowledged this not issue for truck movement beneath the lines.
- On the basis of the above, noted that there were solutions for the Transpower line relocations that would not require the removal of buildings.
- Transpower noted they would probably look to implement the works for Towers 12 and 13 around 2019, on the basis that the Agency programme for construction works likely to be around 2021 (e.g. to maintain sufficient time for that work to commence).

### T&G impacts from EWL:

- EWL Alliance team provided current alignment design
- Noted that while buildings may not be 'physically impacted' (though they are potentially impacted by construction works in any case) it was acknowledged by EWL team (on basis of earlier discussions) that the loss of vehicle circulation, which is critical to operation of both buildings, make the operation of these buildings, in current location and configuration untenable.
- Our current 'construction footprint' has therefore indicated that the whole of both impacted buildings is 'within the footprint' of the Project. It was reiterated this did not necessarily reflect the extent of proposed 'designation' on the site, and more specifically did not reflect the permanent acquisition of the site, but rather was shown as such to clearly identify that we acknowledge that works will be required to enable the functioning of both buildings (e.g. potentially reconfiguration or relocation of buildings etc).
- The 'black dashed' line on the Plan was indicative of the construction footprint required for the EWL construction works. Reasons for the extent of works in this area included:
  - a. The construction works required for new ramps around the Transmission pylons
  - b. Stormwater culvert replacement works – the design proposes that these will be constructed in the off-ramp berm, but still require sufficient space to enable removal of existing culverts, pump station installation and construction of these culverts and ramps.
- It was acknowledged there may be scope to minimise the extent of construction works for EWL from the indicated line, and that the permanent acquisition line would be less than the construction area (though may extend into the site further than the road alignment (e.g. security fencing, screening and potential requirements for management access)).

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## Turners & Growers Response / Next steps

- Following receipt of the above information discussion on the issues / next steps ensued.
- Amelia reiterated that we are seeking to provide a solution that retains the business of Turners and Growers on the site, while acknowledging that we have been unable to 'design out' impacts on their operations;
- Steve indicated that they would require expert advice to understand how the site could be reconfigured etc to enable the buildings to be relocated / reconfigured and all site operations maintained. He noted that he considered they currently used 100% of their site, acknowledging that this was at particular times (e.g. early morning).
- Steve indicated that the expert advice they would seek would likely be external to their operating business (e.g. consultants).
- Amelia noted there may be scope for the 'Crown' or Agency to support T&G obtaining this specialist advice if the process of property acquisition was formally initiated (e.g. under the PWA processes).
- It was agreed, Amelia would inform Don Harrington (Property Manager of NZTA) to discuss scope for this work commencing (acknowledging scale of business operation and the desire to provide time for a 'workable solution' to be identified and implemented).
- Amelia set out the 'normal' initiation of the land acquisition process (e.g. that this process can be initiated when a designation is lodged (e.g. at landowners request), but the 'normal' policy is to initiate the process at the time that the designation is confirmed, in this case that is programmed to be late 2017). Amelia did confirm that there may be scope for early initiation of this process, particularly noting the matters that need to be considered for the T&G site.
- Steve asked who the Agency's LINZ accredited suppliers were. Amelia confirmed The Property Group and Opus. Steve asked if that would be Nick Pointon. Amelia confirmed that Nick or his team (or Opus). Amelia clarified with Steve that there were no conflicts if TPG were appointed by the Agency (Steve verbally confirmed this).
- Steve noted that it would be important that the two leasees of the buildings on the site had an opportunity to express their views. Tenants identified: Fruit World (2-3year lease to go) and Viscount (part of Pack Group (or Pak Group?)) (10yr with SLA tenant). Amelia confirmed we have not yet contacted tenants (unless asked to by property owners, or if they have titled interest on land).
- Steve confirmed he would contact tenants and provide 'connection', we would then meet specifically with these tenants (Steve noted he was happy to host or share meetings if that would assist).
- Confirmed next steps for EWL Alliance (see actions). Meeting with tenants to be held, once Steve provides information on this

Attendee Name	Attended
Transpower	Yes
Turners and Growers	Yes
Noel Nancekivell	Yes
Amelia Linzey	Yes
Steve Kelly	Yes
Darren Gilchrist	Yes
Dave Smith	Yes



# Events

Action Type	Completed Date	Description
Follow Up		Amelia to advise Don Harrington
Review		EWL Alliance to review the 'construction footprint' requirements in vicinity of T&G site
Action		EWL Alliance to provide further information on potential 'permanent occupation' footprint (to assist in understanding the scale of operational impact for site
Follow Up		Meeting to initiate NZTA/Crown property discussions with T&G to be set
Follow Up		Organise meeting with tenants - once Steve provides information