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EWL PROJECT: UPDATE ON TRANSPOWER'S POSITION IN RESPECT OF THE TURNERS & GROWERS SITE

Background

1. The New Zealand Transpower Agency ("**NZTA**") has asked Transpower New Zealand Limited ("**Transpower**") to consider its position in respect of the Turners & Growers Global Limited ("**T&G**") site. This in the context of NZTA's East West Link ("**EWL**") project requiring Transpower's infrastructure to be relocated further into the T&G site, and in light of T&G's evidence, dated 22 May 2017.
2. T&G's evidence was that NZTA's EWL project would require the demolition of T&G's:¹
 - (a) fruit ripening and fumigation plant ("**Banana Building**");
 - (b) bin and crate washing facility; and
 - (c) office space leased to Fruit World.
3. Transpower had understood that this would be the case, due to both NZTA and Transpower requirements.
4. However, Transpower understands from NZTA that the NZTA works might not, in fact, require the demolition of the Banana Building. In addition, the T&G evidence has also recorded the importance of the Banana Building to T&G's operations, its customer's interests, and ultimately the wider public (given that around 15% of all bananas imported into New Zealand go through the Banana Building).
5. It is in light of the particular circumstances of the T&G site that Transpower now records its position, to assist NZTA and T&G understand the "flow on" effects of the relocation of Transpower's

¹ Eg evidence of Mr Arbuthnot at [4.2].

infrastructure triggered by the EWL project, and consider how they might be mitigated.

Transpower's position

6. Transpower has a practice of requiring easements with clear corridors.
7. The circumstances in respect of the Banana Building, however, appear to Transpower to be particularly unusual, including because:
 - (a) The Banana Building, as indicated above, has significant value and importance to T&G, its customers, and the wider public.
 - (b) T&G has relatively recently invested in the Banana Building, and the evidence suggests little or no opportunity to relocate the Banana Building on-site, or nearby.
 - (c) NZTA equally appears to have little or no opportunity to realign its proposal to avoid the impacts on the Banana Building or the need to relocate Transpower's infrastructure.
 - (d) The span is already compromised by the Banana Building and other buildings, and the modified alignment would remain over these buildings.
8. On this basis, Transpower is prepared to indicate its commitment to minimising the effects of its permanent and temporary deviation works on the T&G site including through:
 - (a) the further detailed design phases to reduce the "footprint" of those works;
 - (b) the sequencing of its works, including in respect of the demolition of the Banana Building (if that is ultimately necessary);
 - (c) accepting that the Transpower easement may allow the Banana Building to be retained, or, if it is demolished, a new building of similar nature and for similar purposes, within the easement corridor (subject to relevant NZECP and any other bottom-line safety requirements identified by Transpower).

Forward progress

9. Transpower hopes that this record of the position it is adopting in these specific circumstances will assist NZTA and T&G in exploring their options forward. Transpower is willing to participate in further discussions, if that would be useful. However, having clarified its position in respect of any permanent easement corridor, Transpower anticipates that matters can probably best be advanced by NZTA and T&G direct. If anything, Transpower might be able to assist more in identifying the options and constraints in respect of its temporary deviation works, and any work sequencing issues.

10. Transpower is happy for this letter to inform the reply evidence of the parties.

Yours faithfully
James Gardner-Hopkins



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